Haven Vineyards Initial Study/Mitigated Negative Declaration
PPT 240015 & CEQ220067

Prepared for:

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February 4, 2026

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ABBREVIATIONS AND ACRONYMS

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

GPEIR	General Plan Environmental Impact Report
HCM	Highway Capacity Manual
HCOC	Hydrologic Conditions of Concern
HCP	Habitat Conservation Plan
HOV	High-Occupancy Vehicle
HRA	Health Risk Assessment
LOS	Level of Service
LST	Localized Significance Thresholds
MBTA	Migratory Bird Treaty Act
MLD	Most Likely Descendent
MM	Mitigation Measure
MSHCP	Western Riverside County Multiple Species Habitat Conservation Plan
$MTCO_2e$	Metric Tons of Carbon Dioxide Equivalent
N_2O	Nitrous Oxide
NAAQS	National Ambient Air Quality Standards
NAHC	Native American Heritage Commission
NEPA	National Environmental Policy Act
NEPSSA	Narrow Endemic Plants Survey Area
NO_2	Nitrogen Dioxide
NOA	Naturally Occurring Asbestos
NO_X	Oxides of Nitrogen
NPDES	National Pollution Discharge Elimination System
O_3	Ozone
Pb	Lead
PFCs	Perfluorocabons
PHS	Preliminary Hydrology Study
PM	Afternoon
$PM_{2.5}$	Fine Particulate Matter
PM_{10}	Respirable Particulate Matter
Ppb	Parts Per Billion
Ppm	Parts Per Million
PPV	Peak Particle Velocity
PRC	Public Resources Code
PVC	Polyvinyl Chloride
PV	Photovoltaic
RCFC&WCD	Riverside County Flood Control and Water Conservation District
RCFD	Riverside County Fire Department
RCIP	Riverside County Integrated Project
RCSD	Riverside County Sheriff's Department
RCTC	Riverside County Transportation Commission
RTA	Riverside Transit Authority
RTP	Regional Transportation Plan
RTP/SCS	Regional Transportation Plan/Sustainable Communities Strategy
RV	Recreational Vehicle
RWQCB	Regional Water Quality Control Board
SARWQCB	Santa Ana Regional Water Quality Control Board
SB	Senate Bill
SCAB	South Coast Air Basin
SCAG	Southern California Association of Governments
SCAQMD	South Coast Air Quality Management District
SO_2	Sulphur Dioxide
SO_x	Sulphur Oxides
SoCAB	South Coast Air Basin
Sq. Ft.	Square Feet

TAC	Toxic Air Contaminant
USFWS	United States Fish and Wildlife Service
USGS	U.S. Geological Survey
VMT	Vehicle Miles Traveled
VOC	Volatile Organic Compound
VPD	Vehicles Per Day
WCCP	Wine Country Community Plan
WQMP	Water Quality Management Plan

COUNTY OF RIVERSIDE
ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (CEQ / EA) Number: CEQ220067
Project Case Type (s) and Number(s): PPT 240015
Lead Agency Name: County of Riverside Planning Department
Address: 4080 Lemon Street 12th Floor, Riverside, CA 92501
Contact Person: Rick Neugebauer
Telephone Number**:** 760-594-1107
Applicant's Name: RTN Development **Applicant's Address:** 27555 Ynez Rd, Suite 208, Temecula, CA 92591

I. PROJECT INFORMATION

Project Description:

Overview

The Project proposes Plot Plan No. 240015 (PPT240015) for construction of a Class II Winery on 10.15 gross acres. The site is "L" shaped and located at 41625 Camino Del Vino at the southwest corner of De Portola Road and Camino Del Vino in the Temecula Wine Country, County of Riverside, State of California, and known as Assessor's Parcel Number 927-670-009. The site currently supports a vineyard in the northern portion of the site. Reference **Figure 1, *Regional Vicinity Map*** and **Figure 2, *Project Location Map***. The site is zoned Wine Country – Winery (WC-W) and the Project is consistent with the existing zoning designation's permitted uses and development standards.

Plot Plan No. 240015 (PPT240015)

PPT240015 proposes construction of a Class II Winery with three new buildings including a tasting room, restaurant, general storage, restrooms, wine production, office, and wine storage with a total of 7,080 gross square feet. According to Ordinance No. 348 (Providing for Land Use Planning and Zoning Regulations and Related Functions of the County of Riverside), a Class II Winery is a winery with an established onsite vineyard located on a minimum gross parcel size of ten (10) acres that is allowed with appurtenant and incidental commercial uses (with an approved permit). A Class II Winery produces a minimum of 3,500 gallons of wine annually as determined by the County Agricultural Commissioner, and the property must have at least 75% of its net plantable area planted in vineyards. County staff has determined that only 6.9 net acres of the site can be planted with vineyards or olive trees (**Appendix L**) due to the presence of steep slopes in the southern portion of the site. The agricultural coverage of the site is therefore 5.3 acres to be planted versus 6.9 net plantable acres (5.7 ac / 6.9 ac = 76%). The Project Plans also indicate the site will have 24 employees and up to 271 occupants/customers. Please **see Table 1, *PPT240015 Development***. Reference **Figure 3, *PPT240015 Site Plan***.

Table 1- PPT240015 Development

Building/Use	Area (Square Feet)	Parking Provided
A - Wine Tasting Room with Bathrooms and Office	2,740	58
B – Wine Production with Office, Barrel Room, Kitchen, Storage and Covered Patio	3,740	
C - Storage	600	
TOTAL	**7,080**	**58**

Building Architecture and Materials

The Haven Vineyards architectural design was inspired by the agricultural heritage of this region which is reflected in its scale, forms, materials, and textures. The overall massing of the development is reduced by having three buildings in one clustered grouping around a central parking lot.

The winery component of the property has two gabled pavilions (Buildings A and B, see **Table 1**) which are clad in stone and engineered wood siding with steel roofing (the primary design elements). Visitor and production functions are separated between the two buildings. Building A, which includes the tasting room and visitor-serving facilities, incorporates large operational doors to allow the tasting room to be open for views of the surrounding vineyards. Building B, the production building, contains all of the winemaking facilities including the crush pad, barrel room, and production pad. Clerestory windows and glass garage doors will break up the façade scale and better connect to the outdoors. Building C consists of a small, single room storage building also clad in wood siding with a steel gable roof.

Reference Project Plans (**Appendix K**).

Landscaping

The landscaping palette will utilize a variety of local native and drought tolerant species typical of the Temecula area. Plants will be placed around the entry courtyard and terraces stepping down the slopes to transition from the winery to the vineyard. Trees will be used to line the entry drive and parking area to eventually provide shade in these areas. The trees will include olives which will be harvested for local olive oil production. County staff have determined the site only contains 6.9 acres that could be planted (**Appendix L**). Therefore, approximately 76% of the Project will be planted (i.e., 5.3 acres to be planted versus 6.9 acres that can be planted).

Reference Project Plans (**Appendix K**) and County email (**Appendix L)**.

Circulation

The proposed Project will take access off Camino Del Vino which connects to De Portola Road approximately 700 feet to the east of the proposed Project driveway. De Portola Road is classified as a mountain arterial in the County Riverside Wine County Community Plan. Presently the roadway is improved as a two-lane roadway. Camino Del Vino is classified as a two-lane Collector in the County Riverside Wine County Community Plan. The portion of Camino Del Vino between De Portola Road and the Project driveway is improved as a two-lane roadway. The Project has approximately 800 feet of frontage along Camino Del Vino but only touches De Portola Road at the eastern corner of the site. Pedestrian access is provided per ADA requirements.

Drainage / Hydrology / Water Quality

Existing Conditions

The existing hydrological conditions in the area are gentle rolling hills that slope down in the general direction of the south and southeast toward Temecula Creek. Onsite the existing ground slopes generally down to the north so surface runoff from the site sheet flows generally to the northwest toward Camino Del Vino. There is an existing drainage course that crosses Camino Del Vino and flows east across the northern and eastern portions of the site toward De Portola Road. The Project's Water Quality Management Plan (*WQMP*) indicates that "runoff enters an existing drainage swale that runs crosses the site and then along DePortola Road. The swale discharges into a low area south of the site and the water infiltrates into the ground. No runoff from the DePortola Road has reached Temecula Creek in many, many years". Onsite soils are generally classified as the Pauba Formation (Qpfs) which

consists of silty sand. The site is not within a 100-year flood zone as identified by the Federal Emergency Management Agency (FEMA) through its Flood Insurance Rate Program (FIRM) mapping[1].

Proposed Conditions

The Project will construct a winery that will disturb approximately 2.21 acres, which includes 1.07 acres of paved parking and driveways, 0.27 acres of buildings, 0.29 acres of walkways and patios. The remaining land will continue to support the existing vineyards and natural steep slopes in the southern portion of the site as well as a trail along the northern alignment of Camino Del Vino. Runoff from the hardscape and building roofs will be directed to landscaped areas prior to entering an onsite storm drain system.

The new development will not drain through the existing culverts crossing under Camino Del Vino and a new access driveway and roadway will be constructed to access the Project. The Project Drainage Study indicates the site will not increase the runoff from the site and the two recommended BMPs reduce runoff from both the 10-year storm event and only increase runoff from a 100-year storm event by 0.52%.

Runoff will be temporarily stored in an underground retention pipe system ("infiltration trench") then pumped as needed and available to supply irrigation water for the vineyard. The storm drain system that collects water from the developed areas is separate from the drainage system for the rest of the site to minimize sediment collecting in the infiltration trench. Furthermore, the Project proposes Flexstorm 62HD24FTC filter inserts at each of the inlets on the site. Downstream from the inlets, the on-site storm drainage empties into a harvest and use tank that is further protected by trash screens on the pumps. The overflow outlets are located several feet above the tank inlets. Each of the inlets would have a flow rate that exceeds the trash capture design flow rate for the entire tributary area to the harvest and use BMPs. Harvest and use BMPs are used to facilitate capturing stormwater runoff without negatively impacting downstream water rights or other beneficial uses, including blue line creek beds.

Due to the undulating topography of the site, the Project's site layout incorporates low impact development standards, green elements, hydromodification elements, permeable options, and more. The overall drainage patterns are preserved in the proposed conditions by matching existing condition discharge points, dispersing impervious area flows to permeable areas, and includes infiltration areas to mitigate increases in peak storm runoff quantities. The Project proposed overland sheet flows from the proposed buildings, parkways, and other structures that is routed in localized stabilized structures that are then routed to localized infiltration areas that are scattered throughout the site and along the edges of the proposed improvements. Additionally, the parking area is designed to be permeable to allow for additional flows to be infiltrated versus collected and contained on the site. These elements mitigate the proposed increases in the imperviousness over the existing conditions while allowing for the installation of all the proposed impervious elements. Using this type of treatment control train, the Project has minimized the proposed impervious area footprint as much as feasible without sacrificing design and use elements.

Grading

The Project Plans indicate the site will be mass graded with approximately 7,820 cubic yards of cut and 7,820 cubic yards of fill, resulting in a balanced site during earthwork with no import or export of soils.

Water/Sewer

[1] FEMA Flood Zone X as shown in FIRM Map Panel 06065C2745G dated 8/8/2008

The Project will connect to a 16-inch water line in Camino Del Vino maintained by the Rancho California Water District.

The Project will not connect to any Eastern Municipal Water District sewer lines and will instead utilize an onsite septic system. An onsite soil infiltration study prepared for the project concluded the underlying soils can support a septic system that can meet County health standards. The closest EMWD sewer service line is 1.75 miles northwest of the Project site at the intersection of Camino Del Vino and Monte de Oro Road. Connection to EMWD sewer lines would be available to the site in approximately 3-5 years per conversations between EMWD, the applicant, and the County. On-site sewer improvements include construction of sewer pipes, cleanouts, 1,200-gallon septic tank and distribution box, and grease trap. The future sewer lateral would be constructed to connect the Project Site into future infrastructure in Camino Del Vino. Sewer infrastructure would include an onsite waste treatment system. Separate permitting shall be coordinated with the Regional Water Quality Control Board.

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

B. Total Project Area:

Residential Acres: N/A	**Lots:** N/A	**Units:** N/A	**Projected No. of Residents:** N/A
Commercial Acres: 10.15	**Lots:** 1	**Sq. Ft. of Bldg. Area:** 7,080	**Est. No. of Employees:** 24
Industrial Acres: N/A	**Lots:** N/A	**Sq. Ft. of Bldg. Area:** N/A	**Est. No. of Employees:** N/A
Other: N/A			

C. Assessor's Parcel No(s): 927-670-009

Street References: Southwest Corner of De Portola Road and Camino Del Vino

D. Section, Township & Range Description or reference/attach a Legal Description: Bachelor Mountain USGS 7.5-minute Topographic Map, Section 31, Township 7 South, Range 1 West

Brief description of the existing environmental setting of the project site and its surroundings: The Project site is situated between the Long Valley and the Pauba Valley, both of which are considered easterly offshoots of the larger Temecula Valley. The topography of the area is dominated by rolling hills and wide, flat mesas, including an unnamed mesa overlooking De Portola Road and Camino Del Vino. The Project site lies on the eastern slope of this mesa. The site is east of the City of Temecula in western Riverside County. The surrounding areas are defined by the margins of the Santa Ana Mountains to the west and the San Jacinto Mountains to the east/northeast. The Temecula Valley to the southwest of the Project is encompassed by the Santa Margarita and Agua Tibia mountains. It is the convergence of these mountains that effectively separates western Riverside County from Orange County and the Pacific coast in general.

The Project area is generally rural in character and the site is surrounded by large residential properties, boutique wineries, vineyards, and scattered tracts of undeveloped land. Most of the Project site is occupied by an existing vineyard with its supporting infrastructure, such as roads, irrigation system, and hillside water diversion features, where the ground surface has been extensively disturbed. The western portion of the property rises steeply up the slope and supports more native vegetation. Elevations on the site range approximately from 1,375 feet at the northwest corner to 1,555 feet above mean sea level at the southeast corner. Other than the grapevines, onsite vegetation consists mostly of creosote bush and other small grasses and brush, such as buckwheat and sagebrush, especially on the hillsides.

Geologically, the Project site is within the Peninsular Ranges Geomorphic Province of California and lies east of the main strands of the Elsinore fault zone in areas of Pliocene and Pleistocene

sedimentary soil units of terrestrial origin. The existing ground slopes generally down to the north so surface runoff from the site sheet flows generally to the northwest toward Camino Del Vino. There is an existing drainage course that crosses Camino Del Vino and flows east across the northern and eastern portions of the site toward De Portola Road.

E. The site is currently bordered by the "Vine House Bed and Breakfast" facility as well as De Portola Road to the east, Camino Del Vino to the north, "Oak Mountain Winery" to the south, and vacant land and several rural residences to the west. Reference **Figure 4, *Aerial Photo.***

F. Other Public Agency Involvement and Required Permits: None

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

1. **Land Use:** The Project is consistent with the Agriculture: Agriculture (A: AG) (10-Acre minimum) land use designation and is a part of the Temecula Valley Wine Country Policy Area – Winery District and Southwest Area Plan (SWAP). All other land use designations and other applicable land use policies within the General Plan.

2. **Circulation:** Adequate circulation facilities exist and are proposed to serve the Project. The proposed Project meets with all other applicable circulation policies of the General Plan. Access to the Project site would be provided via one full access unsignalized driveway located along Camino Del Vino. The Project is forecasted to generate approximately 171 daily trips during a typical weekday, which include approximately 12 AM peak hour trips and 25 PM peak hour trips as well as 577 daily trips on a typical Saturday, which includes approximately 104 midday peak hour trips. Consistent with the recommendations of the County's VMT guidelines, the Project qualifies for small project screening and may be presumed to have a less than significant impact to VMT.

3. **Multipurpose Open Space:** No natural open space land was required to be preserved within the boundaries of this Project. The Project does contain an existing riparian area that will not be disturbed nor significantly impacted during either construction or operations. The proposed Project meets with all other applicable Multipurpose Open Space element policies. For example, the Project would comply with the City's water-efficient landscape ordinance to meet the Multipurpose Open Space Element's goal of water conservation. The nearest targeted conservation area is located to the east beyond De Portola Road (**Appendix C1**).

4. **Safety:** The proposed Project is not located within a flood plain, is in a subsidence susceptible area, has a moderate risk of liquefaction, is not within an active fault zone, and is in a very high fire area. The proposed Project has allowed for sufficient provision of emergency response services to the Project through the project design and payment of development impact fees. The proposed Project meets with all other applicable Safety element policies. During construction, a temporary traffic control plan would be prepared to ensure adequate emergency access off Camino Del Vino. The TCP is designed to mitigate any construction circulation impacts. Following construction, emergency access to the Project site and area will remain as was prior to the proposed Project. Therefore, implementation of the Project will not impair implementation of, or physically interfere with an adopted emergency response plan or an emergency evacuation plan.

5. **Noise:** Sufficient mitigation against any foreseeable noise sources in the area has been provided for in the design of the Project. The Project is not expected to result in generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of

the Project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies. There will be no impacts from outdoor live events, as no such events are proposed. Also, noise from any agricultural operations is exempted from the provisions of the Riverside County Noise Ordinance on land designated for Agricultural in the General Plan, provided such operations are carried out in a manner consistent with accepted industry standards. This exemption includes, without limitation, sound emanating from all equipment used during such operations, whether stationary or mobile. The Project has applied for a Noise Exemption (NE2200002) under the County Noise Ordinance. The Project meets all other applicable Noise Element Policies.

6. **Housing:** The Project is consistent with the policies of the Housing Element of the General Plan.

7. **Air Quality:** The proposed Project has been conditioned to control any fugitive dust during grading and construction activities. The proposed Project meets all other applicable Air Quality element policies.

8. **Healthy Communities:** The Project meets all applicable policies of the Healthy Communities Element of the General Plan.

   a) Environmental Justice Summary: The site is not within an identified environmental justice community, so the policies of that element do not apply to this Project.

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

C. Foundation Component(s): Agriculture

D. Land Use Designation(s): Agriculture

E. Overlay(s), if any: None

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

G. Adjacent and Surrounding:

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

2. **Foundation Component(s):** Agriculture

3. **Land Use Designation(s):** North: Agriculture; South: Agriculture; East: Rural Residential (across De Portola Road); West: Agriculture. See **Figure 5*, General Plan Land Use Designations.***

4. **Overlay(s), if any:** None

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

H. Adopted Specific Plan Information

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

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

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

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

K. Adjacent and Surrounding Zoning: North: Rural Residential (R-R), Wine Country- Winery Existing (WC-WE); South: Wine Country - Winery Existing (WC-WE), Citrus/Vineyard – 5 acre minimum (C/V-5); East: Rural Residential (R-R); West: Citrus/Vineyard – 10 acre minimum (C/V-10). See **Figure 6, *Zoning Classifications*.**

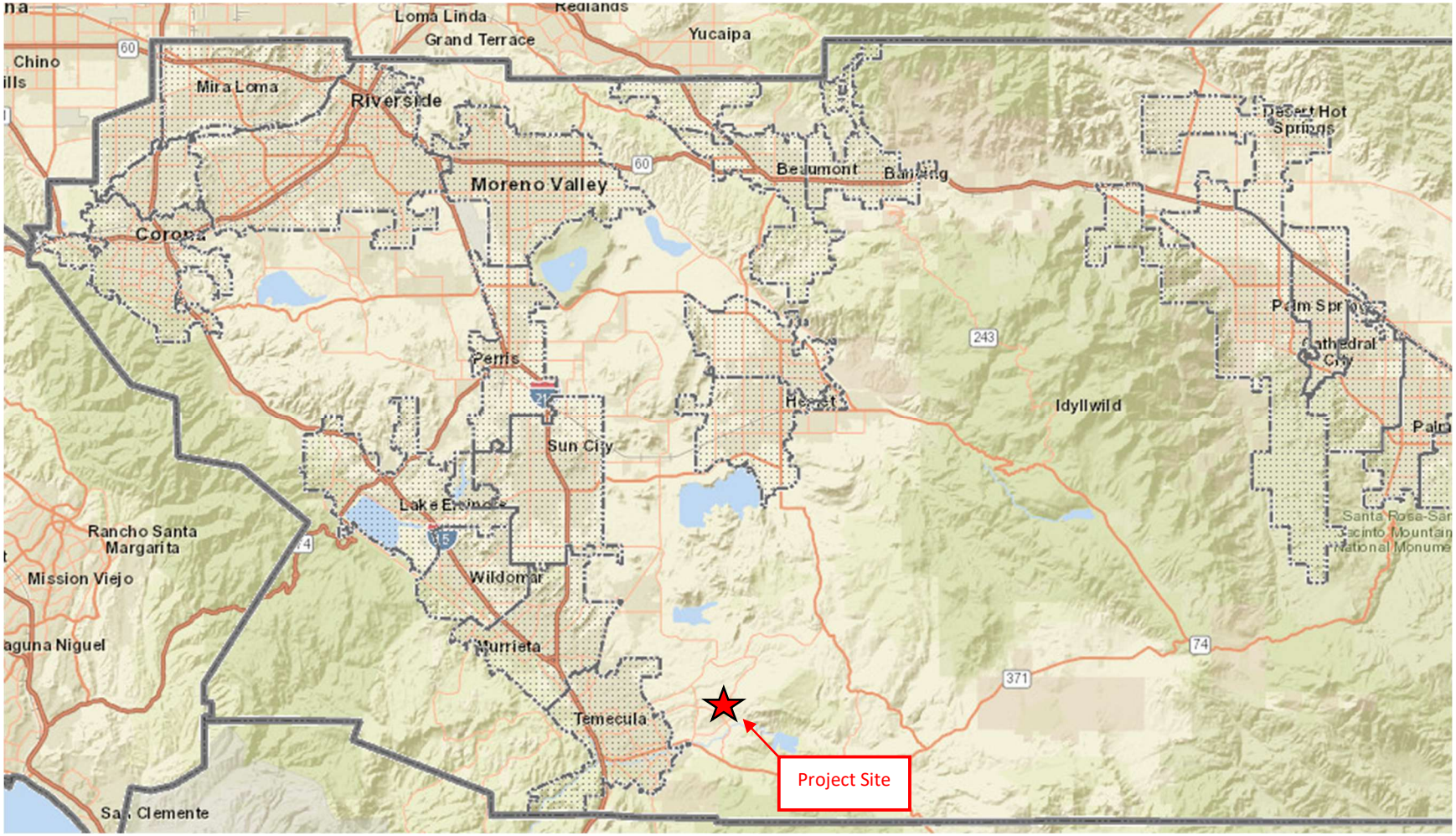


Figure 1: Regional Vicinity Map
Source: Map My County, accessed 4/4/2024

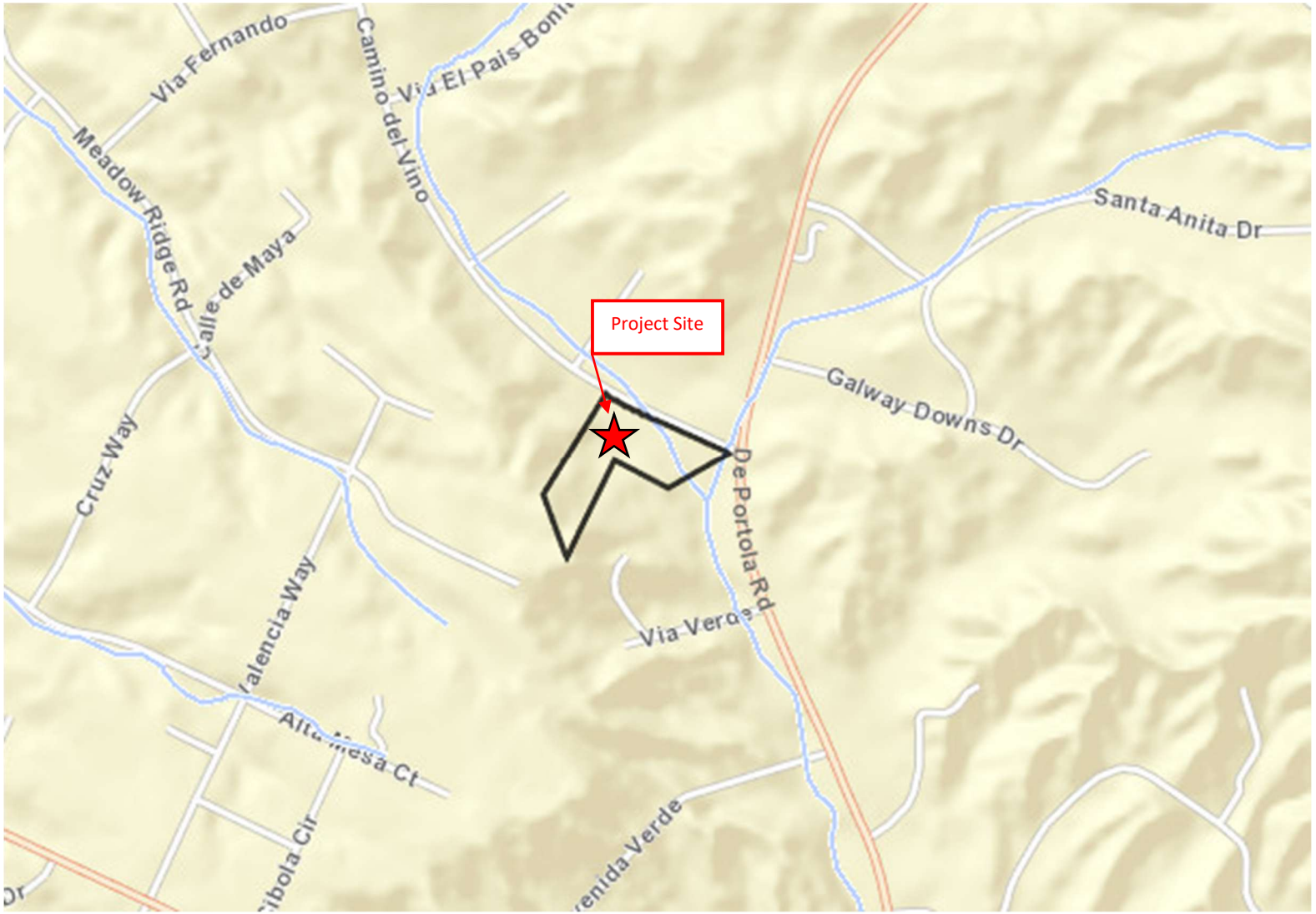


Figure 2: Project Location Map
Source: Map My County, accessed 4/4/2024

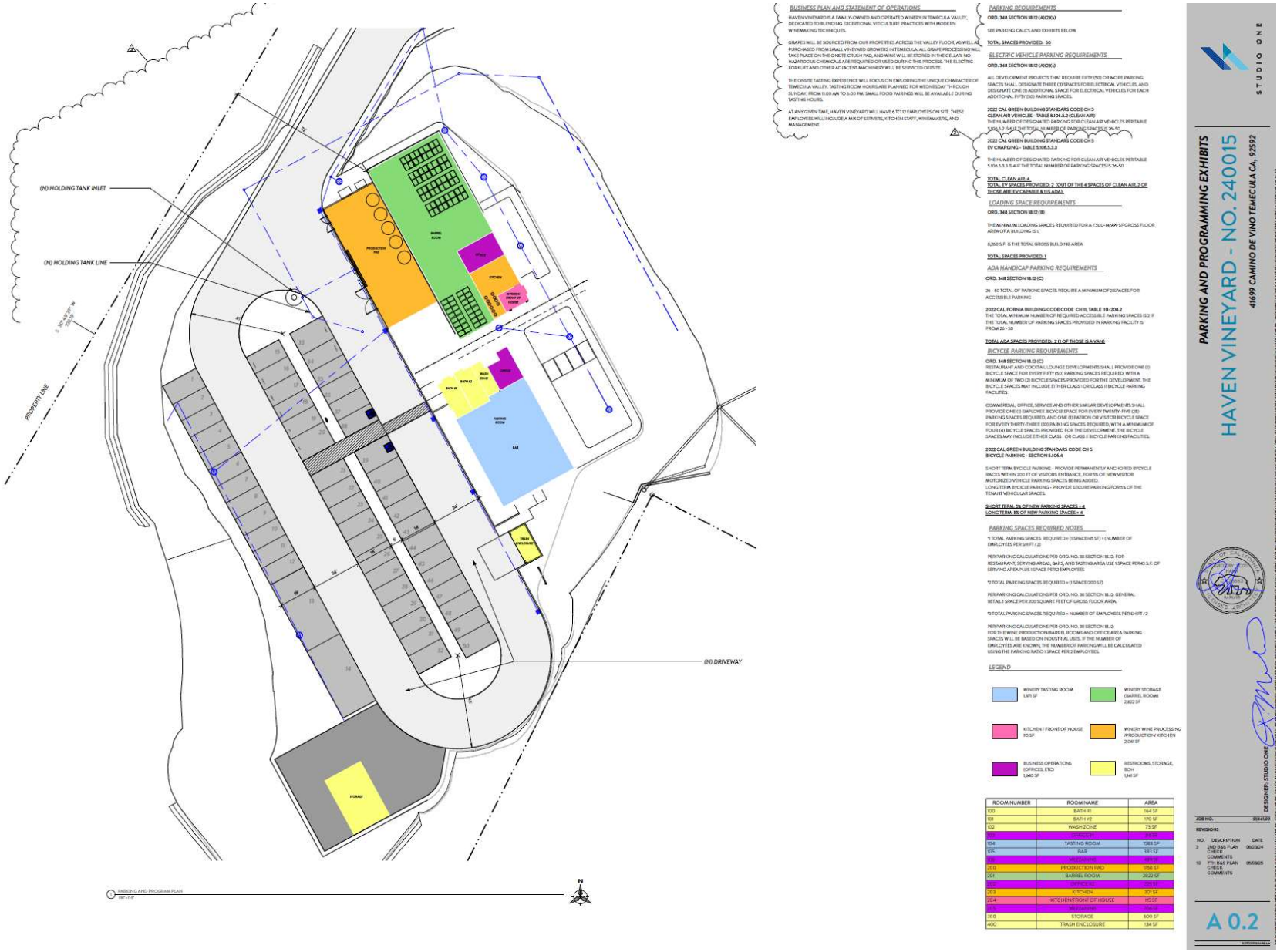


Figure 3: PPT240015 Site Plan

Source: Studio One

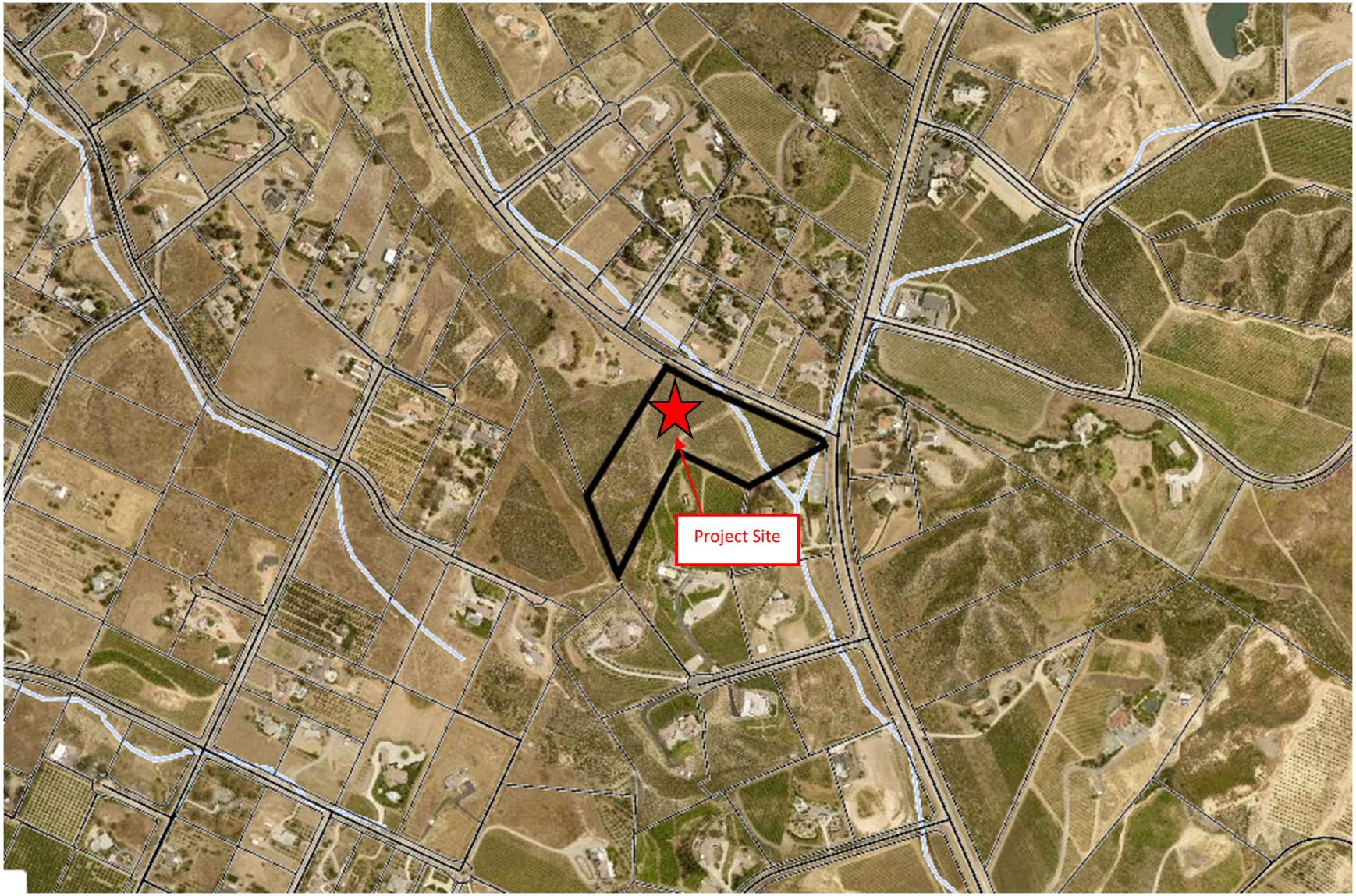


Figure 4: Aerial Photo
Source: Map My County, 2020 Aerial Imagery Layer

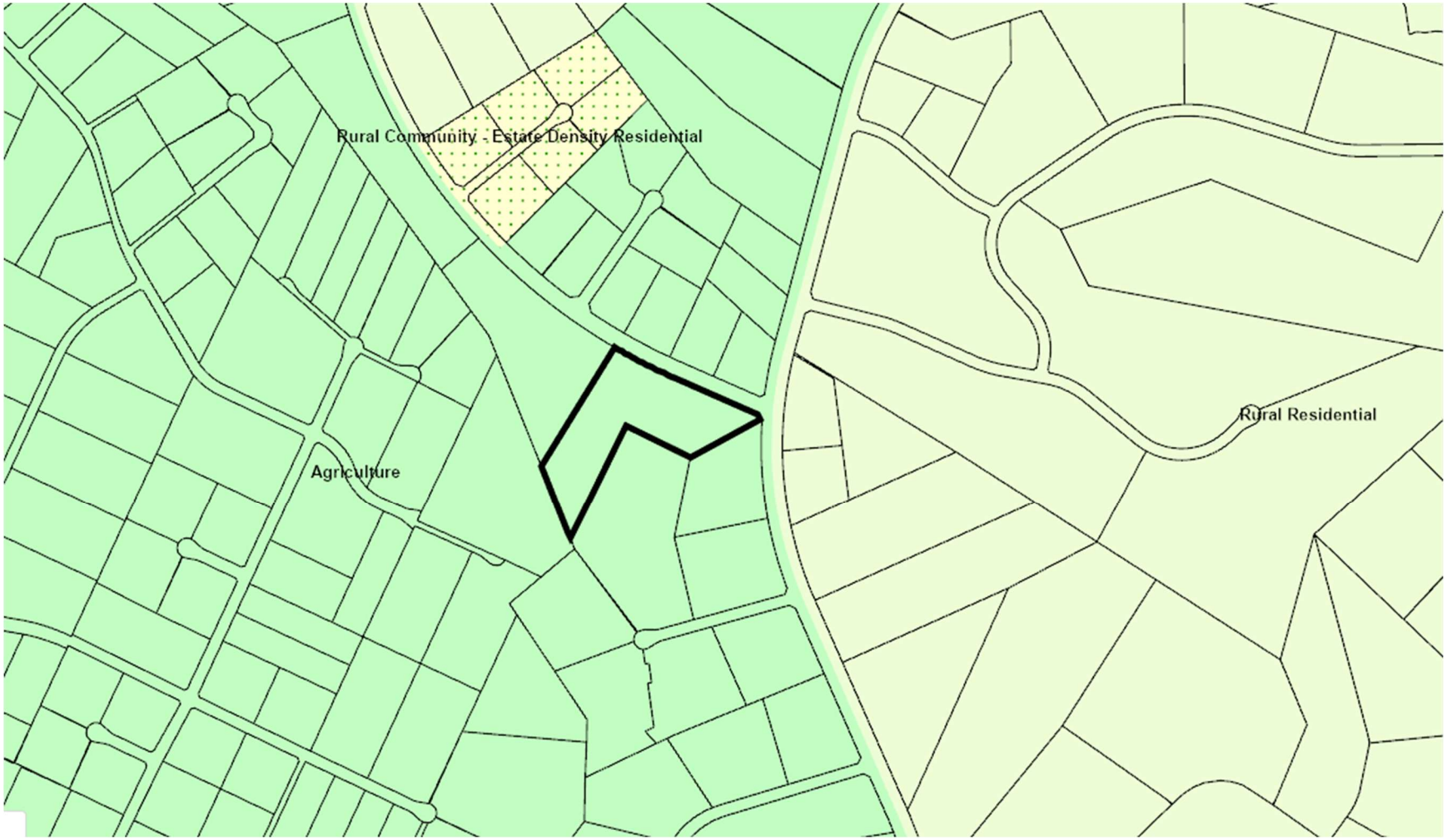
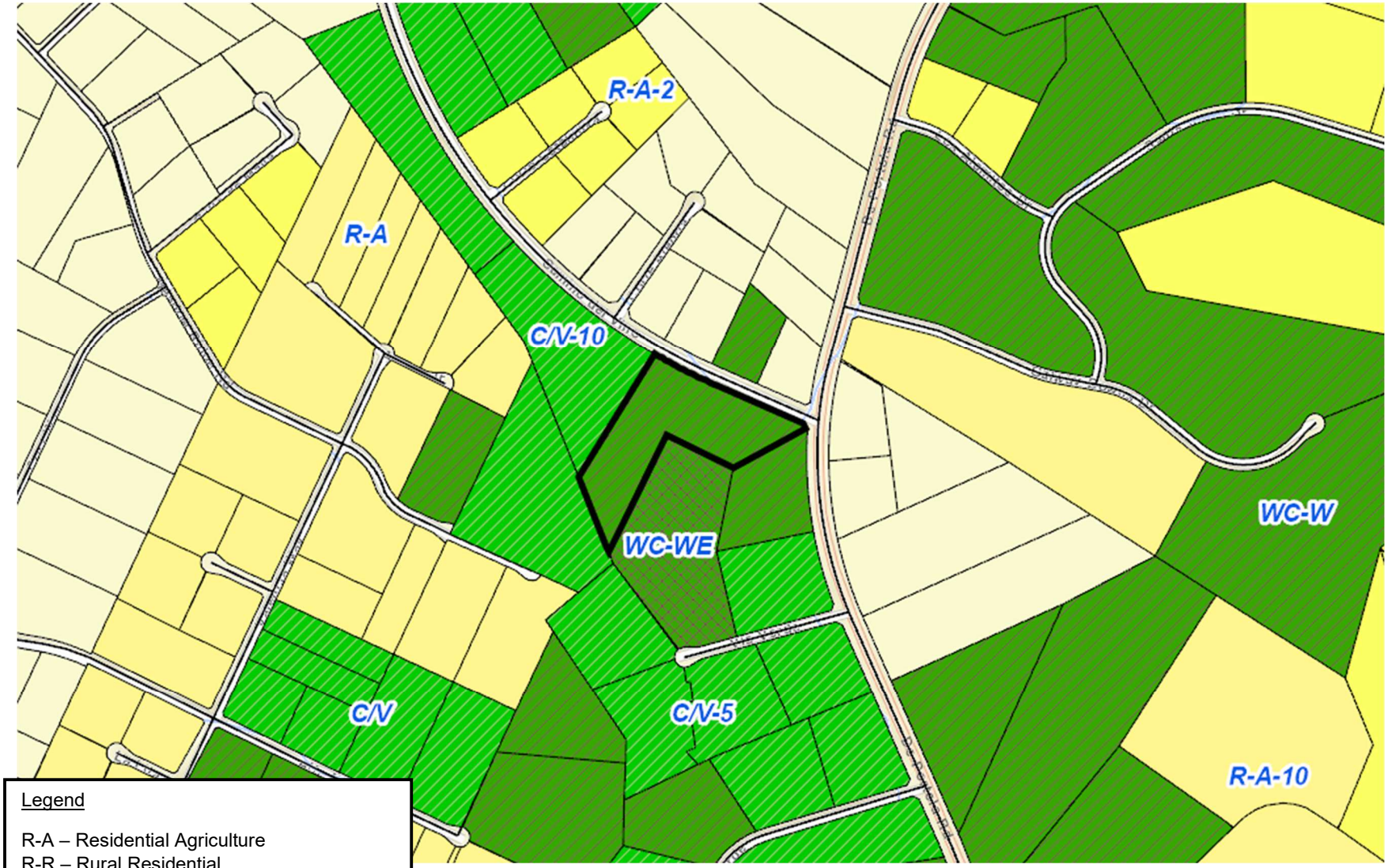


Figure 5: General Plan Land Use Designations
Source: Map My County, accessed 4/4/2024



Legend

R-A – Residential Agriculture
R-R – Rural Residential
C/V – Cirtus/Vineyard
WC-W – Wine Country – Winery
WC-WE – Wine Country – Winery Existing

Figure 6: Zoning Classifications
Source: Map My County, accessed 4/4/2024

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 & Forest Resources	☐ Hydrology / Water Quality	☐ Transportation
☐ Air Quality	☐ Land Use / Planning	☐ Tribal Cultural Resources
☒ Biological Resources	☐ Mineral Resources	☐ Utilities / Service Systems
☐ Cultural Resources	☐ Noise	☐ Wildfire
☐ Energy	☐ Paleontological Resources	☒ Mandatory Findings of Significance
☐ Geology / Soils	☐ Population / Housing	
☐ 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.

Signature

Date

For: John Hildebrand
Planning Director

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 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?	☐	☐	☒	☐

Source(s): Southwest Area Plan (*SWAP*) – *SWAP* Figure 9, *Southwest Area Plan Scenic Highways*; Riverside County General Plan (*General Plan*); *Map My County* (**Appendix A**); Project Plans (**Appendix K**); Google Maps; and **Figure 5, *General Plan Land Use Designations***, provided in Section I, Project Information, of this Initial Study.

Findings of Fact:

a. **No impact.** The Project site is located in the Southwest Area Plan (*SWAP*). According to the *SWAP*, three (3) highways have been designated for Scenic Highway status:

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

The Project site is located approximately 7.2 miles from I-215, approximately 7.4 miles from I-15, and approximately 2.7 miles from SR79S, at their closest points. None of these scenic roadways are visible from the Project site and the site is not visible from any of these roadways. Therefore, implementation of the proposed Project will not have a substantial effect upon a scenic highway corridor within which it is located. No impacts will occur.

b. **Less Than Significant Impact.** The Project site is located in an unincorporated area of Riverside County, in Temecula Wine Country. The site is currently planted with a vineyard in the northern portion of the site and a steep slope with inland sage vegetation in the southern portion of the site. The Project site and surrounding area have views of the Santa Rosa Mountains to the west, the Santa Margarita Mountains and Agua Tibia range to the south, and the Black Hills to the east.

The site contains no distinct or unique scenic resources or features other than the planted vineyard and slope with natural vegetation. No intermittent blueline streams are present on the site according to the USGS Topographic Map, 7.5 Minute Series, Bachelor Mountain, California Quadrangle. A dry wash meanders through the northern and eastern portions of the site.

The Project would construct and operate a winery with production and tasting facilities with a maximum height of 24 feet 3.5 inches (one-story). The Project would continue the agricultural use of the site with a vineyard which would not reduce the inventory of productive farmland in the area. According to the Project Description (Section I. of this Initial Study), the Project will result in approximately 76% of the site remaining with vineyard and olive orchard plantings.

The Project site does not contain scenic resources, including, but not limited to, trees, rock outcroppings and unique or landmark features. Due to the site's location, the proposed Project will not obstruct any prominent vistas, views of an adjacent vineyard, or result in the creation of an aesthetically offensive site open to public view. As the area is primarily agricultural in nature and there are no unique landforms on the Project site or the immediate environs. Long-term views toward surrounding hills and mountains will not be obscured by the single-story buildings proposed by the Project.

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

c. **Less Than Significant Impact.** The Project site is located in a non-urbanized area. As discussed in Thresholds 1.a and 1.b, the area is primarily agricultural in nature and there are no unique landforms on the Project site or the immediate environs. The Project will be consistent in terms of size, scale and massing of other wineries and related structures in the area (e.g., bed and breakfast facility to the east). The Project, as designed, will be in compliance with the General Plan, Southwest Area Plan and the Wine Country Community Plan. Therefore, the Project will not conflict with applicable zoning and other regulations governing scenic quality. Any impacts will be less than significant, and no mitigation is required.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

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

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

Findings of Fact:

a. **Less Than Significant Impact.** According to the *SWAP*, Figure 6, *SWAP Mt. Palomar Nighttime Lighting Policy Area*; the Project site is located within Zone A of the designated Special Lighting Area that surrounds the Mt. Palomar Observatory. The Project site is approximately 14.6 miles northwest from the Observatory.

The following policy is contained in the *SWAP*:

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

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

Adherence to Ordinance No. 655 is typically a standard condition of approval and is not considered unique mitigation pursuant to CEQA, as it applies to all development projects uniformly. Outdoor lighting sources include parking lot lights, wall mounted lights and illuminated signage. With conformance with Ordinance No. 655, any impacts are expected to be less than significant from implementation of the Project.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

3. Other Lighting Issues a) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	☐	☐	☒	☐
b) Expose residential property to unacceptable light levels?	☐	☐	☒	☐

Source(s Southwest Area Plan (*SWAP*), Figure 6, *SWAP Mt. Palomar Nighttime Lighting Policy Area*; *Map My County* (**Appendix A**); Ordinance No. 655; and Ordinance No. 915 (An Ordinance of the County of Riverside Regulating Outdoor Lighting); and **Figure 4, *Aerial Photo***, provided in Section I, Project Information, of this Initial Study.

Findings of Fact:

a. **Less Than Significant Impact.** Currently, there are no light sources at the Project site although there are rural or winery-related structures in the area that do have lighting at night. New lighting sources will create light and glare associated with construction activities. These additional artificial light sources

are typically associated with security lighting since all exterior construction activities are limited to daylight hours. In addition, workers, either arriving at the site before dawn, or leaving the site after dusk, will generate additional construction light sources. The amount and intensity of light anticipated from these construction sources would generally be limited due to the small amount of overall construction proposed by the Project. Additionally, these impacts will be temporary, of short-duration, and will cease when Project construction is completed.

The Project will result in new permanent sources of light and glare from the addition of winery production and tasting facilities, parking areas, as well as vehicular lighting from cars traveling on adjacent roadways under the proposed Project. Once operational, the Project will be required to comply with Ordinance No. 655 and Ordinance No. 915, which restricts lighting hours, types, and techniques of lighting. Outdoor lighting sources include building lights, streetlights, wall mounted lights. Ordinance No. 655 requires the use of low-pressure sodium fixtures and requires hooded fixtures to prevent spillover light or glare and has been discussed in detail in Section 2.a.

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

The lighting restrictions currently in place for new facilities in the wine country area will also help minimize any offsite lighting that could affect resources of the Multiple Species Habitat Conservation Plan (MSHCP) of western Riverside County. The Project site is not designated for preservation or resource conservation, but the Project will be consistent with MSHCP Section 6.1.4 on minimzing impacts from the Urban Wildland Interface, including lighting (see also Threshold 7, Biological Resources).

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
AGRICULTURE & FOREST 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?	☐	☐	☐	☒

Source(s): *Map My County* (**Appendix A**); Ordinance No. 348 (Article XIVd – Wine Country Zones); *Western Riverside County Multiple Species Habitat Conservation Plan Consistency Analysis HAN 220003,* Searl Biological Services, December 23, 2022; (*MSHCP Analysis*, **Appendix C1**); Riverside County General Plan Figure OS-2 "Agricultural Resources;" Ordinance No. 625 (An Ordinance of the County of Riverside Providing a Nuisance Defense for Certain Agricultural Activities, Operations, and Facilities and Providing Public Notification Thereof); and Project Plans (**Appendix K**).

Findings of Fact:

a. **No Impact.** According to *Map My County,* the proposed Project site is designated as Unique Farmland, Prime Farmland, Farmland of Statewide Importance, and Other Lands.

Currently, the site is partially in cultivation, and partially in a natural state undeveloped with structures. A brief description of the vegetation communities/land covers present on the Property and offsite Project area is presented below:

- **Agriculture**: The majority of the northern portion of the Property was planted in vineyard.
- **California Sagebrush-California Buckwheat Scrub:** The southern portion of the Site consisted of a steep, north-facing slope with California sagebrush-California buckwheat scrub dominant. These two coastal sage scrub species were co-dominant and mixed throughout the slope. Associate native species included deerweed (*Acmispon glaber*), hairy cottonthorn (*Tetradymia comosa*), and occasionally, near the peak of the slope, snapdragon bush-penstemon (*Keckiella antirrhinoides* var*. antirrhinoides*).
- **Developed**: The only hardscape on the Property consisted of a concrete headwall and rip-rap apron for the concrete encased culverts beneath the existing dirt access road.
- **Disturbed/Ornamental/Ruderal:** This land cover consisted of bare ground, a stand of ornamental gum trees (*Eucalyptus* spp.), and ruderal, non-native grasses and forbs. The dominant non-native vegetation consisted of shortpod mustard (*Hirschfeldia incana*), tumbleweed (*Amaranthus albus*), bearded Mediterranean-grass (*Schismus barbatus*), and filaree (*Erodium* spp.).

Disturbed/Ruderal: This land cover was identical to the above without the ornamental component.

As outlined in the Project Description (Section I. of this Initial Study), County staff determined that only 6.9 net acres of the site can be planted with vineyards or olive trees due to the presence of steep slopes in the southern portion of the site. Therefore, the agricultural coverage of the site is 76% based on 5.3 acres to be planted versus 6.9 net plantable acres.

The creation of an operational winery and olive orchard will be a benefit and will add a long-term continued use of the site for agriculture. Implementation of the proposed Project will not convert 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. No impacts will occur.

b. **No Impact**. Please reference the discussion in 4.a. The Project will include 5.3 acres of vineyard and olive plantings. This will be a long-term benefit for agriculture in the County. Therefore, implementation of the proposed Project will not conflict with existing agricultural zoning or agricultural use. Any impacts will be less than significant.

c. **Less Than Significant Impact.** Although the Project proposes commercial uses (tasting room and retail sales), the proposed Project would maintain the primarily agricultural uses as a winery with the production of wine. The commercial uses are determined to be secondary and incidental to the agricultural production occurring on the Project site, and actually helps support and enhance the use of the site for long-term agricultural purposes. The Project is consistent with the development standards of the Wine Country – Winery Zone, which has been established to preserve the distinctive character of the area and to protect against the location of uses that are incompatible with agricultural uses. The Project will include 5.3 acres of vineyard and orchard plantings. Any impacts will be less than significant

The proposed Project site is not subject to a Williamson Act contract and is not within a Riverside County Agriculture Preserve. No impacts will occur.

d. **No Impact.** Implementation of the proposed Project will not involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use. The Project actually helps support agricultural uses within the area. No impacts will occur.

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
5. Forest	☐	☐	☐	☒
a) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g))?				
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?	☐	☐	☐	☒

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

Findings of Fact:

a. **No Impact.** Public Resources Code Section 12220(g) identifies forest land as:

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

The Project site and surrounding properties are not currently being defined, zoned, managed, or used as forest land as identified in Public Resources Code Section 12220(g). No impacts will occur.

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

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

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
AIR QUALITY Would the project:				
6. Air Quality Impacts a) Conflict with or obstruct implementation of the applicable air quality plan?	☐	☐	☒	☐
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 one (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?	☐	☐	☒	☐

Source(s): *Haven Winery, Air Quality and Greenhouse Gas Impact Study*, RK Engineering, Inc., December 2, 2022 (*AQ/GHG Study*, **Appendix B1**); *Haven Winery Project Supplemental Memorandum to the Traffic, Noise, and Air Quality/GHG Impacts Studies*, RK Engineering, Inc., December 17, 2023 (**Appendix B2**); *Haven Winery Traffic Impact Analysis,* RK Engineering, Inc., June 20, 2025 (*TIA*, **Appendix I1**); and *Haven Winery Project Vehicle Miles Traveled (VMT) Screening Analysis*, County of Riverside, RK Engineering, Inc., June 20, 2025 (*VMT Analysis*, **Appendix I2**).

Findings of Fact:

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

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

The SCAQMD CEQA Handbook states that "New or amended General Plan Elements (including land use zoning and density amendments), Specific Plans, and significant Projects must be analyzed for consistency with the AQMP". Strict consistency with all aspects of the AQMP is usually not required. A project should be considered consistent with the AQMP if it furthers one or more policies and does not obstruct other policies.

The SCAQMD CEQA Handbook identifies two key indicators of consistency:

1) Whether the project will result in an increase in the frequency or severity of existing air quality violations or cause or contribute to new violations or delay timely attainment of air quality standards or the interim emission reductions specified in the AQMP; and

2) Whether the project will exceed the assumptions in the AQMP in 2016 or increments based on the year of project buildout and phase.

Criterion 1 - Increase in the Frequency or Severity of Violations

The results of the analysis of short-term construction emission levels and long-term operational emission levels outlined in Thresholds 6.b and 6.c below demonstrate that the Project would not result in significant impacts based on the SCAQMD regional and local thresholds of significance. Therefore, the proposed Project would not contribute to the exceedance of an air pollutant concentration standard. The proposed Project is found to be consistent with the AQMP for the first criterion.

Criterion 2 - Exceed Assumptions in the AQMP

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

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

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

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

b. **Less Than Significant Impact.** The Project site is located in the South Coast Air Basin (SCAB). State and federal air quality standards are often exceeded in many parts of the SCAB. **Table 2, *South Coast Air Basin Attainment Status***, lists the attainment status for the criteria pollutants in the South Coast Air Basin (SCAB).

Table 2 - South Coast Air Basin Attainment Status[1]

Pollutant	State Status	National Status
Ozone	Nonattainment	Nonattainment (Extreme)[2]
Carbon monoxide	Attainment	Attainment (Maintenance)
Nitrogen dioxide	Attainment	Attainment (Maintenance)
PM_{10}	Nonattainment	Attainment (Maintenance)
$PM_{2.5}$	Nonattainment	Nonattainment
Lead	Attainment	Nonattainment (Partial)[3]

[1] Taken from California Air Resources Board http://www.arb.ca.gov/desig/adm/adm.htm
[2] 8-Hour Ozone
[3] Partial Nonattainment designation – Los Angeles County portion of Basin only

A discussion of the Project's potential short-term construction impacts, and long-term operational impacts is provided below which is based on calculations derived from the most current California Emissions Estimate Model (CalEEMod 2020.4.0).

Construction Emissions

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

Methodology

The Project development has been analyzed in one complete phase. Construction of the Project was estimated to begin in the year 2024 and expected to last approximately 10 months. The Project was expected to be fully operational by the year 2025. For purposes of this analysis, construction phases are not expected to overlap. The Project is expected to have balanced earthworks during grading phase.

The construction schedule, as analyzed in the *AQ/GHG Study* (**Appendix B1**), represents a "worst-case" analysis scenario. The analysis is based on a slightly larger square footage of improvements than the proposed Project, and the type of operation proposed remains the same (**Appendix B2**). Therefore, it is presumed the Project will have a further reduced impact compared to the presented air quality/GHG analysis. Construction activities are expected to consist of site preparation, grading, building construction, paving, and architectural coating.

The CalEEMod default construction equipment list is based on survey data and the size of the site. The parameters used to estimate construction emissions, such as the worker and vendor trips and trip lengths, utilize the CalEEMod defaults. **Table 3, *Construction Equipment Assumptions Phase***, summarizes the various construction activities, construction equipment assumptions, and anticipated daily onsite disturbance.

Table 3 - Construction Equipment Assumptions Phase

Phase[1]	Equipment[1]	Amount[1]	Hours Per Day[1]	Soil Disturbance Rate (Acres/8hr-Day)[2]	Equipment Daily Disturbance Footprint (Acres)	Total Phase Daily Disturbance Footprint (Acres)
Site Preparation	Graders	1	8	0.5	0.50	1.4
	Rubber Tired Dozers	1	7	0.5	0.44	
	Tractors/Loaders/Backhoes	1	8	0.5	0.50	
Grading	Graders	1	8	0.5	0.50	1.9
	Rubber Tired Dozers	1	8	0.5	0.50	
	Tractors/Loaders/Backhoes	2	7	0.5	0.88	
Building Construction	Cranes	1	6	0.0	0.00	0.4
	Forklifts	2	6	0.0	0.00	
	Generator Sets	1	8	0.0	0.00	
	Tractors/Loaders/Backhoes	1	6	0.5	0.38	
	Welders	3	8	0.0	0.00	
Paving	Cement/Motor Mixers	1	6	0.0	0.00	0.5
	Pavers	1	6	0.0	0.00	
	Paving Equipment	1	8	0.0	0.00	
	Rollers	2	7	0.0	0.00	
	Tractors/Loaders/Backhoes	1	8	0.5	0.50	
Architectural Coating	Air Compressors	1	6	0.0	0.00	0.0

NOTE: Assumes all CalEEMod Defaults

The quantity of fugitive dust estimated by CalEEMod is based on the pieces of equipment used during and grading. CalEEMod estimates the worst-case fugitive dust impacts will occur during the grading phase. The maximum daily disturbance footprint would be 1.9 acres per 8-hour day with all equipment in use.

The following Air Quality Regulations (AQR) for construction are standard requirements called for by SCAQMD (Rules 402 and 403 require implementation of dust suppression techniques to prevent fugitive dust from creating a nuisance off site) and the State of California Green Building Code, have been included in the analysis of construction-related emissions and will be incorporated as standard conditions of approval by the County:

Air Quality Regulations[2]

The following SCAMQD regulations are typically incorporated into standard County conditions of approval (COAs) for private development projects:

The Project must follow SCAQMD rules and requirements with regards to fugitive dust control, which include but are not limited to the following:

- All active construction areas shall be watered two (2) times daily.
- Speed on unpaved roads shall be reduced to less than 15 mph.
- Any visible dirt deposition on any public roadway shall be swept or washed at the site access points within 30 minutes.
- Any on-site stockpiles of debris, dirt or other dusty material shall be covered or watered twice daily.
- All operations on any unpaved surface shall be suspended if winds exceed 15 mph.
- Access points shall be washed or swept daily.
- Construction sites shall be sandbagged for erosion control.
- Apply nontoxic chemical soil stabilizers according to manufacturers' specifications to all inactive construction areas (previously graded areas inactive for 10 days or more).
- Cover all trucks hauling dirt, sand, soil, or other loose materials, and maintain at least 2 feet of freeboard space in accordance with the requirements of California Vehicle Code (CVC) section 23114.
- Pave or gravel construction access roads at least 100 feet onto the site from the main road and use gravel aprons at truck exits.
- Replace the ground cover of disturbed areas as quickly possible.
- A fugitive dust control plan shall be prepared and submitted to SCAQMD prior to the start of construction.
- Pave or gravel construction access roads at least 100 feet onto the site from the main road and use gravel aprons at truck exits.
- Replace the ground cover of disturbed areas as quickly possible.
- A fugitive dust control plan shall be prepared and submitted to SCAQMD prior to the start of construction.

Construction equipment shall be maintained in proper tune.

All construction vehicles shall be prohibited from excessive idling. Excessive idling is defined as five (5) minutes or longer.

Minimize the simultaneous operation of multiple construction equipment units.

The use of heavy construction equipment and earthmoving activity shall be suspended during Air Alerts when the Air Quality Index reaches the "Unhealthy" level.

Utilize low emission "clean diesel" equipment with new or modified engines that include diesel oxidation catalysts, diesel particulate filters or Moyer Program retrofits that meet the California Air Resources Board (CARB) best available control technology.

[2] These are referred to as Design Features (DF-1 through DF-11) in the *AQ/GHG Study*

Establish an electricity supply to the construction site and use electric powered equipment instead of diesel-powered equipment or generators, where feasible.

Establish staging areas for the construction equipment that are as distant as possible from adjacent sensitive receptors (residential land uses).

Use haul trucks with on-road engines instead of off-road engines for on-site hauling.

Utilize zero volatile organic compounds (VOC) and low VOC paints and solvents, wherever possible.

Air Quality Regional Significance Thresholds

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

Table 4, *SCAQMD Regional Significance Thresholds*, lists the air quality significance thresholds for the six criteria air pollutants analyzed in this section. Lead is not included as part of this analysis as the Project is not expected to emit lead in any significant measurable quantity.

Table 4 - SCAQMD Regional Significance Thresholds

Pollutant	Construction (lbs./day)	Operation (lbs./day)
NO_X	100	55
VOC	75	55
PM_{10}	150	150
$PM_{2.5}$	55	55
SO_X	150	150
CO	550	550

Regional Air Quality Impacts from Construction

Regional air quality emissions include both on-site and off-site emissions associated with construction of the Project. Regional daily emissions of criteria pollutants are compared to the SCAQMD regional thresholds of significance. The Project must follow all standard SCAQMD rules and requirements with regards to fugitive dust control, as described below. Compliance with the dust control is considered a standard requirement and included as part of the Air Quality Regulations listed above, not mitigation, as this is a regulatory requirement. These will be incorporated as standard conditions of approval by the County.

Table 5, *Regional Construction Emissions* shows that the Project's daily construction emissions will be below the applicable SCAQMD regional air quality standards and thresholds of significance. As a result, the Project would not contribute substantially to an existing or projected air quality violation. Furthermore, by complying with the SCAQMD standards, the Project would not contribute to a cumulatively considerable net increase of any criteria pollutant for which the Project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors).

Table 5 - Regional Construction Emissions

Maximum Daily Emissions (lbs./day)[1]						
Activity	**VOC**	**NO_x**	**CO**	**SO_2**	**PM_{10}**	**$PM_{2.5}$**
Site Preparation	1.33	14.30	10.08	0.03	1.13	0.58
Grading	1.42	16.80	9.67	0.03	3.36	1.80
Building Construction	1.84	14.11	15.55	0.03	1.05	0.71
Paving	1.24	8.64	12.23	0.02	0.60	0.45
Architectural Coating	17.37	1.32	2.03	0.00	0.14	0.09
Maximum[1]	**17.37**	**16.80**	**15.55**	**0.03**	**3.36**	**1.80**
SCAQMD Threshold	75	100	550	150	150	55
Exceeds Threshold (?)	**No**	**No**	**No**	**No**	**No**	**No**

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

As shown in **Table 5**, regional construction daily emissions of criteria pollutants are expected to be well below the allowable thresholds of significance for all criteria pollutants. Therefore, Project impacts would be less than significant, and no mitigation is required.

Operational Emissions

Operational Assumptions

Operational emissions occur over the life of the Project and are considered “long-term” sources of emissions. Operational emissions include both direct and indirect sources (mobile source emissions, energy source emissions, areas source emissions and other source emissions). As previously mentioned, analysis is based on a slightly larger square footage of improvements than the proposed Project, and the type of operation proposed remains the same (**Appendix B2**).

Air Quality Regulations[3]

The following Air Quality Regulations for operations have been included in the analysis and are typically applied by the County as standard conditions of approval (COAs) for private developments:

Comply with the mandatory requirements of Title 24 part 11 of the California Building Standards Code (CALGreen) and the Title 24 Part 6 Building Efficiency Standards.

Implement water conservation strategies, including low flow fixtures and toilets, water efficient irrigation systems, drought tolerant/native landscaping, and reduce the amount of turf.

Provide the necessary infrastructure to support electric vehicle charging.
Use electric landscaping equipment, such as lawn mowers and leaf blowers.

[3] These are referred to as Design Feature (DF-12) in the *AQ/GHG Study*

Comply with the mandatory requirements of CalRecycle's commercial recycling program and implement zero waste strategies.

Regional Operational Emissions

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

Table 6 - Regional Operational Emissions

Maximum Daily Emissions (lbs./day)[1]						
Activity	**VOC**	**NO_x**	**CO**	**SO_2**	**PM_{10}**	**$PM_{2.5}$**
Mobile Sources	3.45	2.65	22.93	0.04	4.48	1.21
Energy Sources	0.09	0.78	0.66	0.00	0.06	0.06
Area Sources	0.45	0.00	0.01	0.00	0.00	0.00
Stationary Sources	0.02	0.04	0.38	0.00	0.03	0.03
Total[1]	**4.01**	**3.47**	**23.98**	**0.04**	**4.57**	**1.30**
SCAQMD Threshold	55	55	550	150	150	55
Exceeds Threshold (?)	**No**	**No**	**No**	**No**	**No**	**No**

[1] Maximum daily emissions during summer or winter

The maximum daily emissions analyzed in **Table 6**, include both on-site and off-site Project emissions. The Project's daily operational emissions will be well below the applicable SCAQMD regional air quality standards and thresholds of significance, and the Project would not contribute substantially to an existing or projected air quality violation.

With incorporation of standard Air Quality Regulations for construction and operations as County conditions of approval, implementation of the Project will not result in a cumulatively considerable net increase of any criteria pollutant for which the Project region is non-attainment under an applicable federal or state ambient air quality standard. Any impacts will be less than significant, and no mitigation is required.

c. **Less Than Significant Impact.**

Localized Construction Analysis Modeling Parameters

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

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

Air quality emissions were analyzed using the SCAQMD's Mass Rate Localized Significant Threshold (LST) Look-up Tables. **Table 7, *SCAQMD Localized Significance Thresholds (LST)***, lists the Localized Significance Thresholds (LST) used to determine whether a project may generate significant adverse localized air quality impacts. LSTs represent the maximum emissions from a project that are not expected to cause or contribute to an exceedance of the most stringent applicable federal or state ambient air quality standard. LSTs are developed based on the ambient concentrations of four applicable air pollutants for source receptor area (SRA) 26 – Temecula Valley.

The nearest existing sensitive receptors are residences located 300 feet north and 250 feet west, a residential home under construction located approximately 80 feet northwest, an existing bed and breakfast facility 400 feet to the east, and an existing winery 250 feet south of the site. For conservative purposes, the analysis considers sensitive receptors to be located within 25 meters (82 feet) of the Project site. Although there are receptors located closer than 25 meters, the SCAQMD LST methodology recommends for any project within 25 meters to use the same LSTs as receptors located at the 25 meter mark. In addition, the maximum daily disturbance area is calculated to be 1.9 acres; however, LST thresholds are only based on 1, 2 and 5-acre sites. In order to be conservative, the 1-acre LST thresholds were used.

Table 7 - SCAQMD Localized Significance Thresholds[1] (LST)

Pollutant	Construction (lbs./day)	Operational (lbs./day)
NO_X	162.0	162.0
CO	750.0	750.0
PM_{10}	4.0	1.0
$PM_{2.5}$	3.0	1.0

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

Table 8, *Localized Construction Emissions - Unmitigated*, illustrates the construction related localized emissions and compares the results to SCAQMD LST thresholds.

Table 8 - Localized Construction Emissions - *Unmitigated*

Maximum Daily Emissions (lbs./day)[1]				
Activity	**NOx**	**CO**	**PM_{10}**	**$PM_{2.5}$**
On-site Emissions	14.47	14.21	2.84	0.00
SCAQMD Construction Threshold[2]	162.0	750.0	4.0	3.0
Exceeds Threshold (?)	**No**	**No**	**No**	**No**

1 Maximum daily emissions during summer or winter; includes on-site Project emissions only

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

As shown in **Table 8**, the emissions will be below the SCAQMD thresholds of significance for localized construction emissions. Construction LST impacts will be less than significant with the incorporation of Air Quality Regulations as standard conditions of approval.

Fugitive Dust - Construction

The Project is required to comply with standard SCAQMD rules that assist in reducing short-term air pollutant emissions associated with suspended particulate matter, also known as fugitive dust. Fugitive dust emissions are commonly associated with land clearing activities, cut-and-fill grading operations, and exposure of soils to the air and wind. SCAQMD Rule 403 requires that fugitive dust is controlled with best-available control measures so that the presence of such dust does not remain visible in the atmosphere beyond the property line of the emission source. In addition, SCAQMD Rules 402 and 403 require implementation of dust suppression techniques to prevent fugitive dust from creating a nuisance off site. These are incorporated into Air Quality Regulations standard conditions of approval previously discussed.

Diesel Particulate Matter – Construction

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

The California Office of Environmental Health Hazard Assessment (OEHHA) adopted the Guidance Manual for Preparation of Health Risk Assessments (HRA Guidelines) to provide procedures for use in the Air Toxics Hot Spots Program or for the permitting of existing, new, or modified stationary sources. The HRA Guidelines provide risk factors based on exposure to toxic substances over a 30-year lifetime span. The proposed Project’s construction activity is not expected to be a long-term (i.e., 30 years) source of toxic air contaminant emissions and short-term risk factors have not been developed. Due the significantly reduced risk from short-term exposure, SCAQMD does not typically require the evaluation of long-term cancer risk or chronic health impacts for construction operations from a project such as the one being proposed.

As shown in **Table 5, *Regional Construction Emissions***, and in **Table 8, *Localized Construction Emissions - Unmitigated***, construction-based particulate matter (PM) emissions (including diesel exhaust emissions) do not exceed regional or local thresholds. Given the short-term construction schedule, the proposed Project’s construction activity is not expected to be a long-term (i.e., 30 years) substantial source of toxic air contaminant emissions and corresponding individual cancer risk and a health risk assessment is not warranted.

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

The Project is expected to use Tier 4 engines on all off-road diesel equipment. Tier 4 engines, along with the latest national fuel standards, have been shown to yield PM reductions of over 95% from the typical Tier 2 and Tier 3 engines. To ensure the level of DPM exposure is reduced to the maximum extent feasible, the Project shall implement the best available pollution control strategies to minimize potential health risks. These are reflected in SCAQMD requirements, as stated prior in the Air Quality Regulations. Impacts from DPM are considered less than significant.

Asbestos - Construction

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

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

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

Construction Traffic

Construction traffic is evaluated with regards to air quality and greenhouse gas related emissions. Construction traffic is expected to be heaviest during the grading phase of the Project. As shown in **Table 5**, with compliance with Air Quality Regulations, emission levels associated with on-site and off-site construction traffic will be below the applicable thresholds set forth by the State of California and the SCAQMD.

Localized Operational Emissions

Project-related air emissions from on-site sources such as architectural coatings, landscaping equipment, on-site usage of natural gas appliances as well as the operation of vehicles on-site may have the potential to exceed the state and federal air quality standards in the Project vicinity, even though these pollutant emissions may not be significant enough to create a regional impact to the Air Basin. The nearest sensitive land uses are considered the residential use under construction located approximately 80 feet (~24 meters) west from the property line of the Project site, residential use, located approximately 300 feet to the north of the north property line, and the residential use located approximately 250 feet to the west of the west property line.

Table 9, *Localized Operational Emissions*, shows the localized operational emissions and compares the results to SCAQMD LST thresholds of significance.

Table 9 - Localized Operational Emissions

Maximum Daily Emissions (lbs./day)[1]				
LST Pollutants	**NOx** (lbs./day)	**CO** (lbs./day)	**PM_{10}** (lbs./day)	**$PM_{2.5}$** (lbs./day)
On-site Emissions (mobile source)[2]	0.97	2.34	0.4	0.2
SCAQMD Operation Threshold[3]	162.0	750.0	1.0	1.0
Exceeds Threshold (?)	**No**	**No**	**No**	**No**

1. Maximum daily emissions during summer or winter
2. Mobile source emissions include on-site vehicle emissions only (such as vehicle idling and circulating in the parking lot). It is estimated that approximately 5% of mobile emissions will occur on the Project site.
3. Reference: 2006-2008 SCAQMD Mass Rate Localized Significant Thresholds for construction and operation Table C-1 through C-6; SRA 26, Temecula valley disturbance area of 1-acre and receptor distance of 25 meters

As shown in **Table 9**, emissions will be below the SCAQMD thresholds of significance for localized operational emissions. The Project will result in less than significant localized operational emissions impacts.

Toxic Air Contaminants – Operations

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

The Project would consist of a wine tasting room and restaurant land uses with a small light industrial production (wine bottling) and general office component. This type of project does not include major sources of toxic air contaminants (TAC) emissions that would result in significant exposure of sensitive receptors to substantial pollutant concentrations, such as a large high-cube warehouse or other industrial type uses that would require an air permit to operate. Therefore, there would be no significant TAC emissions from the operation of the proposed Project.

It should be noted however that a detailed health risk assessment has not been performed for this Project. In order to determine if the Project may have a significant impact related to hazardous air pollutants (HAP), the Health Risk Assessment Guidance for analyzing Cancer Risks from Mobile Source Diesel Idling Emissions for CEQA Air Quality Analysis (Diesel Analysis), prepared by SCAQMD, August 2003, recommends that if the Project is anticipated to create hazardous air pollutants through stationary sources or regular operations of diesel trucks on the Project site, then the proximity of the nearest receptors to the source of the hazardous air pollutants and the toxicity of the hazardous air pollutants should be analyzed through a comprehensive facility-wide HRA. Implementation of the Air Quality Regulations previously outlined will reduce potential exposure of sensitive receptors to substantial pollutant concentrations. Any impacts from TACs during operations will be less than significant.

Local CO Emission Impacts from Project-Generated Vehicular Trips

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

Furthermore, the Traffic Study (*TIA*, **Appendix I1**) found that potential Project traffic impacts would not exceed County standards or thresholds with planned improvements. The Project *TIA* determined the Project could generate up to 171 daily trips during a typical weekday, which include approximately 12 AM peak hour trips and 25 peak hour trips, as well as 577 daily trips on a typical Saturday, which includes approximately 104 midday peak hour trips. Therefore, it is reasonable to conclude that the Project would not significantly increase traffic congestion in the vicinity of the site that would lead to the formation of CO hot spots. The Project impact relative to CO hot spots will be less than significant.

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

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

Heavy-duty equipment in the Project area during construction will emit odors; however, the construction activity would cease to occur after individual construction is completed. The Project is required to comply with Rule 402 during construction, which states that a person shall not discharge from any source whatsoever such quantities of air contaminants or other material which cause injury, detriment, nuisance, or annoyance to any considerable number of persons or to the public, or which endanger the comfort, repose, health or safety of any such persons or the public, or which cause, or have a natural tendency to cause, injury or damage to business or property. Rule 402 shall be implemented as a standard condition and is not considered unique mitigation under CEQA. Any construction odors will be less than significant.

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

The Project will be required to comply with standard building code requirements related to exhaust ventilation, as well as comply with SCAQMD Rule 402. Rule 402 requires that a person may not discharge from any source whatsoever such quantities of air contaminants or other material which cause injury, detriment, nuisance, or annoyance to any considerable number of persons or to the public, or which endanger the comfort, repose, health or safety of any such persons or the public, or which

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

cause, or have a natural tendency to cause, injury or damage to business or property. Project related odors are not expected to meet the criteria of being a nuisance. Based on the information provided in these sections from the *AQ/GHG Study*, any operational air quality impacts will be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

BIOLOGICAL RESOURCES Would the project:				
7. Wildlife & Vegetation a) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan?	☐	☒	☐	☐
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 Wildlife 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 or 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, and 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?	☐	☐	☒	☐

Source(s): *Western Riverside County Multiple Species Habitat Conservation Plan Consistency Analysis, HAN 220003, Riverside County,* Searl Biological Services, December 23, 2022 (*MSHCP Report*, **Appendix C1**); *RCA Joint Project Review (JPR) Findings, HANS220003, Riverside County*, Regional Conservation Authority (RCA), January 18, 2023 (*JPR Findings*, **Appendix C2**); *MSHCP Joint Project Review 22-12-09-01 for the Proposed Haven Winery (HANS 220003 / PPT 240015), Temecula Wine Country, County of Riverside*, USFWS/CDFW, January 27, 2023 (*HANS Letter*, **Appendix C3**); Ordinance No. 810.2 (An Ordinance of the County of Riverside Amending Ordinance No. 810 to Establish the Western Riverside County Multiple Species Habitat Conservation Plan Mitigation Fee); Ordinance No. 633 (An Ordinance of the County of Riverside Amending Ordinance No. 663 Establishing

The Riverside County Stephens' Kangaroo Rat Habitat Conservation Plan Fee Assessment Area and Setting Mitigation Fees); and Ordinance No. 559 (An Ordinance of the County of Riverside Regulating the Removal of Trees).

Findings of Fact:

a. **Less Than Significant Impact with Mitigation Incorporated**.

MSHCP Reserve Assembly Requirements

A detailed Western Riverside County Multiple Species Habitat Conservation Plan Consistency Analysis (*MSHCP Report*, **Appendix C1**) was prepared for the Project site. The site is located in the eastern portion of the Southwest Area Plan (SWAP) and within MSHCP "Rough Step" Unit 4 (U4). The site supports grassland, coastal sage scrub, developed or disturbed land and agricultural land. The *MSHCP Report* concluded development of the Project would not conflict with the conservation goals of U4. However, the Regional Conservation Authority (RCA) has stated "…the Permittee must not cause additional loss of any rough step vegetation that is out of balance. Prior to issuance of a grading permit, the Permittee will confirm with the RCA that the Project will not impact out-of-balance Rough Step vegetation in the applicable Rough Step unit." Therefore, the Project will implement **Mitigation Measure MM-BIO-1** to help assure the Project will be no significant impacts to U4 resources. In addition, **Mitigation Measure MM-BIO-2** was recommended by RCA in their *JPR Findings* (**Appendix C2**) to assure construction personnel do not inadvertently impact onsite biological resources.

The site is also within the northwestern portion of Subunit 3-Vail Lake (SU3). However, it is located in the northwestern corner of Cell Group C and is not targeted for Additional Reserve Land (ARL) in the MSHCP Reserve. The site is partially within one MSHCP Criteria Cell. Approximately 4.1 acres of the site is located in the northwest corner of MSHCP Criteria Cell 6807 of Cell Group C which consists of 11 Criteria Cells. As stated in Section 3.3.15 of the MSHCP:

> "Conservation within this Cell Group will contribute to assembly of Proposed Core 7 and Proposed Constrained Linkage 24. Conservation within this Cell Group will focus on Riversidean alluvial fan sage scrub, riparian scrub, woodland and forest habitat along Temecula Creek and adjacent chaparral, coastal sage scrub, grassland, woodland and forest habitat. Areas conserved within this Cell Group will be connected to chaparral, coastal sage scrub, riparian scrub, woodland and forest habitat proposed for conservation in Cell Group D to the southeast and to Riversidean alluvial fan sage scrub habitat proposed for conservation in Cell #7134 to the southwest. Conservation within this Cell Group will range from 60% to 70% of the Cell Group focusing in the southern and central portions of the Cell Group."

Conservation within this Cell Group will contribute to assembly of Proposed Core 7 (PC-7) and Proposed Constrained Linkage 24 (PCL-24) and with 60%-70% of the Cell Group focusing in the southern and central portions of the Cell Group. According to the MSHCP…

> "Conservation within this Cell Group will focus on Riversidean alluvial fan sage scrub, riparian scrub, woodland and forest habitat along Temecula Creek and adjacent chaparral, coastal sage scrub, grassland, woodland and forest habitat. Areas conserved within this Cell Group will be connected to chaparral, coastal sage scrub, riparian scrub, woodland and forest habitat proposed for conservation in Cell Group D to the southeast and to Riversidean alluvial fan sage scrub habitat

proposed for conservation in Cell #7134 to the southwest. Conservation within this Cell Group will range from 60%- 70% of the Cell Group focusing in the southern and central portions of the Cell Group."

Cell Group C is located along the western edge of Proposed Core 7 and its purpose is "…to form a block of Habitat of appropriate size, configuration, and vegetation characteristics to generally support the life history requirements of one or more Covered Species." Proposed Core 7 is the largest in size of the MSHCP's Proposed Cores. According to the MSHCP, the primary goal of the Core Area is to provide live-in habitat for 22 important plant and animal species.

Cell Group C is also located along the northeastern edge of Proposed Constrained Linkage 24. The purpose of assembling a Constrained Linkage was to form "a constricted connection expected to provide for movement of identified Planning Species between Core Areas, where options for assembly of the connection are limited due to existing patterns of use." According to the MSHCP, Proposed Constrained Linkage 24 is comprised of the portion of Temecula Creek east of Redhawk Parkway and west of Pauba Road.

The *MSHCP Report* conducted a "Reserve Assembly Analysis" (RAA) and determined "…Cell Group C has a substantial deficit in the land available to meet the 65% conservation goal of 1,157.34-acres…current JPRs will conserve 32.43 acres with an additional 459.17 acres of Potential ARL for a total of 491.60 acres. That is a deficit of 665.74 acres. In addition to the ARL acreage deficit, the RAA indicates that the assembly goals cannot be met as well…The RAA indicates that the conservation goals of Cell Group C cannot be achieved. The land is not available to assemble a functioning Core or Linkage."

The *MSHCP Report* indicates this Cell Group will not be able to meet the mid-range or low-range goal. However, the proposed Project is located in the northwest corner of the Cell Group which is not an area designated for conservation so it would not functionally contribute to the proposed reserve assembly. Therefore, the Project is consistent (i.e., does not conflict) with reserve assembly and would not impede the conservation goals for PC-7 or PCL-24 and would not result in fragmentation ARL or MSHCP protected resources.

Regarding "Covered Facilities", According to the MSHCP, Camino del Vino was a Covered Road designated as a "Secondary" road. The Project proposes 0.11-acre of improvements within the RW for ingress/egress. In addition, the Project does not entail the construction of or improvements to any Covered Public Access Facilities".

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

MSHCP Section 6.1.2 requires all subject properties under the jurisdiction of the MSHCP that are proposing a land use change/applying for a discretionary permit to conduct a MSHCP Section 6.1.2 assessment. This includes a habitat assessment for Riparian/Riverine Areas, Vernal Pools, three fairy shrimp species; 1) Riverside fairy shrimp (*Streptocephalus woottoni*) (RFS), 2) vernal pool fairy shrimp (*Branchinecta lynchi*) (VPFS), and 3) Santa Rosa Plateau fairy shrimp (*Linderiella santarosae*) (SRPFS), and three bird species; 1) Least Bell's Vireo (*Vireo bellii pusillus*) (LBVI), 2) Southwestern Willow Flycatcher (*Empidonax traillii extimus*) (SWFL), and 3) Western Distinct Population Segment (DPS) Yellow-billed Cuckoo (*Coccyzus americanus*) (YBCU). If the assessment identifies suitable habitat for any of the six-species associated with Riparian/Riverine Areas, Vernal Pools, and/or Fairy

Shrimp habitat listed above, and the proposed project design does not incorporate avoidance of the identified habitat, focused surveys would be required, and avoidance and minimization measures will be implemented in accordance with the MSHCP's specific objectives for these species.

Riparian/Riverine Areas

The *MSHCP Report* found two potential riverine features on or in the immediate vicinity of the Project site, designated as Feature A and B. Both are ephemeral, human-altered drainages and are briefly described below:

> **Feature A:** This feature is an unnamed USGS-designated intermittent stream that enters the northern portion of the site then flows to the southeast. This feature is the result of an historical large dry wash that entered the small valley where Camino del Vino is now situated approximately 1,100 feet to the northwest - that feature is no longer present due to development and it now receives flows from the developed rural residential area to the north/northwest. Upstream, it is no longer a connected drainage feature. Feature A is ephemeral and more of a flat, wash feature that lacks a clearly defined bed and bank. Bare ground and ruderal non-native annual grasses and forbs are dominant throughout and no riparian vegetation such as mule fat (*Baccharis salicifolia* subsp. *salicifolia*) or willow (*Salix* spp.) are present. This feature may contain 0.19-acre or 8,276 square feet of riverine area.
>
> **Feature B:** This feature is also an unnamed USGS-designated intermittent stream with only a small portion of the bed of the drainage overlapping the northeast corner of the site. This feature is ephemeral and more of a flat, wash feature that lacks a clearly defined bed and bank. Bare ground was dominant with some scattered ruderal non-native annual grasses and forbs present. No riparian vegetation such as mule fat or willow were present. This feature may contain <0.01-acre or 218 square feet of riverine area.

The *MSHCP Report* concluded these two features did not connect or contribute to downstream resources; therefore, they may not be subject to MSHCP Section 6.1.2 Riparian/Riverine Areas policies. In addition, the proposed development of the site will not impact either of these drainage features. The site contains a number of drainage improvements or features such as brow ditches, storm drains, and culverts that also do not meet the MSHCP Section 6.1.2 criteria for riparian/riverine resources.

The Project Plans indicate the proposed Project will avoid impacts to potential jurisdictional or riparian/riverine areas, and the existing culverts will remain in place with no modifications. Therefore, there will be no direct impacts to these potential MSHCP Section 6.1.2 resources and no mitigation is required.

The Project is also not expected to result in any indirect effects on the potential riparian/riverine areas during either construction or operation. The small extent of Feature A, and the fact that it was a human-altered dry wash that does not support habitat for MSHCP Covered Species, indicates that the nearby ingress/egress driveway will not create an impact on that feature. Best Management Practices (BMPs) described in Threshold 23, Hydrology and Water Quality, of this Initial will be implemented during construction.

To assure there will be no unanticipated direct or indirect impacts to these two features, the Project will implement **Mitigation Measure MM-BIO-3** which will place a "no impact/avoidance area" deed restriction on these areas. With this measure, potential impacts to potential Riparian/Riverine Areas will

be reduced to less than significant levels and the Project is consistent with the Riparian/Riverine Areas section of MSHCP Section 6.1.2.

Vernal Pools

According to MSHCP Section 6.1.2, vernal pools are ”seasonal wetlands that occur in depression areas that have wetlands indicators of all three parameters (soils, vegetation and hydrology) during the wetter portion of the growing season but normally lack wetlands indicators of hydrology and/or vegetation during the drier portion of the growing season.” Vernal Pools are depressions in areas where a hard-underground layer prevents rainwater from draining downward into the subsoils. When rain fills the pools in the winter and spring, the water collects and remains in the depressions. In the springtime, the water gradually evaporates away, until the pools become completely dry in the summer and fall. Vernal Pools tend to have an impermeable layer that results in ponded water. The soil texture (i.e., the amount of sand, silt, and clay particles) typically contains higher amounts of fine silts and clays with lower percolation rates.

The *MSHCP Report* found no evidence of vernal pools onsite after a thorough walk-over and review of historical aerial photographs and the National Wetlands Inventory mapping. Therefore, there will be no impacts to these resources and no mitigation is required.

Fairy Shrimp

When vernal pools are present, the MSHCP requires surveys for three species of fairy shrimp (Riverside, vernal pool, and Santa Rosa). The *MSHCP Report* found no suitable habitat for fairy shrimp on or adjacent to the Project site. Like the vernal pool assessment, no features were detected that would support Fairy Shrimp. No standing water or other sign of areas that pond water (i.e., mud cracks, tire ruts) were recorded. Therefore, the Project will have no impacts on fairy shrimp and no mitigation is required.

Riparian Birds

The potential riparian resources identified above may provide suitable habitats for MSHCP-covered riparian birds, including least Bell’s vireo (*Vireo bellii pusillus*), southwestern willow flycatcher (*Empidonax traillii extimus*), and western yellow-billed cuckoo (*Coccyzus americanus occidentalis*) are not present onsite. However, the *MSHCP Report* found no evidence of habitat for these species either on or adjacent to the Project site. Therefore, impacts are less than significant, and no mitigation is required. See additional discussion below regarding impacts to “nesting birds”.

Crotch’s Bumble Bee

The biological report did not detect any presence or indication of Crotch’s bumble bee on or near the Project site. MSHCP Section 6.1.2 has not listed the Crotch’s Bumble bee on its list of species for protection within the MSHCP Plan in regards to riparian/riverine areas and vernal pools. MSHCP Section 6.3.2 has not listed the Crotch’s Bumble bee on its list of species for additional survey needs and procedures. Therefore, impacts would be less than significant, and no additional mitigation is required.

Other Features

Other kinds of perennial or seasonal aquatic features that could be classified as federally protected wetlands as defined by Section 404 of the Clean Water Act are also not present on the site (e.g., rivers, open waters, swamps, marshes, bogs, fens, etc.). The site does not have a relationship to existing wetland regulations.

For the reasons outlined above, the Project will not impact any riparian/riverine areas and therefore, is consistent with MSHCP Section 6.1.2 which applies to the protection of species associated with riparian/riverine areas and vernal pools.

MSHCP Sections 6.1.3 (Protection of Narrow Endemic Plant Species)

The MSHCP specifically covers 63 rare or narrow endemic plant species (NEPS) through the implementation of the species-specific objectives outlined by the MSHCP. The NEPS are those species that information regarding the distribution and presence throughout western Riverside County was considered insufficient to ensure their long-term conservation. Therefore, the MSHCP established 10 NEPS "survey areas" based on historic records, soils, and habitats where these 14-plant species could potentially occur. All public and private projects located within any of these survey areas must, in the least, conduct a habitat assessment. If suitable habitat is determined to be present, then focused surveys must be performed.

The far northeastern corner of the site is in NEPS Assessment Area No. 5 which targets two NEPS, the many-stemmed dudleya (*Dudleya multicaulis*) and the slender-horned spine flower (*Dodecahema leptoceras*). The *MSHCP Report* conducted a NEPS survey and found the site lacked suitable habitat for either species (i.e., it does not provide the physical characteristics necessary to sustain either species, specifically that it lacks clay soils, mature alluvial sage scrub, and chaparral). Therefore, the Project will have no impacts on NEPS, and no mitigation is required. The Project is consistent with Section 6.1.3 of the MSHCP.

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

MSHCP Section 6.1.4 provides recommendations and guidelines to minimize potential "edge effects" resulting from locating development projects near the MSHCP Reserve Assembly or MSHCP conserved resources. Edge effects are defined by the MSHCP as "Adverse direct and indirect effects to species, Habitats and Vegetation Communities along the natural urban/wildlands interface. May include predation by mesopredators (including native and non-native predators), invasion by exotic species, noise, lighting, urban runoff, and other anthropogenic impacts (trampling of vegetation, trash and toxic materials dumping, etc.)." Measures, such as buffers and/or barriers, are typically put in place to control drainage, toxic materials, lighting, noise, and invasives.

The Project site is located within Cell Group C. The Project will not have adverse edge effects as there are no ARL adjacent or in proximity to the site. However, the MSHCP Report stated the following 6.1.4 Guidelines would be implemented to minimize edge effects to conserved lands and habitats in the surrounding region:

- Drainage: The Project will implement Best Management Practices (BMPs) and prepare an Erosion Control Plan (ECP) and Storm Water Pollution Prevention Plan (SWPPP) for short-term construction impacts and a Water Quality Management Plan (WQMP) for long-term operational impacts (See Initial Study Threshold 23, Hydrology and Water Quality).

- Toxics: The Project will implement BMPs and prepare an ECP, SWPPP, and WQMP (See Initial Study Threshold 23, Hydrology and Water Quality).
- Lighting: The Project's lighting shall be shielded from offsite areas to the east (See Initial Study Threshold 3, Other Lighting Issues).
- Noise: The Project will not produce any amount of noise that would be considered an impact to future ARL (See Initial Study Threshold 27, Project Noise).
- Invasives: Any Project-related landscaping should avoid those listed in Table 6-2 of the MSHCP. The MSHCP Report also recommended that any future landscaping consist of appropriate native, drought-tolerant species which is a standard County Condition of Approval (COA).
- Barriers: No barriers are proposed or needed for this Project.
- Grading/Land Development: No grading will extend offsite other than the ingress/egress lane on De Portola Road. This is already shown on the *Project Plans* and will be restricted/required per County standard COAs.

As indicated, the Project will implement standard measures to reduce the potential of adverse effects from drainage, toxic materials, etc. with the implementation of a Storm Water Pollution Prevention Plan (SWPPP) and a Water Quality Management Plan (WQMP). These standard conditions are considered regulatory compliance and not project specific mitigation under CEQA. Therefore, with regulatory compliance the Project is consistent with Section 6.1.4 of the MSHCP.

MSHCP Section 6.3.2 (Additional Survey Needs and Procedures)

The MSHCP covers 146 species of plants and animals. Forty species have specific survey requirements and 34 of the 40 species have an associated survey area map that designates areas where surveys may be required if suitable habitat is present.

Criteria Area Plant Species (CAPS)

Similar to NEPS, the northeastern corner of the site is within CAPS Assessment Area No. 5 which identifies three CAPS of concern for this area, Nevin's barberry (*Berberis nevinii*), round-leaved filaree (*California macrophylla*), and Vail Lake ceonothus (*Ceonothus ophiochilus*). The *MSHCP Report* included a spring survey for these species but found them absent from the site, and determined the site did not contain suitable habitat to support any of these species. Therefore, the Project will have no impacts on CAPs and no mitigation is required.

Amphibians

The Project site is not within a survey area for any sensitive amphibian species.

Burrowing Owl (BUOW)

The Project site is located within the Burrowing Owl Survey Area per Figure 6-4 of the MSHCP. Based on the MSHCP Burrowing Owl Survey Instructions, an independent assessment was made of the presence or absence of burrowing owl habitats on the Project site and in a 150-meter buffer zone around the Project boundary. A survey conducted as part of the *MSHCP Report* in 2022 determined the site and buffer zone were not occupied by burrowing owl and did not provide suitable or required habitats for this species. For these reasons, focused surveys were not recommended for the site per Step II of

the MSHCP Survey Guidelines. The survey found no evidence of either active habitats presently being used by burrowing owls, or habitats abandoned within the last three years.

The current proposed Project will be required to prepare a 30-Day Pre-Construction Burrowing Owl Survey consistent with Species Conservation Objective 6 of the MSHCP. This survey is outlined in **Mitigation Measure MM-BIO-4**. With this mitigation, potential impacts to burrowing owl will be less than significant.

Mammals

The Project site and surrounding areas are not located within a designated assessment area for mammals.

Delhi Sands Flower Loving Fly (DSFLF)

The Project site and surrounding areas do not contain Delhi sands so there is no potential for DSFLF to occur here.

Species Not Adequately Covered

The California Coastal Gnatcatcher (*Poliopitla californica californica*)(CAGN) was detected in the coastal sage scrub on the Project site during each of the four BUOW focused surveys. Nesting on the site was also suspected since adults were observed feeding two recently fledged young on June 1, 2022. The CAGN were detected and suitable CAGN habitat was found in the southwestern portion of the site. The suitable habitat totaled 3.0 acres with 2.98 acres (99.99%) occurring outside the boundary of Cell Group C and 0.02-acre (724.73 square feet) within Cell Group C. The *MSHCP Report* therefore recommended implementation and monitoring of avoidance measures and confirmatory surveys if work occurs during the CAGN nesting period (February 15-August 30). These actions are incorporated into **Mitigation Measure MM-BIO-5**. With implementation of this measure, potential Project impacts on CAGN are reduced to less than significant levels.

<u>Nesting Birds</u>

A portion of the Project site contains vineyards and there are numerous mature trees associated with the onsite caretaker's residence. If any ground disturbance associated with Project improvements requires the removal of existing onsite trees, the developer will be required to prepare a nesting bird survey which is a standard condition of approval for development sites with trees or shrubs present. This survey is incorporated into **Mitigation Measure MM-BIO-6**. With implementation of this measure, the proposed Project is consistent with Section 6.3.2 of the MSHCP and any impacts to nesting birds and other surveys will be less than significant.

<u>MSHCP Section 6.4 (Fuels Management)</u>

Fuels management focuses on hazard reduction for humans and their property. Fuels management for human safety must continue in a manner that is compatible with public safety and conservation of biological resources. Fuels management for human hazard reduction involves reducing fuel loads in areas where fire may threaten human safety or property, suppressing fires once they have started, and

providing access for fire suppression equipment and personnel. It is recognized that brush management to reduce fuel loads and protect urban uses and public health and safety shall occur where development is adjacent to the MSHCP Conservation Area.

The site is not located adjacent to a MSHCP Conservation Area. Based on existing fuels management policies, it does not appear that fuels management will be required for future development on the site. The grapevines growing on the site are not a threat to create hazards for humans and property during a wildfire. Therefore, the Project is consistent with Section 6.4 of the MSHCP.

MSHCP Section 6

Section 6 of the MSHCP requires:

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

The Western Riverside County Multiple Species Habitat Conservation Plan Mitigation Fee has been established to provide mitigation for biological impacts from projects within the MSHCP area. This is not considered unique mitigation under CEQA.

The proposed Project is also located within the boundary of the adopted Habitat Conservation Plan (HCP) for the endangered Stephens' kangaroo rat (SKR) implemented by the Riverside County Habitat Conservation Agency (RCHCA). The SKR HCP mitigates impacts from development on the SKR by establishing a network of preserves and a system for managing and monitoring them. The proposed Project is located within the SKR HCP area and will be required to comply with applicable provisions of this plan, specifically, payment of fees. Payment of this fee is a standard condition and is not considered unique mitigation under CEQA. With regulatory compliance the proposed Project is consistent with MSHCP Section 6.

In conclusion, the proposed Project is consistent with all applicable sections of the MSHCP. Adherence to standard conditions for burrowing owl and nesting bird surveys will ensure consistency with the MSHCP. Thus, the proposed Project will not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan. Therefore, impacts are less than significant with adherence to standard conditions and the recommended mitigation measures.

b. **Less Than Significant Impact with Mitigation Incorporated.** The *MSHCP Report* found onsite vegetation to be primarily agriculture/vineyard (4.7 acres), buckwheat scrub (3.0 acres), and the remainder ruderal or disturbed land (2.4 acres). Due to the lack of viable native habitat, only a very low abundance and diversity of wildlife species occur on this site.

The California Natural Diversity Database (CNDDB) for the Bachelor Mountain, California Quadrangle does not include any occurrence records of plant and wildlife species identified as candidate, sensitive or special status species in local or regional plans, policies or regulations, or by the CDFW or USFWS

on the site. The existing onsite vegetation does not provide suitable habitats for any plant and wildlife species identified as a candidate, sensitive or special status species in local or regional plans, policies or regulations, or by CDFW or USFWS other than the California coastal gnatcatcher and the burrowing owl.

The trees present on and in the vicinity of the Project site provide nesting habitats for migratory birds on this site, which are protected under Federal law (Migratory Bird Treaty Act). While the Project does not propose removal of any trees, a nesting bird survey was included in **Mitigation Measure MM-BIO-6** outlined in Threshold 7.a. With mitigation, the Project will not have a substantial adverse effect, either directly or through habitat modifications, on migratory bird species.

The *MSHCP Report* also found the site did not contain any natural or man-made aquatic or wetland features that could provide suitable habitats for endangered and threatened species of fairy shrimp (see Threshold 7.a).

Implementation of the proposed Project would not have a substantial adverse effect, either directly or through habitat modifications, on any endangered or threatened species as discussed in Threshold 7.a. and Thresholds 7.c., 7.d, and 7.e. With implementation of **Mitigation Measures MM-BIO-4** through **MM-BIO-6,** potential impacts to burrowing owl, California gnatcatcher, and nesting bird surveys prior to land disturbance and/or tree removal, impacts will be reduced to less than significant levels. The Project will be required to pay the applicable MSHCP Mitigation Fees pursuant to Ordinance No. 810. These are also standard fees and are not considered unique mitigation under CEQA. Any impacts will be reduced to less than significant.

c. **Less Than Significant With Mitigation Incorporated.** Discussion is referenced in Threshold 7.a., and Thresholds 7.d, 7.e., and 7.f. Based on this data, the Project will not have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Wildlife Service. With implementation of **Mitigation Measures MM-BIO-4** through **MM-BIO-6,** potential impacts to burrowing owl, California gnatcatcher, and nesting bird surveys prior to land disturbance and/or tree removal, impacts will be reduced to less than significant levels. In addition, payments of applicable MSHCP fees will ensure all impacts would be reduced to less than significant levels.

d. **Less Than Significant With Mitigation Incorporated**. The site is not part of any established wildlife movement corridor for migrations, foraging movements and/or for finding a mate through this portion of Rancho California. Also, the site does not connect two or more larger core habitat areas that would otherwise be fragmented or isolated from one another. It does not contain suitable cover, food or water for species to survive at the site and facilitate movement within a corridor. Therefore, future development at the site will not interfere with the movements of native wildlife species, established native wildlife corridors or uses of native wildlife nursery sites.

Nesting bird species are protected by California Fish and Game Code Sections 3503 and 3503.5 and by the MBTA of 1918 (16 USC 703-711), which makes it unlawful to take, possess, or needlessly destroy the nest or eggs of any migratory bird or bird of prey. Lands in the immediate vicinity of the Project contain trees, shrubs, and grasslands that may provide potential suitable nesting habitat for migratory bird species. No native wildlife nursery sites are present on or adjacent to the subject property, and the site is not identified as being part of a migratory wildlife corridor for any fish or wildlife species.

Impacts to nesting bird species must be avoided at all times. The period from approximately February 15 to August 31 is the expected breeding season for bird species occurring in the Project area.

A portion of the Project site contains vineyards and there are mature trees onsite and in the surrounding area. If any ground disturbance associated with Project improvements requires the removal of existing onsite trees, the developer will be required to prepare a nesting bird survey as part of **Mitigation Measure MM-BIO-6**. With this measure, potential impacts to nesting birds will be reduced to less than significant levels.

e. **Less Than Significant With Mitigation Incorporated.** As discussed under Threshold 7.a, the *MSHCP Report* found two onsite drainage features (A & B) did not connect or contribute to downstream resources; therefore, they may not be subject to MSHCP Section 6.1.2 Riparian/Riverine Areas policies. However, one or both may fall under the jurisdiction of resource agencies like the California Department of Fish and Wildlife (CDFW). The Project Plans indicate the proposed Project will avoid impacts to potential jurisdictional or riparian/riverine areas, and existing culverts will remain in place with no modifications. Therefore, the Project will have no direct or indirect impacts to riparian/riverine habitat. In addition, the *MSHCP Report* indicated the site contained no sensitive natural (vegetation) communities that would require mitigation.

To assure there will be no unanticipated direct or indirect impacts to the two drainage features, the *MSHCP Report* recommended the Project implement **Mitigation Measure MM-BIO-3** which will place a “no impact/avoidance area” deed restriction on these areas. For example, the Project proposes to connect to the existing water line in Camino Del Vino. As shown on the Project plans, proposed activities associated with the water connection would avoid Features A and B as listed in Mitigation Measure MM BIO-3 and on Figure 17 of Appendix C1. With this measure, potential impacts to potential riparian/riverine resources will be reduced to less than significant levels.

Therefore, the Project will not have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service. Impacts will be less than significant with the recommended mitigation.

f. **No Impact**. As outlined in Threshold 7.a, the *MSHCP Report* evaluated the Project site and found no land or resources with a potential to be classified as federally protected wetlands. In addition, the report found no evidence of vernal pools onsite after a thorough walk-over and review of historical aerial photographs and the National Wetlands Inventory mapping. Therefore, there will be no impacts to these resources and no mitigation is required.

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

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

g. **Less Than Significant Impact.** A portion of the Project site contains vineyards and there are trees onsite of mature native or naturalized species. However, the development plan indicates the Project will

not result in the removal of any trees. If Project construction does require removal of any trees, the Project will comply with the County's Oak Tree Management Guidelines if applicable. The provisions of County Ordinance No. 559 would also not apply since the Project site is not above 5,000 feet in elevation. No other tree preservation policy or ordinance apply to the Project site.

Removal of any trees is governed by standard County conditions of approval which are considered regulatory compliance and not unique project mitigation under CEQA.

With regulatory compliance, the proposed Project will not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance. Impacts will be less than significant, and no mitigation is required

Mitigation:

MM-BIO-1 **Vegetation Loss.** Prior to issuance of a grading permit, the Project developer shall consult with the RCA on current "rough step" (Unit 4) vegetation allowances. The developer shall demonstrate that the Project does not cause additional loss of any rough step vegetation that is out of balance. This measure shall be implemented to the satisfaction of the County Planning Division based on consultation with Regional Conservation Authority (RCA).

MM-BIO-2 **Training.** Prior to issuance of a grading permit, the developer shall retain a qualified biologist to conduct a training session for project personnel. The training shall include a description of the species of concern and its habitats, the general provisions of the Endangered Species Act (Act) and the MSHCP, the need to adhere to the provisions of the Act and the MSHCP, the penalties associated with violating the provisions of the Act, the general measures that are being implemented to conserve the species of concern as they relate to the project, and the access routes to and project site boundaries within which the project activities must be accomplished.

MM-BIO-3 **Deed Restriction Preparation & Final Deed Restriction Submittal.** Prior to Map Recordation, the Project developer shall comply with the following:

To provide protection in perpetuity for MSHCP Riverine habitat the project applicant shall record a deed restriction over the feature identified as "Potential MSHCP Riverine Area" on Figure 17 of the Western Riverside Multiple Species Habitat Conservation Plan Consistency Analysis (Revision 2), written by Searl Biological Services and dated December 23, 2022.
The deed restriction shall include a restrictive covenant that shall run with the property in perpetuity for the continued preservation and natural flow of the riverine drainage. The restrictive covenant shall be for the purpose of maintaining open space and a ban on any development within the riverine drainage.

The deed restriction shall be provided to EPD for review and approval prior to map recordation.

Once recorded, the deed restriction with Riverside County Clerk/Recorders stamp shall be submitted to EPD for condition clearance**.**

MM-BIO-4 **Burrowing Owl Preconstruction Survey.** Prior to issuance of grading permits, the following shall be complied with:
Pursuant to Objectives 6 & 7 of the Species Account for the Burrowing Owl included in the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP), within 30 days prior to the issuance of a grading permit, including permits for clearing, grubbing, and/or stockpiling, a pre-construction presence/absence survey for burrowing owl shall be conducted by a qualified biologist and the results shall be provided in writing to the Environmental Programs Division (EPD). The pre-construction survey shall cover the project site and any offsite improvements. If ground disturbance activities do not begin within 30 days of the survey a second survey must be conducted.
If it is determined that the project site is occupied by Burrowing Owls, take shall be avoided pursuant to the MSHCP and the Migratory Bird Treaty Act. Relocation of burrowing owls shall only be approved outside of the nesting season (February 1 through August 31). A qualified biologist who holds an MOU with the County of Riverside must submit a relocation plan to EPD, California Department of Fish and Wildlife and the U.S. Fish and Wildlife Service for review and approval prior to any relocation.
All reports submitted to EPD shall be submitted directly by the project's Consulting Biologist or Biological monitor through the Riverside County PLUS Online Portal.

MM-BIO-5 **Gnatcatcher Monitoring.** Prior to issuance of a grading permit, the developer shall retain a CAGN-permitted biologist designated and responsible for overseeing compliance with appropriate CAGN avoidance measures (e.g., pre-construction surveys, buffers) for CAGN during grading activities.

If grading occurs during the CAGN nesting season, at least three presence/absence surveys shall be conducted one week apart per the *USFWS CAGN Presence/Absence Survey Guidelines* (U. S. Fish & Wildlife Service, 1997) between February 15 and August 30 prior to the commencement of grading activities.

If grading occurs during the CAGN nesting season, a CAGN-permitted biologist shall conduct full-time biological monitoring during grading operations and will have the authority to establish a 300-foot no disturbance buffer around active nests if present.

MM-BIO-6 **MBTA Clearance - Nesting Bird Survey.** Prior to issuance of grading permits, the following shall be complied with:
Birds and their nests are protected by the Migratory Bird Treaty Act (MBTA) and California Department of Fish and Wildlife (CDFW) Codes. Since the project supports suitable nesting bird habitat, removal of vegetation or any other potential nesting bird habitat disturbances shall be conducted outside of the avian nesting season (February 1st through August 31st). If habitat must be cleared during the nesting season, a preconstruction nesting bird survey shall be conducted. The preconstruction nesting bird survey must be conducted by a biologist who holds a current MOU with the County of Riverside. If nesting activity is observed, appropriate avoidance measures shall be adopted to avoid any potential impacts to nesting birds. The nesting bird survey must be completed no more than 3 days prior to any ground disturbance. If ground disturbance does not begin within 3 days of the survey date a second survey must be conducted. If nesting birds are discovered within the project site, the project's biologist shall mark a buffer around the nest. At a minimum, construction activities will stay outside of a 300-foot buffer around the active nests. For raptor species, the buffer is to be expanded to 500 feet. The approved buffer zone shall be marked in the field with construction fencing,

with no vegetation clearing or ground disturbance shall commence until the qualified biologist and Riverside County Environmental Programs Division of the Planning Department verify that the nests are no longer occupied, and the juvenile birds can survive independently from the nests. Once the young have fledged and the left the nest, or the nest otherwise becomes inactive under natural conditions, normal construction activities may occur. The project's biologist shall monitor the nest during construction activity to ensure no disturbance to the birds are occurring and shall have the authority to halt ground disturbing activities if they are impacting the nesting birds.

Prior to issuance of a permit for grading, including permits for clearing, grubbing, and/or stockpiling, the project's consulting biologist shall prepare and submit a report, documenting the results of the survey, to EPD for review. The preconstruction survey shall cover the project site and any offsite improvements. In some cases, EPD may also require a Monitoring and Avoidance Plan prior to the issuance of a grading permit.

All reports submitted to EPD must be submitted directly by the project's Consulting Biologist or Biological monitor through the Riverside County PLUS Online Portal.

MM-BIO-7 **Grading Plan Review.** Prior to issuance of grading permit or any ground disturbance, grading plans shall be submitted to the Environmental Programs Division for review. Grading/disturbance shall adhere to what was approved during the HANS/JPR process (HAN220003, JPR 22-12-09-01).

MM-BIO-8 **MSHCP Consistency/DBESP.** Should the project require the installation of a sewer line identified as Future Sewer Lateral on Sheet 3 of the Precise Grading & Drainage Plan for Haven Vineyards dated 3/1/24, the applicant shall provide EPD with precise plans to verify that the sewer lateral shall not impact the Riverine feature depicted as "Potential MSHCP Riverine Area" on Figure 17 of the Western Riverside County Multiple Species Habitat Conservation Plan Consistency Analysis (Revision 2) written by Searl Biological Services and dated December 23, 2022.
Should it be determined that the riverine feature will be impacted the project shall be required to amend the Joint Project Review and propose mitigation for impacts through a Determination of Biologically Equivalent or Superior Preservation. A jurisdictional delineation shall be required to be completed and jurisdictional permits from appropriate regulatory agencies shall be required if necessary.

Monitoring: These measures will be incorporated into the Mitigation Monitoring and Reporting Program and will be implemented prior to and during grading as appropriate. Monitoring shall be conducted by a qualified Biologist in coordination with the Riverside County Biologist and relevant wildlife agencies.

	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 a historic site?	☐	☐	☐	☒
b) Cause a substantial adverse change in the significance of a historical resource, pursuant to California Code of Regulations, Section 15064.5?	☐	☐	☐	☒

Source(s): *Phase 1 Historical/Archaeological Resources Survey, Haven Vineyards,* CRM TECH, August 29, 2018 (*Historical/Archaeological Resources Survey report,* **Appendix D**); Public Resources Code (PRC) §5020.1(j); and 14 California Code of Regulations §15064.5(a)(1)-(3).

Findings of Fact:

a. **No Impact**. The *Historical/Archaeological Resources Survey report* (**Appendix D**) included a review of an archaeological records search at the Eastern Information Center (EIC) at the University of California at Riverside. Within a one-mile radius around the site, the EIC reported a total of 36 previous studies completed although no historic resources have been identified in the Project vicinity. In addition, the past disturbance of the site (i.e., planting vineyards) resulted in the lack of any surface manifestation of archaeological remains. The *Historical/Archaeological Resources Survey report* concluded the subsurface sediments in the Project area were unlikely to contain any intact, potentially significant cultural deposits from the prehistoric or historic period. Based on these findings, the *Historical/Archaeological Resources Survey report* concluded that no "historical resources" exist within the Project site and, thus, no impacts would occur.

Based on available information, the proposed Project will not cause a substantial adverse change in the significance of a historical resource, pursuant to California Code of Regulations, Section 15064.5. There will be no impact and no mitigation is required.

b. **No Impact.** According to Public Resources Code (PRC) §5020.1(j), "'historical resource' includes, but is not limited to, any object, building, site, area, place, record, or manuscript which is historically or archaeologically significant, or is significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California."

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

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

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

§5024.1(c))

As stated in Threshold 8.a, the *Historical/Archaeological Resources Survey report* found no evidence of onsite historic resources during the survey or in the record search results. Since there are no historic resources, there can be no impact in the significance of historic resources.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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?	☐	☐	☒	☐

Source(s): *Phase 1 Historical/Archaeological Resources Survey, Haven Vineyard, 35598 Glenoaks Road,* CRM TECH, August 29, 2018 *(Historical/Archaeological Resources Survey report,* **Appendix D***);* Public Resources Code (PRC) §5020.1(j); Health and Safety Code § 7050.5; and 14 California Code of Regulations §15064.5(a)(1)-(3).

Findings of Fact:

a. **Less Than Significant Impact.** The *Historical/Archaeological Resources Survey report* conducted for the Project found evidence of past Native American occupation in the surrounding region. Records from the Eastern Information Center within a one-mile radius of the Project site found a total of 36 previous studies including several on adjacent properties across De Portola Road and Camino Del Vino. Three prehistoric (i.e., Native American) archaeological sites have been recorded within the half-mile radius of the site. They consist of a petroglyph panel, a bedrock milling feature, and various flaked-stone, groundstone, and faunal artifacts. The nearest one to the Project site is 33-003838 (CA-RIV-3838) and was found approximately 400 feet to the northeast across Camino Del Vino.. The *Historical/Archaeological Resources Survey report* found no evidence of any archaeological sites or resources on the Project site.

Although the 2018 archaeological investigation did not identify any evidence of actual onsite resources or artifacts, it did recommend that if buried cultural materials were discovered during any earth-moving operations associated with the Project, all work in that area should be halted or diverted until a qualified archaeologist can evaluate the nature and significance of the finds. This requirement is incorporated in a standard condition of approval (COA) by the County on new development. This COA is considered regulatory compliance and not unique mitigation under CEQA.

With regulatory compliance, any impacts will be less than significant, and no mitigation is required.

b. **Less Than Significant Impact.** As discussed in Threshold 9.a, it has been determined that there are no known significant archaeological resources as defined in California Code of Regulations, Section

15064.5 because they are not present on the Project site. However, the County requires standard COAs so that in the event an unanticipated resource is identified during ground disturbing activities it will be evaluated and handled in an appropriate manner. This COA is considered regulatory compliance and not unique mitigation under CEQA. Any Project impacts that could cause a substantial adverse change in the significance of an archaeological resource, pursuant to California Code of Regulations, Section 15064.5 will be less than significant with regulatory compliance and no mitigation is required.

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

Further, pursuant to Public Resource Code Section 5097.98(b) remains shall be left in place and free from disturbance until a final decision as to the treatment and disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted within the period specified by law (24 hours). Subsequently, the Native American Heritage Commission shall identify the "most likely descendant". The most likely descendant shall then make recommendations and engage in consultation concerning the treatment of the remains as provided in Public Resources Code Section 5097.98. The County imposes a standard COA regarding the discovery of human remains during grading. Therefore, a condition of approval will be attached to this Project that reiterates State law will be followed (Public Resources Code Section 5097.98; Health and Safety Code Section 7050.5). With the inclusion of this standard condition, impacts to previously unidentified human remains would be less than significant 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
ENERGY Would the project:				
10. Energy Impacts 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?	☐	☐	☒	☐

Source(s): *Haven Winery, Air Quality and Greenhouse Gas Impact Study*, RK Engineering, Inc., December 2, 2022 (*AQ/GHG Study*, **Appendix B1**); *Haven Winery Project Supplemental Memorandum to the Traffic, Noise, and Air Quality/GHG Impacts Studies*, RK Engineering, Inc., December 17, 2023 (**Appendix B2**); *Haven Winery Traffic Impact Analysis,* RK Engineering, Inc., July 8, 2022 (*TIA*, **Appendix I1**); and *Haven Winery Project Vehicle Miles Traveled (VMT) Screening Analysis*, County of Riverside, RK Engineering, Inc., February 12, 2022 (*VMT Analysis*, **Appendix I2**).

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

Findings of Fact:

a. **Less Than Significant Impact**.

Background Information

There are many different types and sources of energy produced and consumed in the United States. The U.S. Energy Information Administration (EIA) categorizes energy by primary and secondary sources, renewable and nonrenewable sources, and by the different types of fossil fuels. Primary energy is captured directly from natural resources and includes fossil fuels, nuclear energy, and renewable sources of energy. Electricity is a secondary energy source that results from the transformation of primary energy sources. A renewable energy source includes solar energy from the sun, geothermal energy from heat inside the earth, wind energy, biomass from plants, and hydropower from flowing water. Nonrenewable energy sources include petroleum products, hydrocarbon gas liquids, natural gas, coal, and nuclear energy. Fossil fuels are non-renewable resources formed by organic matter over millions of years and include oil, coal and natural gas.

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

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

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

Project Energy Consumption

Energy usage for the proposed Project was calculated based on the (*AQ/GHG Study*, **Appendix B1**). According to the *AQ/GHG Study*, the three (3) main types of energy expected to be consumed by the Project include electricity, propane gas and petroleum products in the form of gasoline and diesel fuel. The latest California Emissions Estimator Model Version 2020.4.0 (CalEEMod) was used to calculate energy usage from Project construction and operational activities. As previously mentioned In Section 6, analysis is based on a slightly larger square footage of improvements than the proposed Project, and the operational characteristic of the proposed Project remains the same (**Appendix B2**). Therefore, it is presumed the Project will have a further reduced impact compared to the presented energy analysis.

Electricity Consumption

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

Temporary electricity usage for construction activities may include lighting, electric equipment and mobile office uses. CalEEMod does not calculate electricity usage during construction as electricity consumption during construction is short-term and relatively minor compared to the operational demand. Therefore, electricity usage during construction is not counted in this analysis.

Table 10, *Project Electricity and Propane Consumption*, shows the Project would consume 558,949 kilowatt-hours per year (kWh/year) of electricity.

Propane Consumption

The Project is expected to use propane for building heating and cooling, cooking and kitchen appliances, water heating and industrial applications associated with wine production. The Project is not anticipated to have natural gas supplied to the site. All propane used by the Project is expected to be imported and stored on-site via on-site storage tanks. Propane is not expected to be used during construction in any significant quantities and is not included in the overall calculation of the Project's propane consumption. **Table 10** shows the Project's estimated operational propane consumption will be 2.91 million BTU per year. It should be noted that propane is referenced here while natural gas is referenced in the Air Quality Tables; this is because for purposes of the *AQ/GHG Study*, emissions from natural gas usage are calculated since CalEEMod cannot readily calculate propane emissions. Additionally, the quantity of BTU's required for on-site heating/usage (propane or natural gas) would essentially be the same, since BTU's are a standardized metric for measuring heat energy. Lastly, since propane is a relatively clean-burning fuel, with low carbon content, the results of the emissions analysis are conservative.

Table 10 - Project Electricity and Propane Consumption

Land Use/Activity	Energy Consumption[1]	
	Electricity (kWhr/yr.)[2]	Propane (KBtu/yr.)[2]
Winery Production & Storage	79,082.00	257,735.00
General Office Building	13,656.00	5,096.98
Wine Tasting Room and Restaurant	448,352.00	2,648,350.00
Boilers	0.00	50.00
Parking Lot	17,859.10	0
Total	**558,949.1**	**2,911,232.0**

[1] Based on the *AQ/GHG Study* (**Appendix B**) using CalEEMod default conditions.
[2] kWhr/yr = Kilowatt Hours per Year; MBtu/yr = Million British Thermal Units per Year.

Petroleum Consumption

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

Construction

Construction activities will consume energy in the form of motor vehicle fuel (gasoline and diesel) for off-road construction equipment and on-road vehicle trips. Off-road equipment includes such things as tractors, scrapers, excavators and other machinery that would be trailered to the site and used off-road. On-road vehicle trips include workers and vendors traveling to and from the job-site during the construction phase. Based on CalEEMod default assumptions in terms of equipment and the size of the planned construction (2.21 acres), it is estimated that Project construction could consume approximately 33,300 gallons of diesel fuel and 34,200 gallons of gasoline over a 12-month period.

Operation

The Project is expected to consume energy from the generation of operational auto and truck trips based on the analysis presented in the *AQ/GHG Study*. Vehicle trips are associated with workers, customers and vendors/non-workers (i.e., delivery, service and maintenance vehicles, etc.) traveling to and from the site. Operation of the Project will generate 818,137 vehicle miles traveled (VMT) which will consume approximately 47,700 gallons of gasoline and 18,400 gallons of diesel fuel each year based on CalEEMod default assumptions.

The Project will be required to comply with the mandatory requirements of California's Building Energy Efficiency Standards (Title 24, Part 6) and Green Building Standards (CALGreen, Title 24, Part 11). California's building energy efficiency standards are some of the strictest in the nation and the Project's compliance with the California Building Code will ensure that wasteful, inefficient or unnecessary consumption of energy is minimized. The building standards code is designed to reduce the amount of energy needed to heat or cool a building, reduce energy usage for lighting and appliances and promote usage of energy from renewable sources.

In addition, the Project will be required to comply with the Air Quality Regulations listed in Section 6 (Air Quality) of this Initial Study as standard conditions of approval (COAs) for private development projects.

With adherence to standard conditions and requirements and implementation of the Air Quality Regulations, Project impacts due to wasteful, inefficient, or unnecessary consumption of energy resources, during Project construction or operation, would remain at less than significant levels and no mitigation is required.

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

The Project will further comply with the mandatory requirements of California's Green Building and Title 24 Building Energy Efficiency standards that promote renewable energy and energy efficiency; refer to response 10.a. Therefore, the Project will not conflict with or obstruct a State or local plan for renewable energy or energy efficiency. Impacts are considered less than significant, 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
GEOLOGY AND SOILS Would the project directly or indirectly:				
11. Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zones a) Be subject to rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?	☐	☐	☐	☒

Source(s): *Map My County* (**Appendix A**); *Preliminary Geotechnical Interpretive Report for the Haven Vineyard Development, APN927-670-009, Located on Camino Del Vino, City of Temecula, Riverside County, California*, Dynamic Geotechnical Solutions, June 30, 2022 (*Geo Report*, **Appendix E1**); and Riverside County General Plan, Chapter 6, Safety Element, Figure S-2 *Earthquake Fault Study Zones*.

Findings of Fact:

a. **No Impact**. As set forth in the *Geo Report* (**Appendix E1**), the Project site is not located within an Alquist-Priolo Earthquake Fault Zone as established by the State of California to restrict the construction of new habitable structures across identifiable traces of known active faults. The *Geo Report* further indicates that there are no faults geologically mapped within two (2) miles or projecting toward the Project site. No impacts will occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

12. Liquefaction Potential Zone a) Be subject to seismic-related ground failure, including liquefaction?	☐	☐	☒	☐

Source(s): *Map My County* (**Appendix A**); *Preliminary Geotechnical Interpretive Report for the Haven Vineyard Development, APN927-670-009, Located on Camino Del Vino, City of Temecula, Riverside County, California*, Dynamic Geotechnical Solutions, June 30, 2022 (*Geo Report*, **Appendix E1**); Riverside County General Plan, Chapter 6, Safety Element, Figure S-3 *Generalized Liquefaction*, August 6, 2019; and County of Riverside, Ordinance No. 457 (An Ordinance of the County of Riverside amending ordinance no.457 relating to building requirements and adopting as amended, including any errata and supplements, the 2019 California administrative code, the 2019 California building code, the 2019 California residential code, the 2019 California electrical code, the 2019 California mechanical code, the 2019 California plumbing code, the 2019 California energy code, the 2019 California historic building code, the 2019 California green building standards code; declaring as a public nuisance all substandard buildings and portions thereof; implementing the procedures required by the state ord. 457.105 – page 2 housing law; and, incorporating the abatement cost recovery procedures of Riverside County Ordinance).

Findings of Fact:

a. Less Than Significant Impact. The *Geo Report* evaluated the nature, distribution, engineering properties, and geologic strata underlying the Project site with respect to the proposed development

and provided preliminary grading and foundation design recommendations based on the Project site plans.

Regional Geology

The site is located in the Peninsular Ranges Geomorphic Province of California which are characterized by steep, elongated valleys that trend west to northwest. The northwest-southeast trending topography is controlled by the Elsinore Fault Zone, which extends from the San Gabriel River Valley southeasterly to the United States/Mexico border. The Santa Ana Mountains lie along the western side of the Elsinore Fault Zone, while the Perris Block is located along the eastern side of the fault zone. The mountainous regions are underlain by Pre-Cretaceous, metasedimentary and metavolcanic rocks and Cretaceous plutonic rocks of the Southern California Batholith. Holocene to Pleistocene-aged alluvium overlie Quaternary and Tertiary rocks, which are generally comprised of non-marine sediments consisting of sandstone, mudstones, conglomerates, and occasional volcanic units.

A map illustrating the regional geology is presented below as **Figure 7, *Regional Geologic Map***, followed by **Figure 8, *Geotechnical Map***, which depicts the Test Pit and Boring locations conducted on the Project site.

Local/Project Specific Geology

The earth materials beneath the Project site are primarily comprised of colluvium and Pauba Formation sandstone. A general description of the dominant earth materials observed on the site is provided below:

- **Colluvium (Qc)** – Colluvium was encountered at the surface in borings B-2 through B-5 and trenches TR-1 through TR-2 to depths up to 20.0 feet. These materials consisted of silty sand and poorly graded sand which were various shades of yellow, orange, red, gray and brown. The colluvium was dry to damp, loose to medium dense, very fine to medium grained with occasional coarse grains, micaceous with roothairs, rootlets, mottling and manganese staining.
- **Pauba Formation (Qpfs)** – Pauba Formation was encountered in all borings and trenches. These materials consisted of clayey, silty, well graded and poorly graded sandstone, which were various shades of gray, red, orange, yellow and brown. The Pauba Formation sandstone was dry to damp, medium dense to very dense, very fine to coarse grained with occasional very coarse grains, micaceous with oxidation staining and manganese staining.

Groundwater

Groundwater was not observed during the on-site subsurface exploration to a maximum depth of approximately 35.5 feet. A review of the California Department of Water Resources, Water Data Library online database indicates the presence of groundwater less than 0.6 mile away from the general site area as shallow as approximately 406 feet below the existing ground surface according to historical records from a well location at an elevation of approximately 1,483 feet above mean sea level.

Seismic-Related Ground Failure/Liquefaction Discussion

The Project site is located in a seismically active region and as a result significant ground shaking will likely impact the site within the design life of the proposed Project. The geologic structure of the entire southern California area is dominated by northwest-trending faults associated with the San Andreas Fault system, which accommodates for most of the right lateral movement associated with the relative

motion between the Pacific and North American tectonic plates. Known active faults within this system include the Newport-Inglewood, Whittier-Elsinore, San Jacinto and San Andreas Faults.

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

As set forth in the *Geo Report*, liquefaction occurs as a result of a substantial loss of shear strength or shearing resistance in loose, saturated, cohesionless earth materials subjected to earthquake induced ground shaking. Potential impacts from liquefaction include loss of bearing capacity, liquefaction related settlement, lateral movements, and surface manifestation such as sand boils. Seismically induced settlement occurs when loose sandy soils become denser when subjected to shaking during an earthquake.

The three factors determining whether a site is likely to be subject to liquefaction include seismic shaking, type and consistency of earth materials, and groundwater level.

The *Geo Report* did not encounter groundwater during the subsurface exploration to a maximum depth of 35.5 feet below the existing grade and historic groundwater levels, so the site is considered to have a very low potential for dynamic settlement due to liquefaction. However, there is potential within the upper 20 feet of onsite material to experience dynamic settlement due to dry sand conditions. As such, the potential for earthquake induced liquefaction and lateral spreading beneath the proposed structures is considered very low to remote due to the recommended compacted fill, relatively low groundwater level, and the dense nature of the deeper onsite earth materials.

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

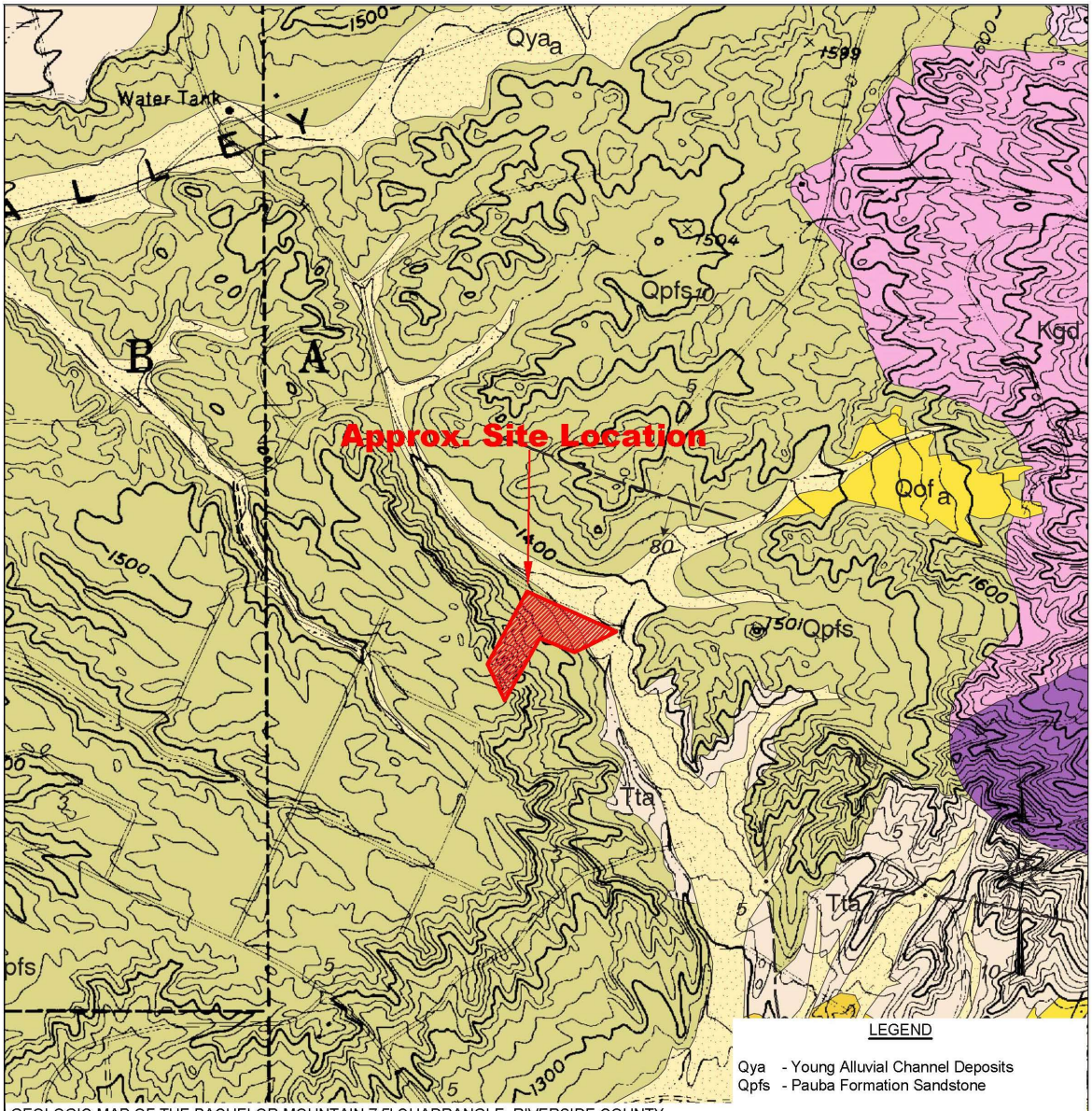
CBC requirements are applicable to all development; therefore, they are not considered mitigation for CEQA implementation purposes. In addition, the Project will be required to comply with recommendations provided in the *Geo Report*.

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

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

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.



DGS

FIGURE 2
REGIONAL GEOLOGIC MAP

Project Name	HAVEN VINEYARD
Project No.	D21-1119-10
Geologist	JL
Scale	NOT TO SCALE
Date	JUNE 2022

Figure 7: Regional Geologic Map
Source: Dynamic Geotechnical Solutions

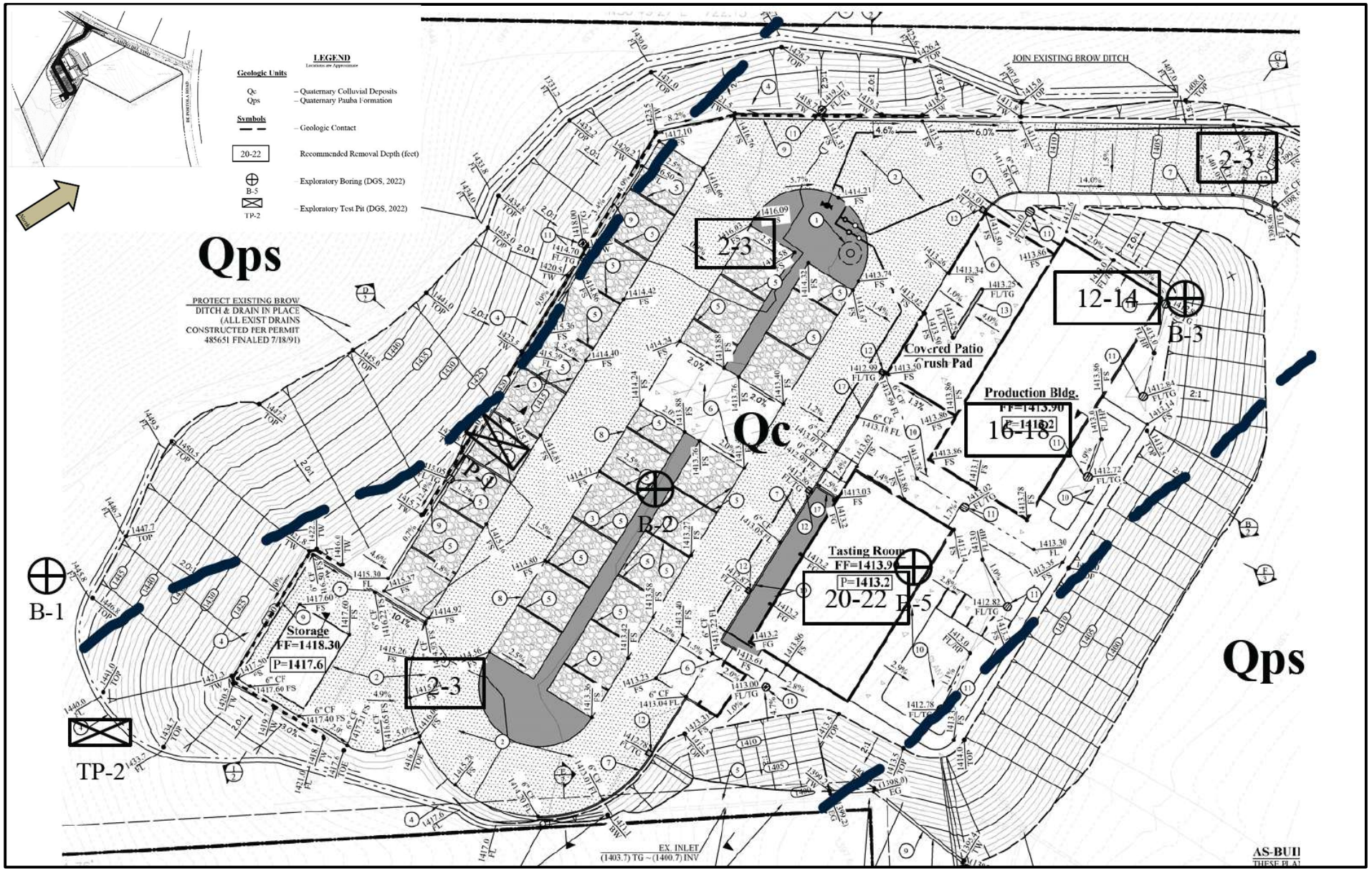


Figure 8: Geotechnical Map
Source: Dynamic Geotechnical Solutions

	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?	☐	☐	☒	☐

Source(s): *Map My County* (**Appendix A**); Preliminary *Geotechnical Interpretive Report for the Haven Vineyard Development, APN927-670-009, Located on Camino Del Vino, City of Temecula, Riverside County, California*, Dynamic Geotechnical Solutions, June 30, 2022 (*Geo Report*, **Appendix E1**); Riverside County General Plan Figure S-4 *Earthquake-Induced Slope Instability Map*; and Ordinance No. 457.

Findings of Fact:

a. **Less Than Significant Impact**.

Faulting

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

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

According to the *Geo Report*, the nearest known active fault to the Project site is the Murrieta Hot Springs Fault located approximately 2.5 miles south of the site.

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

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

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

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

Secondary Seismic Hazards

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

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

As set forth in the *Geo Report*, all of the above secondary effects of seismic activity on the site are considered unlikely and can be accommodated by the proposed Project design as evaluated in the *Geo Report*.

California Building Code

CBC requirements (as implemented through Ordinance No. 457) pertaining to new development and construction will minimize the potential for structural failure or loss of life during earthquakes by ensuring that structures are constructed pursuant to applicable seismic design criteria for the region.

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

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

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

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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?	☐	☐	☐	☒

Source(s): *Map My County* (**Appendix A**); *Preliminary Geotechnical Interpretive Report for the Haven Vineyard Development, APN927-670-009, Located on Camino Del Vino, City of Temecula, Riverside County, California*, Dynamic Geotechnical Solutions, June 30, 2022 (*Geo Report*, **Appendix E1**); Project Plans (**Appendix K**); Riverside County General Plan, Chapter 6, Safety Element, Figure S-5 *Regions Underlain by Steep Slope*.

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

Findings of Fact:

a. **No Impact.** Historically, the northerly half of the Project site was improved as a vineyard since approximately 2009 and is still currently in production. The southern half of the Project site has been undisturbed. There are no building structures located on the Project site at present.

Topographic relief at the Project site is relatively moderate with the terrain being generally flat in the northern portion of the site and hilly in the southern portion of the site. Elevations at the site range from approximately 1,370 to 1,540 feet above mean sea level (AMSL), for a difference of about 170 feet across the entire site.

The Geo Report did not find any landslide debris during the subsurface exploration and no ancient landslides are known to exist on the site. Based on available information, no landslides are known to exist, or have been mapped, in the vicinity of the site.

The Geo Report indicated that geologic mapping and review of aerial imagery of the site revealed no geomorphic expressions, nor any recent or ancient landslides. The materials encountered in the pad area were found to be very hard and no over-steepened slopes exist on the site or are proposed.

There are no existing on-site cut or fill slopes greater than ten (10) feet in height or steeper than 2:1 (horizontal:vertical). Furthermore, the Project site development plan does not propose the creation of cut or fill slopes steeper than 2:1 (horizontal:vertical) but does propose slopes greater than ten 10 (feet) in height. Those slopes over ten (10) feet in height will be constructed in accordance with Riverside County standards.

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

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

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

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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?	☐	☐	☒	☐

Source(s): *Map My County* (**Appendix A**); Preliminary *Geotechnical Interpretive Report for the Haven Vineyard Development, APN927-670-009, Located on Camino Del Vino, City of Temecula, Riverside*

County, California, Dynamic Geotechnical Solutions, June 30, 2022 (*Geo Report*, **Appendix E1**); Riverside County General Plan, Chapter 6, Safety Element, Figure S-7 *Documented Subsidence Areas Map*; and Ordinance No. 457.

Findings of Fact:

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

Subsidence typically occurs throughout a susceptible valley. In addition, differential displacement and fissures occur at or near the valley margin, and along faults. In the County of Riverside, the worst damage to structures as a result of regional subsidence may be expected at the valley margins. Alluvial valley regions are especially susceptible. While the Project site is located in an area that is susceptible to subsidence according to the Map My County web tool **Appendix A**), the *Geo Report* reviewed available geological and geotechnical literature, current field mapping, and exploratory borings and trenches at the site and concluded that the site is underlain by colluvium and Pauba Formation sandstone deposits. These materials should be over excavated to underlying competent Pauba Formation deposits. Based on onsite soil exploration conducted as part of the *Geo Report*, unfavorable subsidence is not anticipated.

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

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

The *Geo Report* concluded that subsidence from scarification and recompaction of exposed bottom surfaces is expected to be negligible to approximately 0.01 foot.

From a geotechnical and engineering geologic standpoint, the Project site is considered suitable for the proposed development, provided the conclusions and recommendations set forth in the *Geo Report,* inclusive of CBC compliance, are incorporated into the plans and are implemented during construction.

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

Adherence to CBC requirements is applicable to all commercial development they are not considered mitigation for CEQA implementation purposes. Impacts will be 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
16. Other Geologic Hazards a) Be subject to geologic hazards, such as seiche, mudflow, or volcanic hazard?	☐	☐	☐	☒

Source(s): *Map My County* (**Appendix A**); *Preliminary Geotechnical Interpretive Report for the Haven Vineyard Development, APN927-670-009, Located on Camino Del Vino, City of Temecula, Riverside County, California*, Dynamic Geotechnical Solutions, June 30, 2022 (*Geo Report*, **Appendix E1**); Google Maps; and **Figure 4, *Aerial Photo***, in Section II. of this Initial Study.

Findings of Fact:

a. **No Impact.** Seismically induced flooding is normally a consequence of a tsunami (seismic sea wave), a seiche (i.e., a wave-like oscillation of surface water in an enclosed basin that may be initiated by a strong earthquake) or failure of a major reservoir or retention system up gradient of the site.

Since the Project site is at an elevation of more than 1,500 feet above mean sea level and is located more than 30 miles inland from the nearest coastline of the Pacific Ocean, the potential for seismically induced flooding due to a tsunami is considered nonexistent.

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

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

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

The Project site is not subject to geologic hazards, such as seiche, mudflow, or volcanic hazard. There will be no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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?	☐	☐	☒	☐

Source(s): *Map My County* (**Appendix A**); *Preliminary Geotechnical Interpretive Report for the Haven Vineyard Development, APN927-670-009, Located on Camino Del Vino, City of Temecula, Riverside County, California*, Dynamic Geotechnical Solutions, June 30, 2022 (*Geo Report*, **Appendix E1**); *Alternative Onsite Wastewater Treatment System Investigation Recommendations, Proposed Haven Vineyards*, CM Soils, February 29, 2024 (*OWTS,* **Appendix E2**); Project Plans (**Appendix K**); and Ordinance No. 457.

Findings of Fact:

a. **Less Than Significant Impact.** Currently, the Project site is partially cultivated, with roughly the northern half of the Project site in active agriculture and southern half in its natural state. There are no building structures located on the Project site at present.

Topographic relief at the Project site is relatively moderate with the terrain being generally flat in the northern portion of the site and hilly in the southern portion of the site. Elevations at the site range from approximately 1,370 to 1,540 feet AMSL, for a difference of about 170feet across the entire site.

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

The Project is proposing a Class II winery. The Project site's development plan indicates that the building improvements would be located in the north/northeast half "flat" portion of the site.

The Project proposes low impact development standards intended to preserve the natural topography of the Project site to the maximum extent possible. The upper half elevations offer views oriented to the northwest.

There are no existing on-site cut or fill slopes greater than ten (10) feet in height or steeper than 2:1 (horizontal:vertical). Furthermore, the Project site development plan does not propose the creation of cut or fill slopes steeper than 2:1 (horizontal:vertical). However, the Project does propose slopes greater than ten (10) feet in height to accommodate the development. However, these slopes are located in the northwestern portion of the site and will be hidden from public view.

The Project rough grading is anticipated to balance, with 7,820 cubic yards (cy) of cut and 7,820 cy of fill.

When graded, the overall minimum and maximum elevations that currently exist on site will remain unchanged.

The grading plan provides for a 24-foot wide asphalt paved driveway single access point extending west/southwest from Camino Del Vino, then branching off to provide essentially a loop access system serving the proposed winery improvements (buildings and parking lots).

The existing vineyard will remain generally intact. The winery will be constructed in a northwest / southeast orientation in order to minimize excess grading and conform to the existing contours of the site.

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

b. **Less Than Significant Impact.** No cut or fill slopes greater than 2:1 are being proposed in conjunction with the proposed Project site development plan. However, slopes greater than 10 feet are proposed for the site.

CBC requirements (as implemented through Ordinance No. 457) pertaining to new development and construction will minimize the potential for structural failure or loss of life due to geological constraints by ensuring that structures are constructed pursuant to applicable seismic design criteria for the region. CBC requirements are applicable to all development; therefore, they are not considered mitigation for CEQA implementation purposes. In addition, the Project will be required to comply with the Geo Report and the report's various recommendations.

The County of Riverside Building and Safety Department has standard conditions, as they apply to manufactured slopes, which require that the Project applicant plant and irrigate all manufactured slopes equal to or greater than 3 feet in vertical height with drought tolerant grass or ground cover; slopes 15 feet or greater in vertical height shall also be planted with drought tolerant shrubs or trees in accordance with the requirements of Ordinance 457 and the current CBC. Impacts will be less than significant.

c. **Less than Significant Impact.** The Project site is cultivated with a vineyard in the north portion of the site, with the southern half remaining undisturbed. Currently, there are no sewage disposal system improvements at the Project site.

Improved properties (wineries, equestrian facilities, and estate rural residences) proximate to the Project site utilize subsurface sewage disposal systems (septic systems).

The Project site development plan proposes an on-site self-contained septic system to be approved by the County Department of Environmental Health. An "Alternative Onsite Wastewater Treatment System Investigation" (*OWTS*, **Appendix E2**) was prepared by the geotechnical consultant which indicated onsite soils are relatively sandy and would accommodate a septic system.

No portion of the proposed Project will result in grading that affects or negates subsurface sewage disposal systems. Impacts will be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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 direct or indirect risks to life or property?	☐	☐	☒	☐
c) Have soils incapable of adequately supporting use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	☐	☐	☒	☐

Source(s): Google Earth; *Map My County* (**Appendix A**); *Preliminary Geotechnical Interpretive Report for the Haven Vineyard Development, APN927-670-009, Located on Camino Del Vino, City of Temecula, Riverside County, California*, prepared by Dynamic Geotechnical Solutions, 06-30-2022 (*Geo Report*, **Appendix E1**); *Alternative Onsite Wastewater Treatment System Investigation Recommendations, Proposed Haven Vineyards*, CM Soils, February 29, 2024 (*OWTS,* **Appendix E2**); Project Plans (**Appendix K**); Eastern Municipal Water District Wine Country Infrastructure Update, February 14, 2019; and Ordinance No. 457.

Findings of Fact:

a. **Less Than Significant Impact.** The *Geo Report* indicates that earth materials on the Project site are primarily comprised of topsoil and bedrock.

A general description of the dominant earth materials observed on the site is provided below:

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

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

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

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

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

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

CBC requirements (as implemented through Ordinance No. 457) pertaining to new development and construction will minimize the potential for structural failure or loss of life during earthquakes by ensuring that structures are constructed pursuant to applicable seismic design criteria for the region. CBC

requirements are applicable to all development; therefore, they are not considered mitigation for CEQA implementation purposes.

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

c. **Less Than Significant Impact.** The Project site is located within the wastewater/sewer service boundary of the Eastern Municipal Water District (EMWD). At present, there is limited, but expanding, sewer facility infrastructure in the Temecula Valley Wine Country and most existing development is served by on-site wastewater (septic) systems.

The Project proposes adding a Class II winery to an existing vineyard. The Project would have a moderate sewage generation factor (restroom facilities associated with winery) and is proposing to install an onsite septic system to accommodate Project sewage so no connection to EMWD lines is needed. An *OWTS* was prepared by the geotechnical consultant which indicated onsite soils are relatively sandy and would accommodate a septic system. This system would be required to comply with the County Department of Health requirements as a standard County condition of approval. This is considered regulatory compliance and not unique mitigation under CEQA. The closest EMWD sewer service line is 1.75 miles northwest of the Project site at the intersection of Camino Del Vino and Monte de Oro Road. Connection to EMWD sewer lines would be available to the site in approximately 3-5 years per conversations between EMWD, the applicant, and the County. On-site sewer improvements include construction of sewer pipes, cleanouts, 1,200-gallon septic tank and distribution box, and grease trap. The future sewer lateral would be constructed to connect the Project Site into future infrastructure in Camino Del Vino. Sewer infrastructure would include an onsite waste treatment system. Separate permitting shall be coordinated with the Regional Water Quality Control Board.

The Department of Environmental Health's Local Agency Management Program has listed the Wine Country as an area of special concern, meaning there is an obligation to the San Diego Regional Water Quality Control Board in providing adequate safeguards in protecting the beneficial use of the ground water resources within this area. With aggregate waste flows significantly greater than 1,200 gallons per day but not exceeding 10,000 gallons per day, advanced on-site wastewater treatment will be required within this area to provide adequate protection to the ground water basin from the anticipated waste flows. The advanced on-site wastewater treatment must meet National Sanitation Foundation (NSF) performance standards of 40 and 245. All pretreatment equipment must be certified by the NSF. Any impacts are considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

19. Wind Erosion and Blowsand from project either on or off site. a) Be impacted by or result in an increase in wind erosion and blowsand, either on or off site?	☐	☐	☒	☐

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

Findings of Fact:

a. **Less Than Significant Impact.** The proposed Project site is located in an area of "Moderate Wind Eroding" rating. Implementation of the proposed Project may be impacted by or result in an increase in wind erosion and blowsand, either on or off site. All grading shall conform to the California Building Code, Ordinance No. 457, and all other relevant laws, rules, and regulations governing grading in Riverside County and prior to commencing any grading which includes 50 or more cubic yards, the applicant shall obtain a grading permit from the Building and Safety Department.

This is a standard condition for the County of Riverside and is not considered mitigation for CEQA implementation purposes.

The Project will be required to implement a Storm Water Pollution Prevention Plan (SWPPP) to address wind erosion and blowsand during the construction process. The SWPPP is required by the California Regional Water Quality Board Order 2009-0009-DWQ and the NPDES General Permit Number CAS000002. As part of the SWPPP, the Project will implement construction Best Management Practices (BMP) per the California Stormwater Quality Association Construction BMP Handbook that are used to control wind erosion and blow sand, as well as stormwater runoff.

This is a standard condition for the County of Riverside as well as compliance with required state regulations and is not considered mitigation for CEQA implementation purposes.

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

Mitigation: No mitigation 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?	☐	☐	☒	☐

Source(s): *Haven Winery, Air Quality and Greenhouse Gas Impact Study*, RK Engineering, Inc., December 2, 2022 (*AQ/GHG Study*, **Appendix B1**); *Haven Winery Project Supplemental Memorandum to the Traffic, Noise, and Air Quality/GHG Impacts Studies*, RK Engineering, Inc., December 17, 2023 (**Appendix B2**); and Riverside County 2019 Climate Action Plan (CAP).

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

Findings of Fact:

a. **Less Than Significant Impact.** The Riverside County 2019 Climate Action Plan (CAP) Update was approved on December 17, 2019. The 2019 CAP Update refines the County's efforts to meet greenhouse gas (GHG) reduction strategies, specifically for the years 2035 and 2050. The 2019 CAP Update builds upon the GHG reduction strategies in the 2015 Climate Action Plan.

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

Projects have the option of preparing a project-specific technical analysis to quantify and mitigate GHG emissions. A threshold level above 3,000 $MTCO_2e$ per year will be used to identify projects that require the use of Screening Tables or a project-specific technical analysis to quantify and mitigate project emissions.

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

As previously mentioned In Section 6, analysis is based on a slightly larger square footage of improvements than the proposed Project, and the operational characteristic of the proposed Project remains the same (**Appendix B2**). Therefore, it is presumed the Project will have a further reduced impact compared to the presented GHG analysis.

Construction Greenhouse Gas Emissions

Greenhouse gas emissions are estimated for on-site and off-site construction activity using CalEEMod. **Table 11, *Construction Greenhouse Gas Emissions*** shows the Project's construction-related

greenhouse gas emissions, including equipment and worker vehicle emissions for all phases of construction. Construction emissions are averaged over 30 years and added to the long-term operational emissions, pursuant to SCAQMD recommendations.

Table 11 - Construction Greenhouse Gas Emissions

Activity	Emissions ($MTC0_2e$/yr.)[1]		
	On-site	**Off-site**	**Total**
Site Preparation	3.26	0.10	3.36
Grading	5.48	3.91	9.39
Building Construction	229.55	53.24	282.79
Paving	7.82	0.64	8.46
Architectural Coating	1.28	0.26	1.54
Total	247.39	58.15	305.54
Amortized over 30 years[2]	**8.25**	**1.94**	**10.18**

[1] $MTCO_2e$/yr. = metric tons of carbon dioxide equivalents per year
[2] The emissions are amortized over 30 years and added to the operational emissions, pursuant to SCAQMD recommendations

Operational Greenhouse Gas Emissions

Greenhouse gas emissions are estimated for on-site and off-site operational activity using CalEEMod. Greenhouse gas emissions from mobile sources, area sources and energy sources are shown in **Table 12, *Operational Greenhouse Gas Emissions***.

Table 12 - Operational Greenhouse Gas Emissions

Emission Source	GHG Emissions ($MTCO_2e$/yr.)[1]
Mobile Source	270.54
Energy Source	255.91
Area Source	0.00
Water	17.49
Waste	67.24
Stationary Sources	2.67
Construction (30 year amortization)	10.18
Total Annual Emissions	**624.03**
Riverside County CAP Screening Threshold	3,000
Exceed CAP Threshold?	**No**

[1] $MTCO_2e$/yr. = metric tons of carbon dioxide equivalents per year

The analysis first compares the Project's GHG emissions to the SCAQMD's Tier 3 approach, which limits GHG emissions to 3,000 $MTCO_2e$. As shown in **Table 12**, Project GHG operational emissions would be 624 MTCO2e which does not exceed 3,000 $MTCO_2e$ based on the unmitigated business as usual scenario.

The Riverside County Climate Action Plan (CAP) establishes a threshold of significance of 3,000 MTCO2e for land use development projects. Based on the results of the quantified GHG emissions analysis above, the proposed Project is not expected to exceed the CAP threshold of significance and so its impacts relative to GHG emissions will be less than significant and no mitigation is required.

In addition, the Project will be required to comply with the Air Quality Regulations listed in Section 6 (Air Quality) of this Initial Study which will also help further reduce Project GHG emissions during construction.

b. **Less Than Significant Impact.** The Riverside County CAP establishes a threshold of significance of 3,000 MTCO2e for land use development projects. Projects that exceed the CAP threshold may result in a potentially significant GHG impact and would require the use of Screening Tables to mitigate the project emissions. The screening tables are setup similar to a checklist, with points allocated to certain elements of a project that would contribute to reduced greenhouse gas emissions. If a project garners 100 points (by including enough GHG reducing elements), then the project is consistent with Riverside County's plan for reducing emissions.

Based on the results of the quantified GHG emissions analysis outlined in Threshold 20.a above, the proposed Project is not expected to exceed the CAP threshold of significance and so it does not conflict

with an applicable plan, policy, or regulation adopted for the purpose of reducing emissions of greenhouse gases. Hence, it would not be required to implement the CAP screening tables as a mitigation measure. By complying with the goals and policies of the CAP, the Project will also be in compliant with the broader statewide goals for combating climate change, such as those required in the CARB Scoping Plan and SB 32. The purpose of the County's CAP is to ensure compliance with the state's climate initiatives for reducing GHG emissions.

The Project will also comply with the mandatory requirements of Title 24 part 11 of the California Building Standards Code (CALGreen) and Title 24 Part 6 Building Efficiency Standards to further reduce energy usage and GHG emissions. CALGreen and building code compliance is considered regulatory compliance and not project unique mitigation under CEQA.

The Project is required to comply with the local, regional and State established GHG plans. By complying with the County's General Plan, Riverside County CAP, the SCAQMD recommended thresholds of significance, and the State of California Green Building Code, the Project would be consistent with the applicable plans, policies and regulations adopted for the purpose of reducing greenhouse gas emissions. Impacts will be less than significant, 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
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 (1/4) 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?	☐	☐	☐	☒

Source(s): *Phase I Environmental Site Assessment of a 10.2-Acre Vineyard Property 41625 Camino Del Vino APN 927-670-009,* prepared by Dynamic Geotechnical Solutions, 6-29-2012 (*Phase I ESA*, **Appendix F**); Temecula Valley Unified School District website; GEOTRACKER website; and The Department of Toxic Substances Control EnviroStor website.

Findings of Fact:

a. **Less Than Significant Impact.** The proposed Project could result in a significant hazard to the public if the project includes the routine transport, use, or disposal of hazardous materials; or places housing near a facility which routinely transports, uses, or disposes of hazardous materials. The proposed Project is located within a primarily winery area and is not located in an industrial area and would not result in new housing. . The routine use, transport, or disposal of hazardous materials is primarily associated with industrial uses that require such materials for manufacturing operations or produce hazardous wastes as by-products of production applications. The proposed Project does not propose or facilitate any activity involving significant use, routine transport, or disposal of hazardous substances as part of the winery (a commercial operation).

During construction, there would be a minor level of transport, use, and disposal of hazardous materials and wastes that are typical of construction projects. This would include fuels and lubricants for construction machinery, coating materials, etc. Routine construction control measures and best management practices for hazardous materials storage, application, waste disposal, accident prevention and clean-up, etc. would be sufficient to reduce potential impacts to a less than significant level.

During Project operation, a number of common hazardous materials may be used or generated onsite such as cleaners, pesticides, and food waste. Empty containers and related materials would be disposed of similar to household hazardous waste disposal and no special handling or disposal would be required. All waste materials will be disposed of as appropriate in local landfills. Regular operation

and cleaning of these uses would not result in significant impacts involving use, storage, transport or disposal of hazardous wastes and substances. Use of common household hazardous materials and their disposal does not present a substantial health risk to the community. Impacts associated with the routine transport and use of hazardous materials or wastes would be less than significant and no mitigation is required.

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

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

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

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

c. **Less Than Significant Impact**. The Project will include constructing a winery with parking, drainage facilities, water lines, and roadway improvements. A limited potential exists to interfere with an emergency response or evacuation plan during construction, primarily on Camino Del Vino. Control of access will ensure emergency access to the site and Project area during construction through the submittal and approval of a traffic control plan (TCP). The TCP is designed to mitigate any construction circulation impacts.

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

d. **No Impact.** The following are the closest existing school to the Project site:

- St. Jeanne De Lestonnac School: located approximately 3.9 miles west of the Project site;
- Vintage Hills Elementary School: located approximately 4.5 miles westerly of the Project site; and
- Temecula Middle School: located approximately 4.4 miles southwesterly of the Project site.

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

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

e. **No Impact.** The California State Waterboards GEOTRACKER site provides information regarding Leaking Underground Storage Tanks, Other Cleanup Sites, Land Disposal Sites, Military Sites, Waste Discharge Requirement (WDR) Sites, Permitted Underground Storage Tank (UST) Facilities, Monitoring Wells, Department of Toxic Substances Control (DTSC) Cleanup Sites and DTSC Hazardous Waste Permit Sites.

According to the GEOTRACKER site, there are no Leaking Underground Storage Tanks, Other Cleanup Sites, Land Disposal Sites, Military Sites, WDR Sites, Permitted UST Facilities, Monitoring Wells, DTSC Cleanup Sites and DTSC Hazardous Waste Permit Sites on the proposed Project site, or within 1 mile of the proposed Project site. Detailed information is shown on **Figure 9, *Geotracker Site***.

The DTSC's EnviroStor site does not show any Hazardous Waste and Substances Sites currently located within a 1-mile radius of the proposed Project site. This information was verified at the web-link cited in the sources, and shown on **Figure 10, *EnviroStor Site***. This site, known as "Temecula Bomb Target #107" (80001161), is a potential unexploded ordinance (UXO) site associated with a U.S. Navy bombing range active from 1945-1946. This site is located almost 1-mile from the Project site, and due to the localized nature of the potential impacts has no potential impact on the development of the Project.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

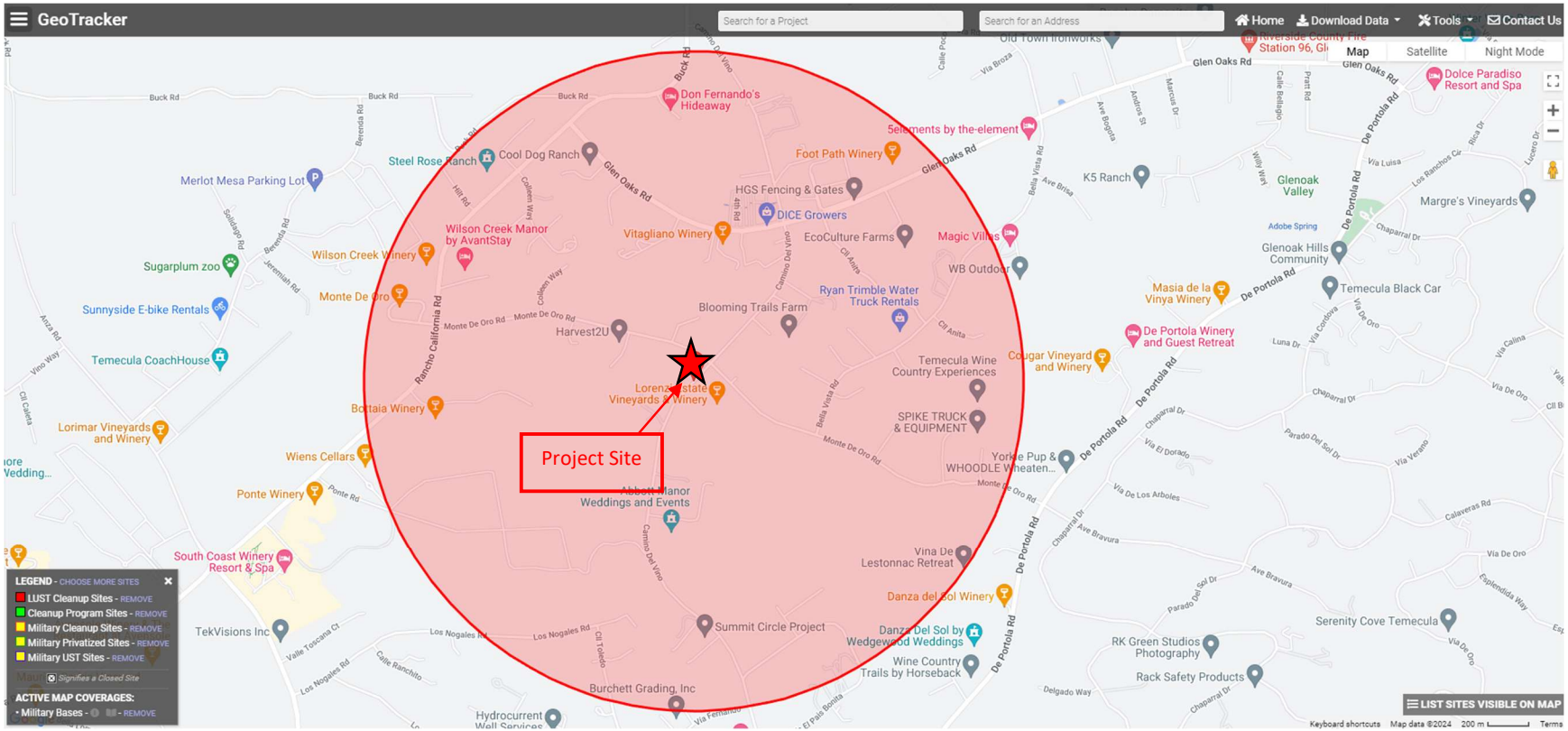


Figure 9: Geotracker Site
Source: Geotracker, accessed 4/4/2024

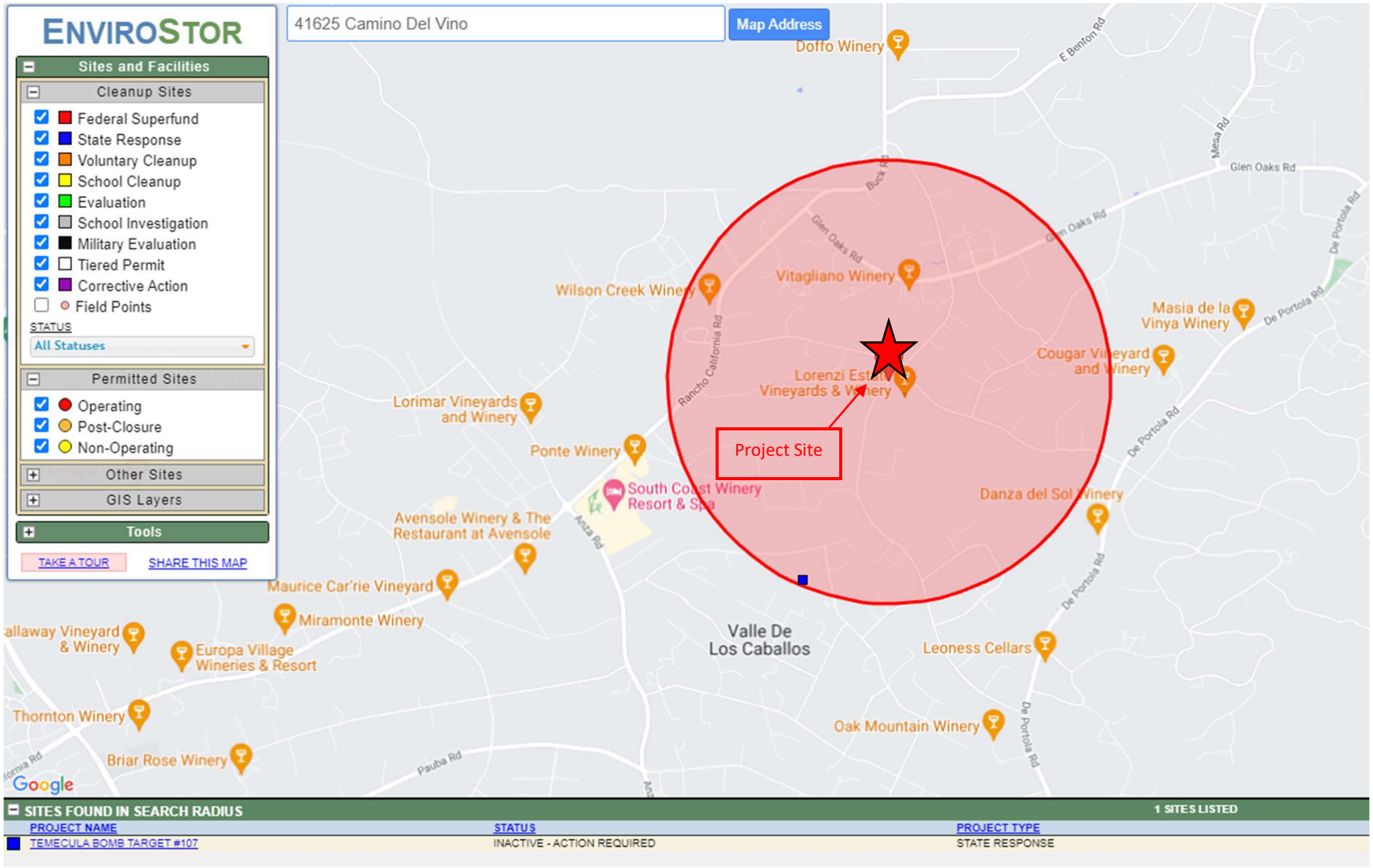


Figure 10: Envirostor Site
Source: Envirostor, accessed 4/4/2024

	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 (2) miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	☐	☐	☐	☒
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?	☐	☐	☐	☒

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

Findings of Fact:

a. **No Impact.** The Project site is not located in an area which is governed by an airport master plan. The closest airport is the French Valley Airport, which is located over 7.1 miles northwesterly of the Project site. Therefore, implementation of the proposed Project would not result in a safety hazard for people residing or working in the proposed Project area. No impacts will occur.

b. **No Impact.** Please reference the discussion in Threshold 22.a. The Project site is not located in an area which is governed by an airport land use plan; therefore, review by an airport land use commission is not required. The closest airport is the French Valley Airport, which is located over 7.1 miles northwesterly of the Project site. This criterion is not applicable to the Project. No impacts will occur.

c. **No Impact.** The Project site is not located in an area which is governed by an airport master plan. The closest airport is the French Valley Airport, which is located over 7.1 miles northwesterly of the Project site. Therefore, this criterion is not applicable to the Project. No impacts will occur.

d. **No Impact.** The closest private airstrip is the Billy Joe Airport - 37CA, which is located approximately 3.4 miles to the southwesterly of the Project site and the closest heliport is located at the Temecula Valley Hospital, located approximately 5.5 miles southwesterly of the Project site. These distances are out of the immediate vicinity of the Project 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
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 ground water 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?	☐	☐	☒	☐

Source(s): *Preliminary Geotechnical Interpretive Report for the Haven Vineyard Development, APN927-670-009, Located on Camino Del Vino, City of Temecula, Riverside County, California*, Dynamic Geotechnical Solutions, June 30, 2022 (*Geo Report*, **Appendix** E1); *Drainage Study for Haven Vineyards,* Robin B. Hamers & Associates, Inc., November 30, 2023 (*Hydro Report*, **Appendix G1**); *County Project Specific Water Quality Management Plan, Haven Winery*, prepared by Robin B. Hamers & Associates, Inc., July 1, 2025 (*WQMP*, **Appendix G2**); FEMA website; Rancho California Water District *2020 Urban Water Management Plan* (*RCWD 2020 UWMP*); Metropolitan Water District *2020 Urban Water Management Plan* (*MWD 2020 UWMP*); Ordinance No. 458 (An Ordinance of the County of Riverside Regulating Special Flood Hazard Areas and Implementing the National Flood Insurance Program); Ordinance No. 754 (As Amended through 754.2; An Ordinance of the County of Riverside Amending Ordinance No. 754 Establishing Stormwater/Urban Runoff Management and Discharge Controls); Riverside County General Plan, Safety Element, Figure S-9 *Special Flood Hazard Areas*, and Figure S-10 *Dam Failure Inundation Zone*; Riverside County General Plan, Southwest Area Plan, Figure 10, *Southwest Area Plan Special Flood Hazard Areas*; Project Plans (**Appendix K**); and *Map My County, (***Appendix A**).

Findings of Fact:

a. **Less Than Significant Impact.** The federal Clean Water Act (CWA) establishes the framework for regulating municipal storm water discharges (construction and operational impacts) via the National Pollutant Discharge Elimination System (NPDES) program. A project would have an impact on surface water quality if discharges associated with the project would create pollution, contamination, or nuisance as defined in Water Code Section 13050, or that cause regulatory standards to be violated as defined in the applicable NPDES storm water permit or Water Quality Control Plan for a receiving water body.

For the purpose of this specific issue, a significant impact could occur if the Project would discharge water that does not meet the quality standards of the agencies which regulate surface water quality and water discharge into storm water drainage systems. Significant impacts could also occur if the project does not comply with all applicable regulations with regard to surface water quality as governed by the State Water Resources Control Board (SWRCB). These regulations include preparation of a Water Quality Management Plan (WQMP) to reduce potential post-construction water quality impacts.

The Project site is located in the Temecula Creek Hydrologic Unit of the larger Santa Margarita Region Watershed. The Santa Margarita Region basin is one of nine watershed basins within the state, and encompasses an area of approximately 750 square miles, most of which (±550 sq. mi; 73%) is located in Southwest Riverside County and the balance (±200 sq. mi; 27%) located in northern San Diego County. The Santa Margarita Watershed basin includes the Riverside County areas of Temecula, Murrieta, Wildomar, and a small portion of southern Menifee, while the areas within San Diego County include Fallbrook, and Camp Pendleton.

The Project site is tributary to Temecula Creek which extends approximately 7.4 miles southwest of the Project site to its confluence with the Santa Margarita River (near the I-15 Freeway), through the Santa Ana Mountain Range (aka the “Rainbow Gap”) and Camp Pendleton before discharging into the Pacific Ocean.

All new development in the County of Riverside is required to comply with provisions of the NPDES program, including Waste Discharge Requirements (WDR), and the 2013 Santa Margarita MS4 Permit (amended 2015), as enforced by the San Diego Regional Water Quality Board (SDRWQCB). The Project *WQMP* (**Appendix G2**) indicates the Project will be required to comply with the Statewide Construction General Permit under the authority of the SDRWQCB.

The Project proposes to add a new Class II commercial winery to an existing vineyard. The Project proposes the development of a new winery and associated retail tasting room, street improvements, utility infrastructure, storm drain, bioretention basins, subsurface systems, and landscaping. The site is agricultural with the northern portion of the site planted as a vineyard. The proposed development will disturb only 2.3 acres of the site and the existing vineyard will not be disturbed. The graded area is predominately on the higher section of the site with a large portion of that area being a previously graded building pad. The existing drainage pattern will not be disturbed.

The proposed conditions presented by the Project’s site layout incorporate low impact development standards, green elements, hydromodification elements, permeable options, among others. The overall drainage patterns are preserved in the proposed condition by matching existing condition discharge points, dispersing impervious area flows to permeable areas, and incorporating infiltration areas to mitigate increases in peak storm runoff quantities.

The Project's *WQMP* indicates that overland sheet flows from the proposed building development, parkways, and ancillary support structures would be routed into localized stabilized structures and then to one "harvest and use" storage pipe (BMP-1) in the northwestern portion of the site. The storage pipe will store water that will be pumped to the vineyard for irrigation as needed and as available. The storage pipe has a design capture volume (DCV) of 1,407 cubic feet (cf) and a proposed storage volume of 1,833 cf (oversized by 30%). This mitigates the proposed increases in the imperviousness over the existing conditions while allowing for the installation of all the proposed impervious elements. Using this type of treatment control plan, the Project design has minimized the proposed impervious area footprint to the extent feasible without sacrificing design and use elements.

The Project site construction would disturb surface soils, potentially resulting in erosion and sedimentation. If left exposed and with no vegetative cover, bare soil may be subject to wind and water erosion. The site occupies 10.15 gross acres and 9.26 net acres. According to the Project landscape plan, approximately 1.07 acres of the site will be developed with impervious surfaces (buildings, hardscape, and parking) within the 2.21-acre area planned for disturbance. In total, the Project will maintain 198,400 square feet or 4.6 acres of the site in vineyard plantings and plant approximately 113 new trees onsite (including 78 olive trees in the orchard); refer to Project Plans. In total, the Project will have 4.6 acres in vineyard in the northern portion of the site and 0.7-acre in an olive orchard in the southern portion of the site. In total, the Project will have 5.3 acres in agricultural production which is 76% of the net site acreage. As outlined in the Project Description (Section I. of this Initial Study), County staff determined that only 6.9 net acres of the site can be planted with vineyards or olive trees due to the presence of steep slopes in the southern portion of the site. Therefore, the agricultural coverage of the site is 76% based on 5.3 acres to be planted versus 6.9 net acres plantable acres.

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

The proposed Project has been reviewed and conditioned by the Riverside County Flood Control & Water Conservation District, the County Building Department, and the County Transportation Department to mitigate any potential impacts as listed above through site design and the preparation of a WQMP and adherence to the requirements of the NPDES. These are standard conditions for the County of Riverside and are not considered mitigation for CEQA implementation purposes.

In addition, the Project proposes an on-site self-contained septic system approved by the County Department of Environmental Health that will allow the Project to operate below regional water quality thresholds.

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

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

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

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

According to the Project *Geo Report* (**Appendix E1**), infiltration testing for water quality treatment areas on the site found generally sandy soils which have infiltration rates that will allow adequate percolation for the proposed water storage pipeline, infiltration trench, and the septic system. Infiltration areas have been spread out to utilize as much infiltration capacity as feasible on the Project site. Impervious areas have been designed with minimal widths and roofs have been designed to drain into adjacent landscaping.

Except in the areas being graded in conjunction with the proposed Project development, the site will remain in its existing condition. The access driveway will be constructed to the minimum width required and on-site parking is being held to minimum requirements to minimize impervious areas. Paved walkways are being limited to those areas in the vicinity of the proposed winery building. Where feasible, the runoff from the building roof areas will be directed to landscaped areas prior to entering the on-site storm drain system (i.e., the water storage pipe or the infiltration trench discussed in Threshold 23.a above).

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

The Project *WQMP* details six (6) drainage management areas (DMAs) in conjunction with the proposed Project development. The DMAs vary in size and surface type and occupy a total of 8.56 acres or 84% of the approximately 10.15 gross acre site. This includes existing planted areas with drip irrigation, which are considered self-treating and will remain in their existing condition. The treatment plan for the basins is shown in **Table 13, *Drainage Management Area Basins***. **Table 13** demonstrates the proposed water storage pipeline and infiltration trench will retain volumes in excess of their design capture volumes. Therefore, the Project will be able to retain and effectively treat onsite runoff so there will be no significant onsite or downstream offsite water quality impacts.

Table 13 - Drainage Management Area Basins

Drainage Management Area (DMAs)	DM Area (square feet)	Design Capture Volume (cubic feet)	Proposed Treatment	Proposed Storage Volume (cubic feet)
10	1,980	--	Self-retaining	--
20	3,279	--	Self-retaining	--
30	3,637	--	Self-retaining	
40	30,274	1,407	Harvest & Use Storage Pipe	1,833
50	226,049	--	Drip Irrigation	--
60	104,237	--	Drip Irrigation	--
Total	**369,456**		**--**	--

Source: Table D-8, LID BMP Sizing, WQMP 2023

In summary, the proposed Project development will utilize low impact development standards intended to preserve the natural topography of the Project site to the maximum extent possible and a combination of the landscaped areas, harvest and use water storage pipe, and an infiltration trench to address water quality and increased runoff from planned impervious areas.

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

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

c. **Less Than Significant Impact.** The *Hydro Report* indicates the Project site slopes generally from the south down to the north toward Camino Del Vino. There is an existing drainage course that crosses Camino Del Vino near the center of the site and flows southeast through the site then offsite to the east towards De Portola Road. Elevations onsite range from 1,370 feet above mean sea level (amsl) northwest corner of the site up to 1,590 feet amsl along the southeast boundary of the site. The northern portion of the site has been planted in vineyard while the southern portion of the site is vacant and contains steeper slopes.

The *WQMP* indicates the Project incorporates low impact development standards, green elements, hydromodification elements, permeable options, and more. The overall drainage patterns are preserved in the proposed conditions by matching existing condition discharge points, dispersing impervious area flows to permeable areas. The Project proposes only 1.07 acres of new impermeable surfaces onsite (within a 2.21-acre development envelope) and will utilize a “harvest and use” storage pipe to mitigate the incremental increase in peak storm runoff quantities.

The Project proposes to maintain existing flows onsite – the new improvements will occupy 2.21 acres which is 21.8% of 10.15 gross acres for the entire site. At present the site has essentially all pervious

surfaces. The improvement areas are all planned to have pervious surfaces or drain toward landscaping or other areas with pervious surfaces. These elements will effectively mitigate the small, anticipated increase in impervious surfaces over existing conditions while allowing for the installation of all the proposed impervious elements. Using this type of treatment control plan, the Project has minimized the proposed impervious area footprint as much as feasible without sacrificing the winery design and use elements. The overall site will still drain toward the north and be collected in the existing drainage swale across the northern portion of the site. Any offsite flows will eventually reach Temecula Creek as they do under existing conditions.

The *Hydro Report* (**Appendix G1**) and *WQMP* both detail six (6) drainage management areas (DMAs) in conjunction with the proposed Project development. The DMAs vary in size and surface type and occupy a total of 8.56 acres or 84% of the approximately 10.15 gross acre site. This includes existing planted areas with drip irrigation, which are considered self-treating and will remain in their existing condition The storage pipe has a design capture volume (DCV) of 1,407 cubic feet (cf) and a proposed storage volume of 1,833 cf (oversized by 30%). **Table 13** shows the characteristics of the two proposed onsite water treatment facilities.

The overall drainage pattern is preserved in the proposed condition by matching existing condition discharge points, dispersing impervious area flows to permeable areas, and includes infiltration areas to mitigate increases in peak storm runoff quantities. The Project's overland sheet flows away from the proposed building, parkways, walkways, and other structures would be routed into localized stabilized structures that are then routed to the two water quality improvements (i.e., water storage pipeline and infiltration trench).

These elements mitigate the anticipated minor increase in impervious surfaces over the existing condition while allowing for the installation of all the proposed impervious elements. Using this type of treatment control plan, the Project has minimized the proposed impervious area footprint to the extent feasible without sacrificing the winery design and use elements.

The proposed Project drainage and water quality systems meet the requirements and criteria established by the County of Riverside and will include flood control protection by providing the necessary Best Management Practices to treat the runoff generated by the Project in a manner that meet the requirements outlined in the Water Quality Management Plan Guidance Document.

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

The Project will not substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces. Any impacts will be less than significant.

d. **Less Than Significant Impact.** Refer also to Thresholds 18.a and 19.a, pertaining to the potential for erosion to occur with Project implementation.

Existing and proposed drainage conditions are summarized under Threshold 23.c. Furthermore, as stated in Threshold 23.c, the post-Project drainage pattern will remain essentially the same as in the pre-Project condition. The proposed "harvest and use" storage pipe and the infiltration trench are designed to prevent an increase in offsite runoff due to the incremental increase in impervious surfaces on the site and thus contain any potential erosion. Implementation of the Project as proposed, would therefore not result in substantial erosion on-site or off-site.

The Project involves approximately one acre of ground disturbance, so it is subject to NPDES permit requirements for the preparation and implementation of a Project-specific SWPPP. Adherence to NPDES permit requirements and the measures established in the SWPPP are routine actions conditioned by the County and will ensure applicable water quality standards are appropriately maintained during construction of the proposed Project.

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

The Project will not result in substantial erosion or siltation on-site or off-site. Any impacts will be less than significant.

e. **Less Than Significant Impact.** A detailed description of the post-Project storm drain system design is included in Thresholds 23.a and 23.b. The Project has been designed such that no substantial increase in surface runoff would occur with Project implementation.

The proposed conditions presented by the Project's site layout incorporate low impact development standards, green elements, hydromodification elements, permeable options, among others. The overall drainage patterns are preserved in the proposed condition by matching existing condition discharge points, dispersing impervious area flows to permeable areas, and includes a "harvest and use" water storage pipe and an infiltration trench to mitigate increases in peak storm runoff quantities.

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

The *Hydro Report* and *WQMP* conclude the Project will not substantially increase the rate or amount of surface runoff in a manner which would result in flooding on-site or off-site. Any impacts from implementation of the Project will be less than significant.

f. **Less Than Significant Impact.** A detailed description of the post-Project storm drain system design is included in Thresholds 23.a and 23.b.

The Project *WQMP* details six (6) drainage management areas (DMAs) in conjunction with the proposed Project development. The DMAs vary in size and surface type and occupy a total of 8.56 acres or 84% of the approximately 10.15 gross acre site. This includes existing planted areas with drip irrigation, which are considered self-treating and will remain in their existing condition. The treatment plan for the basins was shown in the previous **Table 13** which demonstrates the proposed water storage pipeline

will retain volumes in excess of their DCV. Therefore, the Project will be able to retain and effectively treat onsite runoff so there will be no significant onsite or downstream offsite water quality impacts.

The post-Project drainage pattern will remain essentially the same as in the pre-Project condition; therefore, Project implementation would not result in an increase in the volume or rate of runoff from the Project site, under the developed conditions.

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

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

g. **Less Than Significant Impact.** The *Hydro Report* indicates the Project site slopes toward the north with elevations ranging from 1,370 feet above mean sea level (amsl) northwest corner of the site up to 1,590 feet amsl along the southeast boundary of the site. The northern portion of the site has been planted in vineyard while the southern portion of the site is vacant and contains steeper slopes. The site is not within a 100-year flood zone as identified by the Federal Emergency Management Agency (FEMA) through its Flood Insurance Rate Program (FIRM) mapping[4]. In addition, General Plan Figure S-9 indicates the Project site is not located in an area with the potential for flood hazards.

The post-Project on- and off-site drainage plan has been designed such that the Project would not impede or redirect flows. Since the site is not in a flood zone and Project improvements are low scale and limited in terms of area, any impacts will be less than significant.

h. **Less Than Significant Impact.** As outlined in Threshold 23.g above, the site is not within a 100-year flood zone as identified by FEMA through its FIRM mapping[4]. The referenced FEMA Map indicates the entire Project site and surrounding properties are located in Zone X, which corresponds to areas outside the 100-year floodplain.

This FEMA information is consistent with Figure 10 (Special Flood Hazard Areas) of Riverside County's Southwest Area Plan which shows that the Project site is not within a Special Flood Hazard Area or Dam Inundation Area. The Project site is located approximately 3.4 miles northwest of the Vail Lake spillway; however, given the terrain of the area the extent of the flood hazard and dam inundation areas end approximately 2 miles south of the Project site.

It is noted that *Map My County* (**Appendix A**) states that the Project site is "outside flood plain, review not required."

The Project site is located over 30 miles northeast of the nearest coastline (Pacific Ocean); therefore, the risk associated with tsunamis is negligible.

[4] FEMA Flood Zone X as shown in FIRM Map Panel 06065C2745G dated 8/8/2008

Similarly, the Project site not located adjacent to a body of water; a seiche is a run-up of water within a lake or embayment triggered by fault or landslide induced ground displacement. The Project site is located approximately 3.4 miles northwest of Vail Lake, and 5 miles southeast of Lake Skinner. Therefore, the risk associated with a seiche is negligible.

In summary, the Project site development area is not located within a flood hazard, tsunami, or seiche zone. Any impacts would be less than significant.

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

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

With adherence to, and implementation of the conclusions and recommendations set forth in the Project *WQMP,* Project site development will not conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan. Any impacts would be less than significant.

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
LAND USE AND PLANNING Would the project:				
24. Land Use a) Physically divide an established community?	☐	☐	☒	☐
b) 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?	☐	☐	☒	☐

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

Findings of Fact:

a. **Less Than Significant Impact.** The General Plan land use designations for the Project site and the properties to the north, west, east, and south of the site are as follows:

- Project: Agriculture (AG)
- North: Agriculture (AG)
- South: Agriculture (AG)
- East: Rural Residential (R-R) across De Portola Road
- West: Agriculture (AG)

The Project will be consistent with the land use designations and policies of the General Plan and no change to the existing General Plan land use designation for the subject property is proposed or required.

The current zoning for the Project site is Wine Country – Winery (WC-W) which allows for wineries as a permitted use. The Project will include approximately 76% vineyard and orchard plantings (a minimum 75% planting is required per the Temecula Wine Country Policy Area for a winery project). As outlined in the Project Description (Section I. of this Initial Study), this calculation is based on a County determination that the site only has 6.9 acres that could be planted due to the steep slopes in the southern portion of the site. The Project will have 5.3 acres in vineyard and orchard and 5.3 acres to be planted divided by 6.9 net acres that can be planted equals 76%. The 10.15-acre parcel is proposed as a Class II Winery in the WC-W zone which can include special occasion facilities, outdoor events, wine country hotels, and spas. The Project, as designed, meets the zoning development standards in terms of heights, setbacks, lot coverage, parking and landscaping. No change to the zoning is proposed.

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

- North: Rural Residential (R-R), Wine Country – Winery Existing (WC-WE)
- South: Wine Country - Winery Existing (WC-WE), Citrus/Vineyard – 5 acre minimum (C/V-5)
- East: Rural Residential (R-R)
- West: Citrus/Vineyard – 10-acre minimum lot size (C/V-10)

The Project is consistent with the existing zoning of the Project site and is compatible with the zoning on surrounding properties. Both the WC-W and C/V zones allow for farming operations of crops, orchards, groves, and vineyards and the WC-W zone allows for winery operations similar to the proposed Project. There are several rural residential dwellings to the north, east, and west from the

Project site, the closest being 250 feet west of the Project property. The Project site is not located within a specific plan area.

Based on this information, the Project will not cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect. Impacts will be less than significant.

b. **Less Than Significant Impact.** The Project is consistent with the General Plan land use designations, zoning, and surrounding land uses. The site is currently vacant but supports an existing vineyard in the northern portion of the site. The site does not contain or support any low-income or minority communities. The area surrounding the Project is either currently developed with wineries, vineyards, citrus, or rural residences. Therefore, the proposed land uses will not result in any disruption of the surrounding community.

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

Mitigation: No mitigation 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?	☐	☐	☐	☒

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

Findings of Fact:

a. **No Impact.** The State Mining and Geology Board has established Mineral Resources Zones (MRZ) using the following classifications:

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

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

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

c. **No Impact.** Based on a site visit, it was observed that the Project is not located on, or adjacent to, an existing or abandoned quarry or mine.

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

- Temecula Quarry 1 (Latitude 33.46534, Longitude -117.13836), located approximately 8.4 miles southwesterly of the Project site;
- Temecula Quarry 2 (Latitude 33.45224, Longitude -117.12866), located approximately 8.9 miles southwesterly of the Project site; and
- Parkwest Industrial Center pit (Latitude 33.45277, Longitude -117.125831) located approximately 5.8 miles southwesterly of the Project site.

Therefore, implementation of the proposed Project will not expose people or property to hazards from proposed, existing or abandoned quarries or mines. No impacts will occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
NOISE Would the project result in:				
26. Airport Noise a) For a project located within an airport land use plan or, where such a plan has not been adopted, within two (2) miles of a public airport or public use airport would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☐	☒
b) For a project located within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☐	☒

Source(s): *Map My County* (**Appendix A**); *Haven Winery Project Supplemental Memorandum to the Traffic, Noise, and Air Quality/GHG Impacts Studies*, RK Engineering, Inc., December 17, 2023 (**Appendix B2**); *Haven Winery Noise Impact Study*, prepared by RK Engineering Group, Inc., 12-2-2022 (*Noise Study*, **Appendix H**); Riverside County General Plan Figure S-20 "Airport Locations," County of Riverside Airport Facilities Map*;* **Figure 4, *Aerial Photo***, provided in Section I of this IS; and Google Maps.

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

Findings of Fact:

a. **No Impact.** The Project site is not located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport. The closest airport is the French Valley Airport which is located 7.1 miles northwest of the Project site. Therefore, implementation of the proposed Project would not expose people residing or working in the Project area to excessive noise levels. There will be no impacts and no mitigation is required.

b. **No Impact.** The proposed Project is not located within the vicinity of a private airstrip or heliport. The closest private airstrip is the Temecula Valley Airpark which is located approximately 2.8 miles southwest of the Project site and the closest heliport is at the Temecula Valley Hospital located approximately 5.5 miles southwest of the Project site. Therefore, implementation of the proposed Project would not expose people residing or working in the Project area to excessive noise levels. No impacts will occur, and no mitigation is required.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

27. Noise Effects by the Project a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan, noise ordinance, or applicable standards of other agencies?	☐	☒	☐	☐
b) Generation of excessive ground-borne vibration or ground-borne noise levels?	☐	☐	☒	☐

Source(s): Riverside County General Plan, Table N-1 ("Land Use Compatibility for Community Noise Exposure"); *Haven Winery Project Supplemental Memorandum to the Traffic, Noise, and Air Quality/GHG Impacts Studies*, RK Engineering, Inc., December 17, 2023 (**Appendix B2**); Project Plans (**Appendix K**); *Haven Winery Project Traffic Impact Analysis, County of Riverside*, prepared by RK Engineering Group, Inc., 12-12-2022 (*TIA*, **Appendix I1**); and *Haven Winery Noise Impact Study*, prepared by RK Engineering Group, Inc., 12-2-2022 (*Noise Study*, **Appendix H**).

Findings of Fact:

a. **Less than Significant with Mitigation.**

Noise Characteristics

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

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

Time variations in noise exposure are typically expressed in terms of a steady-state energy level equal to the energy content of the time varying period (called Leq), or, alternately, as a statistical description of the sound pressure level that is exceeded over some fraction of a given observation period. Finally, because community receptors are more sensitive to unwanted noise intrusion during the evening and at night, State law requires that, for planning purposes, an artificial dB increment be added to quiet time noise levels in a 24-hour noise descriptor called the Community Noise Equivalent Level (CNEL). In some jurisdictions, the day-night level (called "Ldn") is used for noise exposure planning. Ldn is almost equivalent to CNEL.

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

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

Project Noise Setting

The Project site is located within the Southwest Area Plan (SWAP) and Wine Country Community Plan areas of the County, within the Temecula Wine County community. Existing land uses surrounding the proposed Project site include agricultural land supporting a number of rural residences. The Project *Noise Study* (**Appendix H**) measured ambient noise levels to characterize the noise environment near sensitive receptors. Roadway noise along De Portola Road is the primary source of ambient noise in the Project area. The 24-hour average ambient noise measurements for the area were 46 and 50.9 dBA which are relatively quiet and reflect the rural setting of the Project site and surrounding area.

Sensitive Receptors

The *Noise Study* identified the following sensitive receptors around the Project site:

- Existing residential homes located approximately 300 feet north of the northern property line of the Project site.
- Existing residential homes located approximately 250 feet west of the western property line of the Project site.
- Residential home under construction located approximately 80 feet northwest of the Project's western property line.
- Existing The Vine House Bed & Breakfast located approximately 400 feet east of the proposed building area of the Project site.
- Existing Oak Mountain Winery located approximately 250 feet south of the Project site.

Riverside County Noise Standards

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

Construction Noise Impacts

Temporary construction noise impacts vary based on the equipment used and its activity level. Short-term construction noise impacts tend to occur in discrete phases dominated initially by earth-moving sources, then by foundation and roadway paving, and finally for finish construction. The earth-moving sources are seen to be the noisiest with equipment noise ranging up to about 90 dB (A) at 50 feet from the source. The loudest earth-moving noise sources will therefore sometimes be detectable above the local background beyond 1,000 feet from the construction area.

The *Noise Study* evaluated potential noise impacts during all expected phases of construction, including site preparation, grading, building construction, paving, and architectural coating. Noise levels are

calculated based on an average distance of equipment over an 8-hour period to the nearest adjacent property. **Table 14, *Project Construction Noise Levels at 50 Feet***.

As shown in **Table 14**, the Project is expected to generate noise levels which range from 73.7 dBA to 85.9 dBA at 50 feet. By complying with the County's noise ordinance requirements, the *Noise Study* concluded the Project's impact from construction-related noise would be less than significant.

Table 14 - Project Construction Noise Levels at 50 feet

Phase	Equipment	Quantity	Equipment Noise Level at 50 feet (dBA Leq)	Combined Noise Level (dBA Leq)
Site Preparation	Graders	1	81.0	84.6
	Rubber Tired Dozers	1	77.7	
	Tractors/Loaders/Backhoes	1	80.0	
Grading	Graders	1	81.0	85.9
	Rubber Tired Dozers	1	77.7	
	Tractors/Loaders/Backhoes	2	80.0	
Building Construction	Cranes	1	72.6	83.4
	Forklifts	1	71.0	
	Generators	1	77.6	
	Tractors/Loaders/Backhoes	1	80.0	
	Welders	3	70.0	
Paving	Cement and Mortar Mixers	4	74.8	84.6
	Pavers	1	74.2	
	Paving Equipment	1	73.0	
	Rollers	1	73.0	
	Tractors/Loaders/Backhoes	1	80.0	
Architectural Coating	Air Compressors	1	73.7	73.7
Worst Case Construction Phase Noise Level - Leq (dBA)				**85.9**

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

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

This is a standard condition and is not considered unique mitigation under CEQA. In addition, the *Noise Study* recommended three (3) "project design features" to reduce construction noise. These features are incorporated into this CEQA document as standard conditions of approval as outlined below so the County can adequately monitor their implementation.

Standard Conditions of Approval for Construction

Incorporation of these standard County conditions of approval will ensure that noise impacts from Project construction will remain at less than significant levels and will help minimize annoyance in the surrounding community. These conditions will apply to all Project-related construction activities.

(1) Construction-related noise activities shall comply with the requirements set forth in the County of Riverside Municipal Code Noise Ordinance 847.

a. Construction does not occur between the hours of 6:00 p.m. and 6:00 a.m. during the months of June through September.

b. Construction does not occur between the hours of 6:00 p.m. and 7:00 a.m. during the months of October through May.

(2) During construction, the contractor shall ensure all construction equipment is equipped with appropriate noise attenuating devices and equipment shall be maintained so that vehicles and their loads are secured from rattling and banging. Idling equipment should be turned off when not in use.

(3) Locate staging area, generators and stationary construction equipment as far from any adjacent sensitive receptors, as reasonably feasible.

Operation Noise Impacts

This assessment analyzes the anticipated noise levels generated by the Project compared to the standards established in the County of Riverside General Plan and Noise Ordinance. The primary source of operational noise includes Heating, Ventilating, and Air Conditioning (HVAC) mechanical equipment, parking lot noise, and outdoor dining and wine tasting on the patio deck. The project will feature an outdoor patio area for wine tasting and dining, which may occasionally have an acoustic guitarist/singer. However, However, there shall be no live events with amplified sound (live amplified band music, disc jockeys, amplified master of ceremonies, large crowd noise) in the seven (7) sensitive receptor locations are shown in **Figure 11, *Sensitive Receiver Locations (Operational Day/Night)***. The County's Code Enforcement would issue violations, fines, and cease and desist orders should any amplified sound complaints be reported.

Stationary Sources. HVAC equipment will be located on the roof of the proposed winery building. HVAC equipment is expected to be shielded from the line of sight of the adjacent sensitive receptors by a noise barrier wall/enclosure. Onsite vehicular noise would occur from vehicle engine idling and exhaust, doors slamming, tires screeching, general loading activities, people talking, and the occasional horn honking. Parking lot activity is expected to occur along all Project driveways, parking lots, and loading areas. Outdoor dining and wine tasting will primarily take place on the outdoor patio deck. Outdoor dining noise would include normal conversational noise and background speaker noise or noise from an occasional acoustical guitarist/singer with no amplified speaker noise. However, there shall be no live events with amplified sound (live amplified band music, disc jockeys, amplified master of ceremonies, large crowd noise). The noise analysis considers all Project noise sources operating simultaneously during daytime (7:00 a.m. to 10:00 p.m.) and nighttime (10:00 p.m. to 7:00 a.m.), with the exception of outdoor patio deck noise (see below), as the normal wine tasting hours and outdoor activities will cease to occur after 10:00 p.m. The results of the unmitigated and mitigated daytime and nighttime noise impact analysis are shown in **Tables 15** and **16, *Typical Operation Noise Levels***.

Table 15 - Typical Operation Noise Levels - Unmitigated

Receptor Location[1]	Project Noise (Leq)	Ord. 847 Threshold	General Plan Threshold	Exceeds Standards?
DAYTIME				
1	40.5	45.0	65.0	NO
2	38.9			NO
3	43.1			NO
4	47.3			**YES**
5	37.8			NO
6	39.3			NO
7	41.4			NO
NIGHTTIME				
1	39.6	45.0	45.0	NO
2	38.1			NO
3	42.6			NO
4	46.9			**YES**
5	36.9			NO
6	38.5			
7	40.7			NO

Tables 13 and 14, Noise Study
[1] See **Figure 27-1**

Table 16 – Typical Operation Noise Levels - Mitigated

Receptor Location[1]	Project Noise (Leq)	Ord. 847 Threshold	General Plan Threshold	Exceeds Standards?
DAYTIME				
1	39.3	45.0	65.0	NO
2	37.1			NO
3	40.5			NO
4	44.8			NO

5	36.0			NO
6	37.6			NO
7	39.6			NO
NIGHTTIME				
1	38.0	45.0	45.0	NO
2	35.9			NO
3	39.5			NO
4	43.8			NO
5	34.4			NO
6	36.3			
7	38.6			NO

Tables 15 and 16, Noise Study
[1] See **Figure 27-1**

Noise levels generated by the Project are expected to exceed the County's nighttime noise standards at receptor location number 4. The noise standard for all surrounding land uses is established to be 45 dBA Leq (General Plan Standard) and 45 dBA Lmax (Ordinance No. 847 Standard) from 10:00 p.m. to 7:00 a.m. The *Noise Study* concluded the Project's stationary noise impacts will be significant if there is no mitigation. In order to reduce noise levels projected by the Project, **Mitigation Measure MM Noise-1** states that all onsite HVAC mechanical equipment shall have a maximum sound power rating of 85.0 dBA Leq. Additionally, the *Noise Study* did identify four (4) standard County conditions of approval (see discussion below) that will help assure that noise from Project operations will not exceed established standards.

Mobile Sources. The *Noise Study* demonstrated that the Project will not cause a substantial increase in ambient noise levels in the vicinity of the site as a result of increased traffic volume along adjacent roadways. The Federal Highway Administration Highway Traffic Noise Study and Abatement Policy and Guidance indicates that a change in noise level of 3 dBA is considered barely perceptible while a change in noise level of 5 dBA is considered readily perceptible to the human ear. Therefore, an increase of 3 dBA or more above ambient conditions is generally considered to be the threshold of significance for causing a substantial permanent increase in noise in rural settings. Based on the *TIA*, the Project will not double the amount of traffic volumes on either De Portola Road or Camino Del Vino, either directly or cumulatively, and therefore the *Noise Study* concluded that the Project's roadway noise impact is less than significant, and no mitigation is required.

Standard Conditions of Approval for Operation

With implementation of the four items listed below, the *Noise Study* demonstrates that Project operation will not cause significant noise impacts on the surrounding sensitive receptors. Therefore, operational impacts are considered to be less than significan.

(1) All HVAC equipment will be fully shielded behind rooftop parapet walls from the line of sight of adjacent properties and the outdoor patio/dining areas on the site.

(2) Deliveries, loading and unloading activities, and trash pick-up hours should be limited to daytime hours only (7:00 a.m. – 10:00 p.m.).

(3) Engine idling time for all delivery vehicles and moving trucks will be limited to 5 minutes or less. Signage will be posted near the loading areas indicating the idling time restrictions.

(4) The Project must comply with the Riverside County Planning Department, Wine Country Community Plan Program EIR No. 524 mitigation measures for reducing noise level impacts from the special occasion events. The following recommendations from the EIR are provided:

(a) Apply for and obtain a noise variance permit from the County of Riverside for continuous event exceptions.

(b) All implementing Projects involving a special occasion facility shall be reviewed by the Riverside County Office of Industrial Hygiene and include at least the following conditions:

- All special event venders (e.g., DJs, musical bands, etc.) shall be notified regarding noise conditions of approval.
- Outdoor special events and associated audio equipment, sound amplifying equipment, and/or performance of live music shall be limited to the hours of 8:00 a.m. to 10:00 p.m. Monday through Sunday.
- Clean-up activities associated with special events shall terminate no later than midnight.
- Outdoor speakers for all scheduled events shall be oriented toward the center of the property and away from adjoining land uses.
- Padding/carpeting shall be installed under music speakers for early absorption of music.

In summary, with implementation of the items identified in the Standard Conditions of Approval for Construction and Operations, potential short-term and long-term noise impacts of the Project will be reduced to less than significant levels.

b. **Less Than Significant Impact.** The *Noise Study* included an assessment of vibration impacts using referenced vibration levels and methodology set forth in the Caltrans Transportation and Construction Induced Vibration Guidance Manual. To determine the vibratory impacts during construction, reference construction equipment vibration levels were utilized and then extrapolated to the façade of the nearest adjacent structure. For the proposed Project, the closest sensitive receptors are residential homes located within 100 feet of the Project site boundary to the northwest, southwest, southeast, and northeast (see **Figure 11**). For purposes of assessing structural impacts from vibration, the nearest sensitive receptors are considered “new residential structures” and no historical or fragile buildings are known to be located within the vicinity of the site.

The construction of any phase of the proposed Project is not expected to require the use of substantial vibration-inducing equipment or activities such as pile drivers or blasting. The main sources of vibration impacts during construction of the Project would be from bulldozer activity during site preparation and grading, loading trucks during excavation, and vibratory rollers during paving. Vibratory rollers would only be used on the paved surface areas of the site which are over 120 feet from the nearest structures. **Table 17, *Construction Vibration Impacts***, shows the Project’s construction-related vibration analysis at the residential structures to the west.

Table 17 - Construction Vibration Impacts

Construction Activity	Distance to Closest Structure	Duration	Calculated Vibration Level - PPV (in/sec)	Damage Potential Level	Annoyance Criteria Level
Vibratory Roller	100 feet	Continuous/ Frequent	0.046	No Impact	Barely Perceptible
Large Bulldozer	100 feet	Continuous/ Frequent	0.019	No Impact	Barely Perceptible
Loaded Trucks	120 feet	Continuous/ Frequent	0.076	No Impact	Barely Perceptible

The estimated vibration noise levels at the nearest sensitive receptors are compared to the Caltrans Vibration Manual thresholds. The "worst case" vibratory impact from the site is estimated to be 0.076 PPV (in/sec) at the closest residential structures. The *Noise Study* concluded that the annoyance potential of vibration from construction activities would be "barely perceptible", and no potential damage is expected to residential structures and modern commercial/industrial buildings in the nearby vicinity.

Therefore, potential vibration impacts from construction or operation of the Project will be less than significant and no mitigation is required.

Mitigation:

MM Noise-1 All onsite HVAC mechanical equipment shall have a maximum sound power rating of 85.0 dBA Leq.

Monitoring: No monitoring is required.

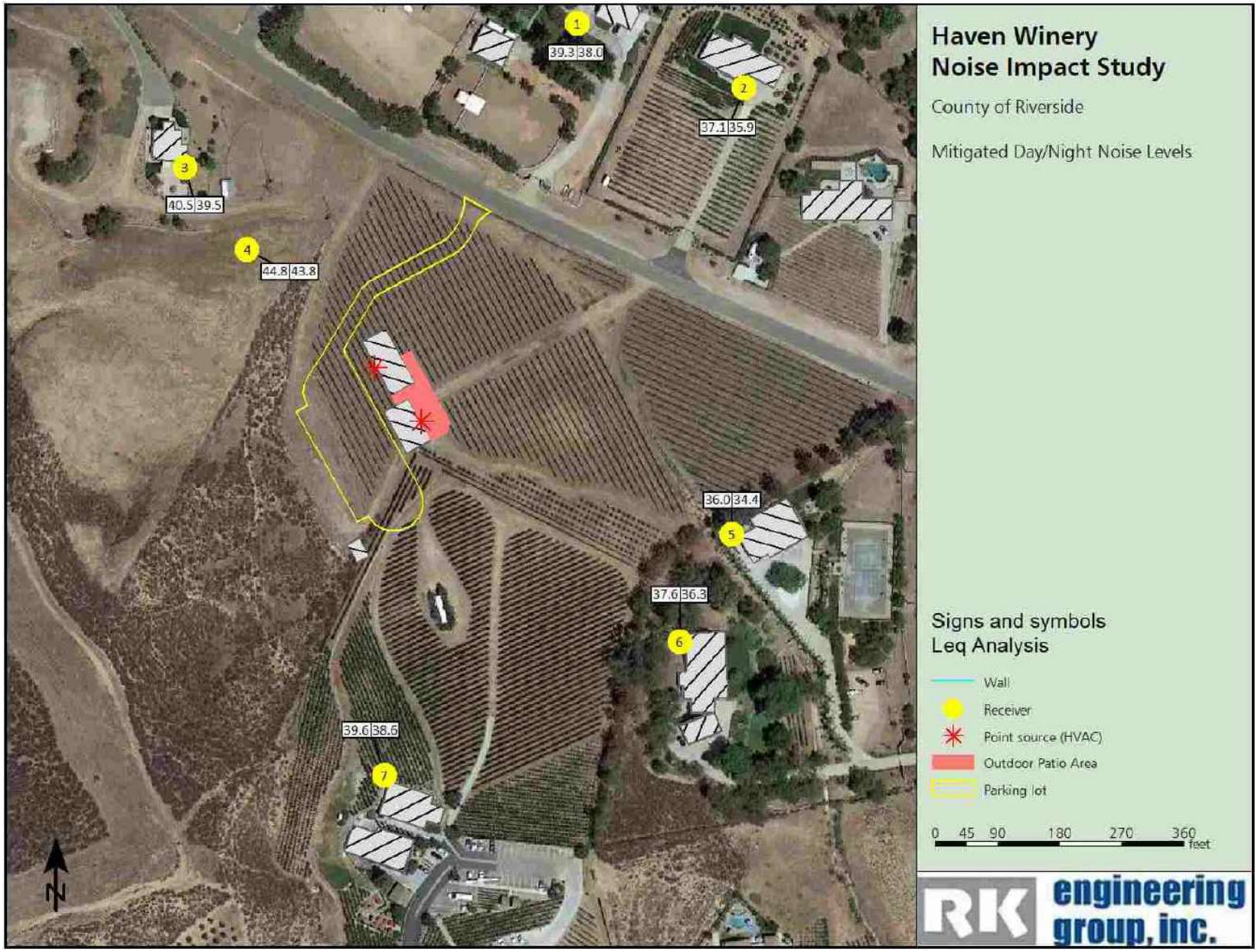


Figure 11: Sensitive Receptor Location (Operational Day/Night)

Source: RK Engineering

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

Source(s): Riverside County General Plan, Figure OS-8, *Paleontological Sensitivity*; *Map My County* (**Appendix A**); *Paleontological Resources Assessment Report, Haven Vineyards Project, Rancho California Area, Riverside County, California*, CRMTech, August 29, 2022 (*PRA*, **Appendix E3**); and County Geologist.

Findings of Fact:

a. **Less Than Significant Impact.** More than 400 fossil localities are known from the Pauba Formation and underlying units in the Temecula and Murrieta areas. Because of the abundance of terrestrial vertebrate fossils that have been recorded from the Pauba Formation throughout this area, the formation has been assigned a High paleontological resource sensitivity by the Division of Geological Sciences at the San Bernardino County Museum (SBCM) in Redlands. A Paleontological Sensitivity Report generated by the Riverside County Land Information System assigns the area a High Paleontological Resource Potential and Sensitivity (High A) to the Project site. The High sensitivity ranking is based on the geologic formation (i.e., the Pauba Formation) or mappable rock units that contain fossilized body elements and trace fossils on or below the surface, thereby requiring paleontological study by a professional paleontologist. The surface Quaternary alluvium in the valley bottom, however, is too young geologically to yield paleontological resources and is typically assigned a low paleontological sensitivity.

Although no fossil localities have previously been recorded on the Project site, the abundance of terrestrial vertebrate fossil localities (> 400) known from the Pauba Formation supports the necessity of a paleontological monitoring program. Vertebrate fossils recovered from the Pauba Formation include mammoths, mastodons, ground sloths, saber-toothed cats, tapirs, horses, camels and llamas, and abundant small vertebrates and invertebrates.

Per the *PRA* (**Appendix E3**), the Western Science Center (WSC) indicates the Project area consists primarily of Pauba Formation sediments, which sit on top of Pliocene-Pleistocene-aged sandstone and conglomerate unconformity. Pliocene-Pleistocene sandstone is considered "highly paleontologically sensitive," having yielded vertebrate fauna ranging in age from the Late Blancan Stage to the Irvingtonian Stage. No fossil localities were reported by WSC within the project area or within a one-mile radius, but a fossil locality was noted approximately 2.5 miles northwest of the Project location. Based on these results, WSC concluded that any fossil specimen recovered in the Project area would be scientifically significant and recommended that a paleontological resource impact mitigation program (PRIMP) be implemented to salvage and curate such specimens.

This is considered a standard condition and pursuant to CEQA, is not considered mitigation. Therefore, implementation of the proposed Project will result in less than significant impacts that would directly or indirectly destroy a unique paleontological resource, or site, or unique geologic features.

Standard Condition of Approval

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.
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 (eg. 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)

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

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

Findings of Fact:

a. **No Impact.** The proposed Project site is currently under wine grape cultivation with a portion still in its natural state. Therefore, implementation of the proposed winery Project will not displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere. No impacts will occur.

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

c. **Less Than Significant Impact.** A vineyard and winery are consistent with the Wine Country Community Plan, the Southwest Area Plan, and the General Plan and will not add housing or induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure. Impacts will be less than significant.

Mitigation: No mitigation 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 following public services:				
30. Fire Services	☐	☐	☒	☐

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

Findings of Fact:

a. **Less Than Significant Impact.** The Project site is served by the Riverside County Fire Department/CAL Fire. The closest station to the Project site is the Glen Oaks Fire Station-96, located at 37700 Glen Oaks Road, Temecula, CA 92592. This station is located approximately 3.57 miles northeast of the Project site.

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

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

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

31. Sheriff Services	☐	☐	☒	☐

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

Findings of Fact:

a. **Less Than Significant Impact. The** proposed Project would have law enforcement services available from the County Sheriff's Department and the California Highway Patrol. The California Highway Patrol has jurisdiction along the Interstate 15 and Interstate 215 freeways to the west and northwest of the Project site as well as State Route 79 South to the south of the Project site. The closest

station is the Southwest Sheriff's Station located approximately 7.2 miles northwest of the Project site at 30755 Auld Road.

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

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

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

32. Schools	☐	☐	☐	☒

Source(s): Riverside County General Plan; and Temecula Valley Unified School District website.

Findings of Fact:

a. **No Impact.** The Project is a commercial winery. No housing, which could potentially increase the demand for school services, is being proposed. The Project will be subject to payment of school fees prior to issuance of a building permit to ensure acceptable service ratios are maintained. No impacts will occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

33. Libraries	☐	☐	☐	☒

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

Findings of Fact:

a. **No Impact.** The Project proposes a commercial winery which contains no housing which might introduce new residents who would want to take advantage of County libraries. Therefore, implementation of the proposed Project is not anticipated to result in the expansion of the existing library

system or require any new construction of library facilities. The Project site's proposed commercial development will not result in an increase the demand of library services.

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

With payment of the DIF, any potential impacts from implementation of the proposed Project that would result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for library services. There will be no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

34. Health Services	☐	☐	☐	☒

Source(s): Riverside County General Plan EIR No. 441; and Google Maps.

Findings of Fact:

a. **No Impact.** A winery Project will not result in the need to alter any existing health service facilities or result in the need to construct new facilities. The closest health services facility is the Temecula Valley Hospital approximately 5.6 miles southwest of the Project site. No impacts will occur.

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

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

Findings of Fact:

a. **No Impact.** The Project does not propose any housing that would generate additional residents who would use recreational facilities. The Project also does not include any new recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment. Therefore, no impacts will occur.

b. **No Impact.** The Project does not propose any housing that would generate additional residents who would use existing neighborhood parks, regional parks, or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated. Therefore, no impacts will occur.

c. **No Impact.** As outlined in Thresholds 35.a and 35.b above, the proposed Project will not add housing that would produce residents who would use recreational facilities. Therefore, the Project will not create any impacts to a CSA or recreation and park district with a Community Parks and Recreation Plan (Quimby fees). No impacts will occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

36. Recreational Trails a) Include the construction or expansion of a trail system?	☐	☐	☒	☐

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

Findings of Fact:

a. **Less Than Significant Impact.** According to SWAP Figure 8, *Southwest Area Plan Trails and Bikeway System*, a Regional Open Space Trail is proposed along De Portola Road and a Wine Country Roadside Trail is proposed on Camino Del Vino in the vicinity of the Project site. If the trail alignment is on the south side of the roadway adjacent to the Project site, the Project plans will reflect necessary improvements for this trail at the direction of County staff. If necessary, the Project will include the construction or expansion of this trail/bike system which will occur during Project site improvements. Providing trail improvements is a standard condition of approval where appropriate and its implementation is considered regulatory compliance and not unique mitigation under CEQA. However, the trail is aligned on the northside of Camino Del Vino in County right-of-way. There will be no maintenance or construction of the trail by the applicant. Any impacts will be 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
TRANSPORTATION 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) Cause an effect upon, or a need for new or altered maintenance of roads?	☐	☐	☒	☐
e) Cause an effect upon circulation during the project's construction?	☐	☐	☒	☐
f) Result in inadequate emergency access or access to nearby uses?	☐	☐	☐	☒

Source(s): *Haven Winery Project Supplemental Memorandum to the Traffic, Noise, and Air Quality/GHG Impacts Studies*, RK Engineering, Inc., December 17, 2023 (**Appendix B2**); *Haven Winery Project Traffic Impact Analysis, County of Riverside*, RK Engineering Group, Inc., June 20, 2025 (*TIA*, **Appendix I1**); *Haven Winery Project Vehicle Miles Traveled Analysis*, RK Engineering Group, Inc., June 20, 2025 (*VMT Analysis,* **Appendix I2**); *General Plan*; *SWAP,* Figure 8, *Southwest Area Plan Trails and Bikeway System*; Ordinance No. 348; *Map My County* (**Appendix A**); Riverside Transit Agency (RTA) website; Ordinance No. 659 (An Ordinance of the County of Riverside Establishing a Development Impact Fee Program); Ordinance No. 824 (An Ordinance of the County of Riverside Authorizing Participation in the Western Riverside County Transportation Uniform Mitigation Fee Program); and Ordinance No. 461 (County of Riverside, State of California Road Improvement Standards and Specifications); and Project Plans (**Appendix K**).

Findings of Fact:

a. **Less Than Significant Impact.** Although the vehicle miles traveled (VMT) methodology is now applied in evaluating potential transportation impacts of a project, the County's General Plan identifies standards for maintaining an adequate level of service (LOS) for County streets and intersections. To evaluate Project consistency with the General Plan Circulation Element, a Traffic Impact Analysis (*TIA*, **Appendix I1**) was prepared for the Project and is included for reference only. As previously stated, to be consistent with the 2020 CEQA Guidelines, LOS analysis is not required for purposes of this Initial Study impact analysis. However, the LOS analysis provided in the *TIA* will be considered by the County's decision-makers when making General Plan consistency findings for the Project.

As previously mentioned In Section 6, analysis is based on a slightly larger square footage of improvements than the proposed Project, and the operational characteristic of the proposed Project remains the same (**Appendix B2**). Therefore, it is presumed the Project will have a further reduced impact compared to the presented VMT analysis.

The *TIA* determined the proposed Project would generate approximately 171 weekday daily trips including 12 weekday AM peak hour trips and 25 weekday PM peak hour trips. Additionally, the

proposed Project would generate approximately 577 Saturday daily trips including 104 Saturday midday peak hour trips.

To summarize General Plan consistency, the *TIA* determined that all three (3) local intersections, including the Project entrance on Camino Del Vino and De Portola Road at both Pauba Road and Camino Del Vino, will operate at LOS D or better with proposed improvements in the opening year (2024) with Project and cumulative traffic (Table 5-3 in the *TIA*). To help alleviate potential traffic impacts, the Project will also contribute to the Transportation Uniform Mitigation Fee (TUMF) program, and the County of Riverside Development Impact Fees (DIF). With planned improvements and these fee contributions, the Project will be consistent with the General Plan regarding vehicular access.

Bus service to the area is operated by the Riverside Transit Agency (RTA). Regarding non-vehicular transportation, the Project will not result in any conflicts with any adopted policies supporting alternative transportation (e.g., bus turnouts, trails, bicycle racks) including the General Plan. According to their website, RTA does not currently operate any bus service in the immediate vicinity of the Project site. There are no sidewalks at present along De Portola Road or Camino Del Vino in the vicinity of the Project site. According to SWAP Figure 8, *Southwest Area Plan Trails and Bikeway System*, a Regional Open Space Trail is proposed along De Portola Road and a Wine Country Roadside Trail is proposed on Camino Del Vino in the vicinity of the Project site. If necessary, the Project will implement appropriate improvements relative to the roadside trail. Therefore, implementation of the proposed Project will foster the development of bike trails. There will be no impacts.

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

b. **Less Than Significant Impact.** In response to Senate Bill (SB) 743, the California Natural Resource Agency certified and adopted new CEQA Guidelines in December 2018, which now identify Vehicle Miles Traveled (VMT) as the most appropriate metric to evaluate a project's transportation impact under CEQA (Section 15064.3). Effective July 1, 2020, the previous CEQA metric of level of service (LOS), typically measured in terms of automobile delay, roadway capacity and congestion, will no longer constitute a significant environmental impact. A separate *VMT Analysis* (**Appendix I2**) was prepared for this Project.

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

The County's TIA Guidelines provide screening criteria for land use projects in its Figure 3 – Screening Criteria for Development Projects. The proposed Project qualifies for small project screening and may be presumed to have a less than significant impact on VMT based on the following screening criteria:

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

The *AQ/GHG Study* calculated the Project would generate 666.4 MTCO2e of GHGs which is well below the County's adopted GHG screening threshold of 3,000 MTCO2e. Therefore, the *VMT Analysis* concluded the Project would have a less than significant impact relative to VMT and therefore can be screened out of a more detailed project-level VMT assessment. Impacts will be less than significant, and no mitigation is required.

c. **Less Than Significant Impact.** The Project Plans show a driveway access from Camino Del Vino approximately 800 feet west of De Portola Parkway. This driveway will be used to access the new Project winery, tasting room, etc. The Project Plans also show improvements to the south side of Camino Del Vino to accommodate the new driveway. Proposed roadway improvements will be installed in conformance with Ordinance No. 461 and will be installed concurrently with other Project utilities or infrastructure facilities. Conditions of approval have been added to the Project to implement Ordinance No. 461. Therefore, implementation of the proposed Project will not create any roadways or road improvements that could increase hazards to a circulation system design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment). Any impacts are considered less than significant.

d. **Less Than Significant Impact.** The development of the Project site would require an access driveway and roadway to the winery building and events area. These improvements will not cause an effect upon or result in the need for new or altered maintenance of either Camino Del Vino or De Portola Road since no new roads are being constructed and no existing roads are being substantially altered. Per the Project Plans, all other traffic-related improvements for the Project will be on the Project site. Therefore, impacts will be less than significant.

e. **Less Than Significant Impact.** A limited potential exists to interfere with an emergency response or evacuation plan during construction. The majority of construction work on Camino Del Vino associated with the Project (i.e., acceleration/deceleration lanes on the south side of the road) will be limited to lateral utility connections (i.e., water) that will be limited to nominal potential traffic diversion. The *TIA* indicated no improvements were needed to De Portola Parkway in the opening year (2024) to accommodate Project traffic. Control of access will ensure emergency access to the site and Project area during construction through the submittal and approval of a traffic control plan (TCP). In addition, compliance with Ordinance No. 457 regulating construction hours of operation and other County of Riverside Transportation Department procedures and permits will ensure that the safety of the traveling public is protected during construction. Following construction, emergency access to the Project site and area will remain as was prior to the proposed Project.

The proposed Project is required to comply with Fire Department requirements for adequate access. Project site access and onsite circulation will provide adequate access and turning radius for emergency vehicles, consistent with the Fire Department's requirements.

Therefore, the Project will not cause an effect upon circulation during the Project's construction. Any impacts will be less than significant.

f. **No Impact.** The Project as proposed is a relatively low intensity land use and will not cause inadequate emergency access or access to the site or nearby uses. The County of Riverside Fire Prevention Department has reviewed and conditioned the proposed Project without requiring additional emergency access or secondary access through other uses. Therefore, no impacts will occur, and no mitigation is required.

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

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

38. Bike Trails a) Include the construction or expansion of a bike system or bike lanes?	☐	☐	☒	☐

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

Findings of Fact:

a**. Less Than Significant Impact.** According to SWAP Figure 8, *Southwest Area Plan Trails and Bikeway System*, a Regional Open Space Trail is proposed along De Portola Road and a Wine Country Roadside Trail is proposed on Camino Del Vino in the vicinity of the Project site. If the trail alignment is on the south side of the roadway adjacent to the Project site, the Project plans will reflect necessary improvements for this trail at the direction of County staff. If necessary, the Project will include the construction or expansion of this trail/bike system which will occur during Project site improvements. Providing trail improvements is a standard condition of approval where appropriate and its implementation is considered regulatory compliance and not unique mitigation under CEQA. Any impacts will be 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
TRIBAL CULTURAL RESOURCES Would the project cause a substantial adverse change in the significance of a Tribal Cultural Resource, defined in Public Resources Code section 21074 as either a site, feature, place, or cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American Tribe, and that is:				
39. Tribal Cultural Resources a) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1 (k)?	☐	☐	☒	☐
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.)	☐	☐	☒	☐

Source(s): *Native American Consultation*

Findings of Fact: Changes in the California Environmental Quality Act, effective July 2015, require that the County address a new category of cultural resources – tribal cultural resources – not previously included within the law's purview. Tribal Cultural Resources are those resources with inherent tribal values that are difficult to identify through the same means as archaeological resources. These resources can be identified and understood through direct consultation with the tribes who attach tribal value to the resource. Tribal cultural resources may include Native American archaeological sites, but they may also include other types of resources such as cultural landscapes or sacred places. The appropriate treatment of tribal cultural resources is determined through consultation with tribes.

In compliance with Assembly Bill 52 (AB52), notices regarding this project were mailed to all requesting tribes on July 27, 2022.
No response was received from the Soboba Band of Mission Indians, Rincon Band of Luiseno Indians, the Santa Rosa Band of Cahuilla Indians, Ramona Band of Cahuilla Mission Indians, Pala Band of Mission Indians, Agua Caliente Band of Cahuilla Indians, Cahuilla Band of Indians, or the Colorado River Indian Tribe.
The Quechan Indian Nation responded in an email dated August 01, 2022, deferring consultation to closer tribes.

The Pechanga Band of Mission Indians responded in an emailed letter dated August 05, 2022, requesting consultation. In the letter the Pechanga Tribe told Planning that "*the Project area is part of 'Ataaxum (Luisefio), and therefore the Tribe's, aboriginal territory as evidenced by the existence of cultural resources, named places, t6ota yixelval (rock art, pictographs, petroglyphs), and an extensive 'Ataaxum artifact record in the vicinity of the Project. This culturally sensitive area is affiliated with the Pechanga Band of Luisefio Indians because of the Tribe's cultural ties to this area as well as our extensive history with the County and other projects within the area*".
On August 30, 2022, project documents were provided to the tribe and on September 23, 2022, the conditions of approval were provided.

A follow up email was sent to the tribe on October 06, 2022, and a response was received from the tribe on November 30, 2022. This email expressed that the project was situated within a landscape and stated concerns that there is a site located to the northwest and a request that Tribal and archaeological monitors be present during all ground disturbances. A site visit April 25, 2023 was held with the applicants representative, County staff and several representatives from Pechanga. Although a piece of naturally occurring quartz was found by the tribe, no cultural or tribal cultural resources (other than the landscape) were identified during that site visit. A request was made by Pechanga to be allowed, prior to grading activities, to gather native plants and the applicants representative and the applicant agreed. No additional details about the landscape such as geographic extent and what the component of the landscape consist of were provided by Pechanga.
In summary, no physical impacts to tribal cultural resources were identified, therefore there will be no impacts to Tribal Cultural Resources and no mitigation will be required.

However, the project will be required to adhere to State Health and Safety Code Section 7050.5 if human remains are encountered and by ensuring that no further disturbance occur until the County Coroner has made the necessary findings as to origin of the remains. Furthermore, 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 the treatment and their disposition has been made. This is State Law and a standard condition of approval and is not considered a mitigation measure for the purposes of this project.

In addition, CEQA requires the Lead Agency to address any unanticipated cultural resources discoveries during Project construction. Therefore, a condition of approval that dictates the procedures to be followed should any unanticipated cultural resources be identified during ground disturbing activities has been placed on this project. This is a standard condition of approval and is not considered a mitigation measure for the purposes of this project.

No Tribal Cultural Resources were identified by any of the tribes, there are none present and therefore there will be no impacts in this regard.
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
UTILITIES AND SERVICE SYSTEMS Would the project:				
40. Water a) Require or result in the relocation or construction of new or expanded water, wastewater treatment, or storm water drainage systems, whereby the construction or relocation would cause significant environmental effects?	☐	☐	☒	☐
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years?	☐	☐	☒	☐

Source(s): Project Plans (**Appendix K**); *Drainage Study for Haven Vineyards,* Robin B. Hamers & Associates, Inc., November 20, 2023 (*Hydro Report*, **Appendix G1**); *County Project Specific Water Quality Management Plan, Haven Winery*, Robin B. Hamers & Associates, Inc., November 20, 2023 (*WQMP*, **Appendix G2**); *Alternative Onsite Wastewater Treatment System Investigation Recommendations, Proposed Haven Vineyards*, CM Soils, February 29, 2024 (*OWTS,* **Appendix E2**); *Water, Sewer, and Waste Will Serve Letters*, EMWD September 23, 2022, RCWD June 16, 2022, and WM August 1, 2025 (*Will Serve Letters*, **Appendix J**); County of Riverside, General Plan Amendment No. 960, Environmental Impact Report No. 521, *Section 4.19, Water Resources*, February 2015; Rancho California Water District *2020 Urban Water Management Plan* (*2020 UWMP*) dated 6-10-2021; Metropolitan Water District *2020 Urban Water Management Plan* (*2020 RUWMP*) dated 3-2-2021

Findings of Fact:

a. **Less Than Significant Impact.**

Water

The Project site is located within the water service district boundary of the Rancho California Water District (RCWD). RCWD has an existing 16-inch water line located within the Camino Del Vino right-of-way (Pressure Zone 1790) along the Project site's north boundary that can provide water for domestic consumption, fire protection, and landscaping per the *Will Serve Letters* (**Appendix J**).

RCWD is a public water agency ("Special District" as defined by the California Water Code) formed in 1965 and annexed into the service area of the Eastern Municipal Water District (EMWD), one of Southern California Metropolitan Water District's (MWD's) 26 member agencies, in 1966. A companion Santa Rosa Ranches Water District was formed in 1966 for the properties generally west of Interstate 15 (I-15); the two Districts were consolidated under the RCWD name in 1977.

RCWD serves approximately 151,412 people in a 154.7-square-mile service area (±99,195 acres) which includes the city of Temecula, portions of the City of Murrieta, and unincorporated areas of Riverside County (inclusive of the Project site and surrounding Temecula Valley Wine Country Community Plan area of Riverside County's Southwest Area Plan). By 2045 the population of the RCWD service area is expected to increase to 178,670 persons. RCWD's three primary sources of potable water supply are summarized below:

- Imported State Water Project (SWP) and Colorado River water from the Southern California Metropolitan Water District (MWD) via the Eastern Municipal Water District (EMWD) and the Western Municipal Water District (WMWD) which has historically accounted for 60 - 70% of the

total water supply;
- Local groundwater from the Temecula Valley Groundwater Basin which has historically provided 25 - 40% of the total water supply; and
- Recycled water from both RCWD and EMWD which accounted for approximately 6% of the total water supply in 2020.

According to the *2020 UWMP*, as of June 2021, RCWD's water supply totaled 69,079 AFY including 31,169 AF of groundwater extracted. The water supply is projected to increase to 89,824 AFY in 2045 in order to meet the needs of forecasted population growth and future development within the District's boundaries.

The majority of RCWD's existing and planned demand is and will be met through imported water delivered by the MWD. As such, *RCWD's 2020 UWMP* relies substantially on information and assurances included in the 2020 MWD Regional Urban Water Management Plan (*MWD 2020 RUWMP*) when determining supply reliability.

RCWD serves a relatively large agricultural sector, a significant portion of which will be retained through the implementation of the Temecula Valley Wine Country Community Plan of which the Project site is a part. The District includes 10,371 irrigated acres of agriculture production, primarily vineyards, avocado, and citrus groves. The Temecula Valley is a prominent wine grape growing area in California, which, coupled with other high-value crops, requires a consistent irrigation supply. Major agricultural acreage is concentrated in the southwestern and eastern portions of the District.

RCWD's total potable and raw water system demands are projected to increase from 57,667 AFY as of 2020 to 84,157 AFY in 2045, an overall increase of 45.9% or 1.84% average annual increase non-compounded. The Project proposes a commercial winery which is consistent with both the General Plan and zoning designations for the site and surrounding area. The RCWD UWMP is based on approved land uses, so it has already taken into account use of the Project site for agricultural uses (i.e., operating winery).

In addition, the RCWD stated in its Will Serve Letter dated June 16, 2022 that it had available capacity to serve the Project conditional on its meeting RCWD's permitting and connection processes.

A summary of RCWD Total Water Demands expressed in acre-feet per year (AFY) in five-year increments from 2020 (Actual) through 2045 is set forth below in **Table 18***, **RCWD Total Water Demands (AFY)***.

Table 18 - RCWD Total Water Demands (AFY)

	2020	2025	2030	2035	2040	2045
Potable and Raw Water	53,986	70,866	73,839	75,347	77,282	79,283
Recycled Water Demand	3,681	4,175	4,354	4,528	4,702	4,874
Total Water Demand	**57,667**	**75,041**	**78,193**	**79,875**	**81,984**	**84,157**

Source: Rancho California Water District, 2020 Urban Water Management Plan

In order to increase reliability to meet RCWD's long-term water needs, RCWD developed an Integrated Resources Plan (IRP), which identifies several near-term and long-term water supply projects from now until 2045. The IRP examined different alternatives such as increased water conservation, additional

groundwater, conversion of agriculture currently using treated imported water to raw imported water and/or advanced-treated recycled water, groundwater recharge using advanced-treated recycled water, and water transfers.

The proposed Project will not change land uses on the site so it will only have an incremental impact that has already been anticipated and planned for in the *2020 UWMP*. Therefore, RCWD water supplies will be sufficient to serve the Project as proposed without the need for the construction of new water treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects. The incremental impact resulting with Project implementation will be less than significant.

Wastewater/Sewer

The Project site is located within the wastewater/sewer service boundary of the Eastern Municipal Water District (EMWD). Wastewater service to the Temecula Valley Wine Country (TVWC) Community Plan area is currently limited to a $19.7 million EMWD sewer main line in Rancho California Road completed in 2015 in order to connect existing and proposed wineries along Rancho California Road to the local sewer system. The balance of improved properties within the TVWC rely on private septic systems for sewer services. There are no existing or planned EMWD sewer facilities proximate to the Project site at this time.

The Will Serve Letter from EMWD dated September 23, 2022, indicates the closest EMWD sewer service line is 1.75 miles northwest of the Project site at the intersection of Camino Del Vino and Monte de Oro Road. The EMWD also indicated the Project would be responsible for extending this service line to the site if it desired EMWD sewer service. Connection to EMWD sewer lines would be available to the site in approximately 3-5 years per conversations between EMWD, the applicant, and the County. On-site sewer improvements include construction of sewer pipes, cleanouts, 1,200-gallon septic tank and distribution box, and grease trap. The future sewer lateral would be constructed to connect the Project Site into future infrastructure in Camino Del Vino. Sewer infrastructure would include an onsite waste treatment system. Separate permitting shall be coordinated with the Regional Water Quality Control Board.

The Project site development plan proposes an onsite septic system approved by the County Department of Environmental Health that will allow the Project to operate within regional water quality thresholds. An “Alternative Onsite Wastewater Treatment System” (OWTS) report prepared in 2024 (**Appendix E2**) indicates this site can support the proposed septic system. In addition, the septic system shown in the Project Plot Plan will require approval by the San Diego Regional Water Quality Control Board subject to its permitting and approval processes.

Therefore, implementation of the proposed Project will not require, or result in, the construction of new wastewater treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects. Any impacts will be less than significant.

Stormwater/Drainage

As previously discussed in Section 23 of this Initial Study (Hydrology and Water Quality), all new development in the County of Riverside is required to comply with provisions of the National Pollutant Discharge Elimination System (NPDES) program, including Waste Discharge Requirements (WDR), and for properties located within the Santa Margarita Watershed - the 2013 Santa Margarita Municipal

Separate Sewer Permit (MS4) Permit (amended 2015), as enforced by the San Diego Regional Water Quality Board (SDRWQCB).

The Project site consists of six (6) drainage management areas (DMAs) to cover both the proposed improvement areas plus the remaining site planted in vineyards. The DMAs vary in size and surface type and occupy a total of 8.56 acres or 84% of the approximately 10.15 gross acre site. This includes existing planted areas with drip irrigation, which are considered self-treating and will remain in their existing condition. The balance of the Project site will remain in its existing condition or be planted with an olive orchard. The treatment plan for the basins proposes a "harvest & use" water storage pipeline which will retain volumes in excess of their design capture volumes (DCV). Therefore, the Project will be able to retain and effectively treat onsite runoff so there will be no significant onsite or downstream offsite water quality impacts.

The Project site is not located within a 100-year flood limit (i.e., floodplain). Drainage on the site is via sheet flow across the relatively flat site, with onsite runoff flowing north toward the unimproved drainage swale that crosses the center of the site with runoff flowing east toward De Portola Road.

The proposed conditions presented by the Project's site layout incorporate low impact development standards, green elements, hydromodification elements, permeable options, among others. The overall drainage patterns are preserved in the proposed condition by matching existing condition discharge points, dispersing impervious area flows to permeable areas, and incorporating infiltration areas to mitigate increases in peak storm runoff quantities.

The Project's overland sheet flows from the proposed building development, parkways, and ancillary support structures would be routed in localized stabilized structures that are then routed to localized infiltration areas that are scattered throughout the Project site and along the edges of the proposed improvements. These elements mitigate the proposed increases in the amount of impervious surfaces over the existing conditions while allowing for the installation of all the proposed impervious winery elements. Using this type of treatment control, the Project design has minimized the proposed impervious area footprint to the extent feasible without sacrificing design and use elements.

With adherence to the project-specific *WQMP*, the proposed Project will not substantially alter the existing drainage pattern of the site or area, nor will it require new or expanded off-site storm drain facilities. Any impacts would be less than significant.

Conclusion

Based on the above data and analysis, implementation of the proposed Project would not require or result in the relocation or construction of new or expanded water, wastewater treatment, or storm water drainage systems, whereby the construction or relocation would cause significant environmental effects. Any impacts would be less than significant, and no mitigation is required

b. **Less Than Significant Impact.** As previously discussed in Threshold 40.a, the Project site is located within the water service boundary of the RCWD. RCWD has an existing 16-inch water line located within the Camino Del Vino right-of-way along the Project site's north boundary that can provide water for domestic consumption, fire protection, and landscaping per the Project Plans. No additional off-site water infrastructure is anticipated in conjunction with the Project site development, as proposed.

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

The RCWD water supply/demand analysis within its service area is set forth in the *RCWD 2020 UWMP* which assesses the District's ability to satisfy demands during three (3) hydrologic scenarios, including: 1) a normal water year, 2) single-dry water year, and 3) multiple-dry water years. The supply-demand balance for each of the hydrologic scenarios within the RCWD service area was projected for the 25-year planning period 2020 to 2045.

Based on the analysis and conclusions set forth in the *RCWD 2020 UWMP* (Sec 7.3 *Supply and Demand Assessment*), RCWD will be able to meet 100% of its demand under all three hydrologic scenarios through the year 2045.

The Project proposes a commercial winery which is consistent with both the General Plan and zoning designations for the site and surrounding area. The RCWD UWMP is based on approved land uses, so it has already taken into account use of the Project site for agricultural uses (i.e., operating winery). In addition, the RCWD stated in its "Will Serve" letter, dated June 16, 2022, that it had available capacity to serve the Project conditional on its meeting RCWD's permitting and connection processes.

Therefore, sufficient water supplies are available to serve the Project and reasonably foreseeable future development during normal, dry, and multiple dry years. Any impacts are considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

41. Sewer a) Require or result in the construction of new wastewater treatment facilities, including septic systems, or expansion of existing facilities, whereby the construction or relocation would cause significant environmental effects?	☐	☐	☒	☐
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?	☐	☐	☐	☒

Source(s): *Preliminary Geotechnical Interpretive Report for the Haven Vineyard Development, APN 927-670-009, Located on Camino Del Vino, City of Temecula, Riverside County, California*, Dynamic Geotechnical Solutions, June 30, 2022 (*Geo Report*, **Appendix E1**); *Alternative Onsite Wastewater Treatment System Investigation Recommendations, Proposed Haven Vineyards*, CM Soils, February 29, 2024 (*OWTS,* **Appendix E2**); *Drainage Study for Haven Vineyards*, Robin B. Hamers & Associates, Inc., November 30, 2022 (*Hydro Report*, **Appendix G1**); Project Plans (**Appendix K**); *Water, Sewer, and Waste Will Serve Letters*, prepared by EMWD September 23, 2022, RCWD June 16, 2022, and WM August 1, 2025(*Will Serve Letters,* **Appendix J**); Wine Country Community Plan - Program EIR No. 524; *Wine Country Infrastructure Update*, published by Eastern Municipal Water District, February 14, 2019; Riverside County, Department of Environmental Health, Review.

Findings of Fact:

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

a. **Less Than Significant Impact.** Refer to Thresholds 18.c and 40.a. The Project site is located within the EMWD wastewater/sewer service boundary. At present, there is limited, but expanding, sewer facility infrastructure in the Temecula Valley Wine Country and most existing development is served by on-site wastewater (septic) systems.

The Will Serve Letter from EMWD, dated September 23, 2022, indicates the closest EMWD sewer service line is 1.75 miles northwest of the Project site at the intersection of Camino Del Vino and Monte de Oro Road. The EMWD also indicated the Project would be responsible for extending this service line to the site if it desired EMWD sewer service. Connection to EMWD sewer lines would be available to the site in approximately 3-5 years per conversations between EMWD, the applicant, and the County. On-site sewer improvements include construction of sewer pipes, cleanouts, 1,200-gallon septic tank and distribution box, and grease trap. The future sewer lateral would be constructed to connect the Project Site into future infrastructure in Camino Del Vino. Sewer infrastructure would include an onsite waste treatment system. Separate permitting shall be coordinated with the Regional Water Quality Control Board.

The Project proposes to add a Class II commercial winery and tasting room to an existing vineyard. The Project has a moderate sewage generation factor (restroom facilities associated with winery) and is proposing a septic system instead of connecting to EMWD's municipal wastewater system.

As indicated by the *OWTS*, the Project site has sufficient percolation rates and site area to support the use of an onsite septic system that will meet current Riverside County Department of Environmental Health and the Regional Water Quality Control Board (RWQCB) standards. In addition, the septic system indicated in the Project Plot Plan will require approval by the San Diego Regional Water Quality Control Board.

Other than the proposed onsite septic system, implementation of the proposed Project will not require, or result in, the construction of new wastewater treatment facilities or expansion of existing facilities, whereby the construction or relocation would cause significant environmental effects. Any impacts will be less than significant.

b. **No Impact.** As outlined in Thresholds 40.a and 41a above, the Project site's development plan proposes an on-site septic system, so the Project will not be connecting to the EMWD wastewater/sewer treatment facilities. This criterion is not applicable to the proposed Project. There will be no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

42. Solid Waste a) Generate solid waste in excess of State or Local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	☐	☐	☒	☐
b) Comply with federal, state, and local management and reduction statutes and regulations related to solid wastes including the CIWMP (County Integrated Waste Management Plan)?	☐	☐	☒	☐

Source(s): *WM Solid Waste Service Provider Letter – 41699 Camino Del* Vino, Waste Management, August 1, 2025 (*Will Serve Letters* **Appendix J**); Riverside County General Plan EIR No. 521, Section 4.17.4, *Solid Waste Management*; Riverside County Municipal Code; Assembly Bill (AB) 939 Riverside County Department of Waste Resources (RCDWR), Planning Section and Countywide Integrated Waste Management Plan; CalRecycle, SWIS Facility Detail, El Sobrante Landfill, 33-AA-0217; El Sobrante website.

Findings of Fact:

a. **Less Than Significant Impact.** Solid waste management in Riverside County is required to comply with the California Integrated Waste Management Act of 1989, Chapter 1095 (AB 939) which redefined solid waste management in terms of both objectives and planning responsibilities for local jurisdictions and the state. AB 939 was adopted in an effort to reduce the volume and toxicity of solid waste that is landfilled and incinerated by requiring local governments to prepare and implement plans to improve the management of waste resources. AB 939 required each of the cities and unincorporated portions of counties throughout the state to divert a minimum of 25% by 1995 and 50% of the solid waste landfilled by the year 2000. To attain these goals for reductions in disposal, AB 939 established a planning hierarchy utilizing new integrated solid waste management practices. In addition, SB 1383 establishes targets to achieve a 50% reduction in the level of the statewide disposal of organic waste from the 2014 level by 2020, and a 75% reduction by 2025.

In response to the State requirements, the Riverside County Department of Waste Resources (RCDWR; formerly known prior to 2015 as the Riverside County Waste Management Department [RCWMD]) prepared the Countywide Integrated Waste Management Plan (CIWMP). In its entirety, the CIWMP is comprised of the Countywide Summary Plan; the Countywide Siting Element; and the Source Reduction and Recycling Elements (SRRE's), Household Hazardous Waste Elements (HHWE's), and Nondisposal Facility Elements (NDFE's) for Unincorporated Riverside County and each of the cities in Riverside County.

The Countywide Summary Plan contains goals and policies, as well as a summary of integrated waste management issues faced by the County and its cities. The Summary Plan summarizes the steps needed to cooperatively implement programs among the County's jurisdictions to meet *and maintain* the 50% diversion mandates. The Countywide Siting Element demonstrates that there are at least 15 years of remaining disposal capacity to serve all the jurisdictions within the County. If there is not adequate capacity, a discussion of alternative disposal sites and additional diversion programs must be included in the Siting Element.

The RCDWR - Planning Section ensures that the Department's planned and proposed waste management activities and projects are in compliance with applicable federal, State and local land use and environmental laws, regulations, and ordinances.

Among other responsibilities, the RCDWR – Planning Section is required to review all land-use/development cases processed within the County and issue Conditions of Approval on projects to ensure that Department facilities/assets/programs are protected from incompatible land uses, that adequate space is provided for collection of recyclables, that Waste Recycling Plans (Form B) and Waste Reporting (Form C) are submitted, and that projects will not overburden the solid waste disposal capacity of County facilities.

The RCDWR operates six (6) active landfills (Badlands, Blythe, Desert Center, Lamb Canyon, Mecca II and Oasis) and administers a contract agreement for the private El Sobrante Landfill serving the greater Riverside County area. The RCDWR also oversees several transfer station leases, as well as a number of recycling and other special waste diversion programs.

Municipal waste collection services for the unincorporated Temecula Valley Wine Country (Project site is a part) is provided by Waste Management, Inc. and all non-hazardous, non-recyclable, non-green municipal waste generated in the Temecula Valley Wine Country is deposited at the El Sobrante Landfill.

El Sobrante Landfill

The Project site is located within the service area of the El Sobrante Landfill, a service area that includes the cities/communities within southwestern Riverside County (inclusive of the Project site and the greater Temecula Valley Wine Country), as well as multiple jurisdictions within the counties of Los Angeles, Orange, San Bernardino and San Diego. Located near the center of the highly populated western third of Riverside County, it processes approximately 43% of Riverside County's annual waste, according to Waste Management, Inc., the landfill's operator.

The El Sobrante Landfill is located approximately 31 miles northwest of the Project site in the unincorporated Temescal Canyon area of Riverside County between the City of Lake Elsinore and the City of Corona. The landfill, which is owned and operated by USA Waste of California (a subsidiary of Waste Management, Inc.) started disposal operations in 1986. The El Sobrante Landfill facility currently comprises a total area of 1,322 acres which includes a 495-acre footprint permitted for landfill operations, and a 688-acre wildlife preserve. The current operating permit allows a maximum of 16,054 tons per day of waste to be accepted at the landfill, due to limitations on the number of vehicle trips per day.

As set forth in Section 4.17.4 (Solid Waste) of the GPEIR, the County applies a Generation Rate of 2.4 Tons per 1,000 square feet of building area per year for commercial use ("commercial" includes commercial-retail, commercial-tourist, commercial-office and business park uses). There is not a specific category for a winery use; however, for purposes of this analysis, the Project's proposed Winery use is considered to fall under, and is analyzed as, a commercial-tourist use.

The Project proposes a Class II Winery with 7,080 square feet of new buildings including tasting room, outdoor use areas, wine production and storage, landscaping, and parking. Using the County's waste generation rate for commercial uses, the Project would generate 17 tons per year or 0.05 tons per day of waste requiring disposal. This amount of waste represents less than 0.01 percent of the daily capacity of the El Sobrante Landfill. This is a "worst case" estimate and does not include any reduction for future recycling under AB 939 (see Threshold 42.b below). Additionally, the Project would comply with Waste Management's letter to design the waste enclosure to be a minimum of two 6-yard bins (one for trash and one for recycling) and a minimum of four 64-gallon carts for organic waste. This would ensure compliance with California State's Recycling Mandates (AB 341, AB 1826, and SB 1383). Therefore, the proposed winery would not generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals. Impacts will be less than significant.

b. **Less Than Significant Impact.** All land uses within the unincorporated Riverside County area, inclusive of the Temecula Valley Wine Country, that generate waste are required to coordinate with the

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

County's contracted waste hauler (Waste Management, Inc.) to collect solid waste on a common schedule as established in applicable local, regional, and State programs.

Additionally, all development within the unincorporated County jurisdiction is required to comply with applicable elements of AB 1327, Chapter 18 (California Solid Waste Reuse and Recycling Access Act of 1991), AB 939 (CalRecycle), Title 8 of the County Municipal Code, and other local, State, and federal solid waste disposal standards.

The California Integrated Waste Management Act of 1989 (AB 939) requires every city and county in the state to prepare a Source Reduction and Recycling Element (SRRE) to its Solid Waste Management Plan, that identifies how each jurisdiction will meet the mandatory state diversion goal of 50 percent by and after the year 2000. The purpose of AB 939 is to "reduce, recycle, and re-use solid waste generated in the state to the maximum extent feasible."

As set forth in Threshold 42.a, in response to the State requirements, the Riverside County Department of Waste Resources prepared the CIWMP. In addition, SB 1383 establishes targets to achieve a 50% reduction in the level of the statewide disposal of organic waste from the 2014 level by 2020, and a 75% reduction by 2025.

All solid waste disposals within the unincorporated County of Riverside are subject to the requirements set forth in *Title 8, Health and Safety*, Chapter 8.136 - Comprehensive Collection and Disposal of Solid Waste within Specified Unincorporated Areas and Chapter 8.24 - County Solid Waste Facilities, other, as provided in the Municipal Code. Chapters 8.136 and 8.24 provide integrated waste management guidelines for service, prohibitions, and provisions of service. The provisions of service require that the County of Riverside shall provide for or furnish integrated waste management services relating to the collection, transfer, and disposal of refuse, recyclables, and compostables within and throughout the unincorporated County jurisdiction.

The Project would be required to comply with applicable elements of AB 1327, Chapter 18 (California Solid Waste Reuse and Recycling Access Act of 1991), AB 939, Title 8 of the County Municipal Code, and other applicable local, State, and federal solid waste disposal standards as a matter of regulatory policy, thereby ensuring that the solid waste stream to the waste disposal facilities is reduced in accordance with existing regulations. Any impacts would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

43. Utilities Would the project impact the following facilities requiring or resulting in the construction of new facilities or the expansion of existing facilities, whereby the construction or relocation would cause significant environmental effects?				
a) Electricity?	☐	☐	☒	☐
b) Natural gas?	☐	☐	☐	☒
c) Communications systems?	☐	☐	☒	☐
d) Street lighting?	☐	☐	☒	☐
e) Maintenance of public facilities, including roads?	☐	☐	☒	☐
f) Other governmental services?	☐	☐	☒	☐

Source(s): *Haven Winery, Air Quality and Greenhouse Gas Impact Study*, RK Engineering, Inc., January 20, 2025 (*AQ/GHG Study*, **Appendix B1**); *Haven Winery Project Supplemental Memorandum to the Traffic, Noise, and Air Quality/GHG Impacts Studies*, RK Engineering, Inc., December 17, 2023 (**Appendix B2**); Ordinance No. 461 (County of Riverside Road Improvement Standards and Specifications); Southern California Edison website; Ordinance No. 655 (An Ordinance of the County Of Riverside Regulating Light Pollution); Ordinance No. 659 (An Ordinance of the County of Riverside Establishing a Development Impact Fee Program); Riverside County Network of Care website; and *County of Riverside General Plan EIR No. 521,* Sec.4.10 Energy Resources.

Findings of Fact:

a. **Less Than Significant Impact.** The Project site consists of approximately 10.15 gross acres of land that currently supports an existing vineyard.

The Project site development plan, which proposes a Class II Winery use, will require electricity connections in conjunction with the Project construction and operations. The electrical service provider to the area is Southern California Edison (SCE). Overhead electrical service lines currently exist within De Portola Road within the public right-of-way.

SCE is responsible for providing power supply to Riverside County while complying with County, State, and federal regulations. SCE's power system is one of the nation's largest electric and gas utilities and serves approximately 15 million people in 180 incorporated cities and 15 counties, in a service area of approximately 50,000 square miles in size (SCE 2019). SCE maintains 12,635 miles of transmission lines, 91,375 miles of distribution lines, 1,433,336 electric poles, 720,800 distribution transformers, and 2,959 substation transformers.

The proposed Project will use electricity for a variety of operational activities including, but not limited to, building heating and cooling, lighting, appliances, electronics, mechanical equipment, and parking lot lighting. Indirect electricity usage is also required to supply, distribute, and treat water for the Project.

The Project has been designed to comply with the mandatory requirements of California's Building Energy Efficiency Standards (Title 24, Part 6) and Green Building Standards (CALGreen, Title 24, Part 11). California's building energy efficiency standards are some of the strictest in the nation and the Project's compliance with California's Building Code will ensure that wasteful, inefficient or unnecessary consumption of energy is minimized. The building standards code is designed to reduce the amount of energy needed to heat or cool a building, reduce energy usage for lighting and appliances and promote usage of energy from renewable sources.

Section 10.a of this Initial Study indicates the Project operation would consume 558,949.1 kilowatt-hours per year (kWh/year) of electricity based on calculations in the Project *AQ/GHG Study*.

The Project's energy impact relative to electricity consumption is considered less than significant as the Project will comply with the mandatory requirements of California's Building Energy Efficiency Standards (Title 24, Part 6) and Green Building Standards (CALGreen, Title 24, Part 11). California's building energy efficiency standards are some of the strictest in the nation and the Project's compliance with California's building code will ensure that wasteful, inefficient or unnecessary consumption of energy is minimized. The building standards code is designed to reduce the amount of energy needed to heat or cool a building, reduce energy usage for lighting and appliances and promote usage of energy

from renewable sources.

Adequate commercial electricity supplies are presently available to meet the incremental increase in demand attributed to the Project. Provision of electricity to the Project site is not anticipated to require or result in the construction of new facilities or the expansion of existing facilities, the construction or relocation of which would cause significant environmental effects to electricity. Impacts in this regard will be less than significant.

b. **No Impact.** The Project is expected to use propane for building heating and cooling, cooking and kitchen appliances, water heating and industrial applications associated with wine production. The Project is not anticipated to have natural gas supplied to the site but will instead use propane delivered via truck on an as needed basis. All propane used by the Project is expected to be imported and stored with an onsite storage tank. Section 10.a of this Initial Study indicates the Project would consume 2,911.2 million of Btu per year of propane based on calculations in the *AQ/GHG Study*.

The Project proposes the use of propane gas and will not connect to the regional natural gas system. The proposed Project would not require or result in construction, expansion, or relocation of natural gas facilities that could result in a significant environmental effect. There will be no impact.

c. **Less Than Significant Impact.** Communication systems for the Project area are provided by Verizon which is a private company that provides connection to the communication system on an as needed basis. No expansion of facilities will be necessary to connect the Project to the existing communication system located adjacent to the Project site, and therefore, such construction or relocation would not cause a significant environmental effect to communications systems. Impacts will be less than significant.

d. **Less Than Significant Impact.** The proposed Project will not require the installation of any new or additional streetlights along its Camino Del Vino frontage in accordance with standard requirements and County Ordinance No. 655. The intent of Ordinance No. 655 is to restrict the permitted use of certain light fixtures emitting into the night sky undesirable light rays which have a detrimental effect on astronomical observation and research at the Palomar Observatory. Ordinance No. 655 contains approved materials and methods of installation, definitions, general design requirements, requirements for lamp source and shielding, prohibitions and exceptions.

Adherence to Ordinance No. 655 is typically a standard condition of approval and is not considered unique mitigation pursuant to CEQA. Any impacts from light and glare are discussed in Section 2 (Mt. Palomar Observatory) and Section 3 (Other Lighting Issues) of this Initial Study. Therefore, the Project would not require or result in the construction of new facilities or the expansion of existing facilities, whereby the construction or relocation would cause significant environmental effects to street lighting. Impacts will be less than significant.

e. **Less Than Significant Impact.** The proposed Project will have a less than significant impact on public facilities. Riverside County Ordinance No. 659 establishes a developer impact fee to mitigate the cost of public facilities, including roads. The Project does not include roads or road improvements requiring or resulting in the construction of new facilities or the expansion of existing facilities.

Prior to the issuance of a certificate of occupancy, the Project applicant shall comply with the provisions of Ordinance No. 659, which requires payment of the appropriate fees set forth in the Ordinance. Any impacts will be less than significant.

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

f. **Less Than Significant Impact.** Regional Multi-Service Centers impacts are typically attributed to residential development. This is reflected in Ordinance No. 659. Regional Multi-Service Centers are located throughout the County and provide a variety of services on a regional basis with events ranging from: athletic programs, wellness programs, senior citizen activities, arts and crafts, etc. The Project site does not have a residential component; however, the proposed mixed-use winery/tasting room will have a lesser impact and will be assessed accordingly.

Prior to the issuance of a certificate of occupancy, the Project applicant shall comply with the provisions of Ordinance No. 659, which requires payment of the appropriate fees set forth in the Ordinance to offset any incremental increase in or demand for such services generated by the Project. Payment of such fees would ensure that the Project would not require or result in the construction of new facilities or the expansion of existing facilities, whereby the construction or relocation would cause significant environmental effects to other governmental services. Impacts will be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

WILDFIRE If located in or near a State Responsibility Area ("SRA"), lands classified as very high fire hazard severity zone, or other hazardous fire areas that may be designated by the Fire Chief, would the project:				
44. Wildfire Impacts a) Substantially impair an adopted emergency response plan or emergency evacuation plan?	☐	☐	☒	☐
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?	☐	☐	☒	☐

Source(s): *Map My County (***Appendix A**); *General Plan*; Ordinance No. 787 (An Ordinance of the County of Riverside Adopting the 2016 California Fire Code as Amended); Riverside County General Plan, Chapter 6, Safety Element, Figure S-8 *Wind Erosion Susceptibility Areas*; and Ordinance No. 659 (An Ordinance of the County of Riverside Amending Ordinance No. 659 Establishing a Development Impact Fee Program).

Findings of Fact:

a. **Less Than Significant Impact**. The entire Project site is located within a State Fire Responsibility Area (SRA) and a very high fire hazard area as designated by the County of Riverside General Plan Safety Element Figure S-8.

The Project will take access from an existing roadway (Camino del Vino). This roadway will connect to De Portola Road which is part of the adopted emergency response plan/emergency evacuation plan developed and implemented by the County of Riverside.

The Project will result in construction of a Class II Winery including adjacent roadway improvements (i.e., acceleration/deceleration tapers on either side of the new winery driveway). A limited potential exists to interfere with an emergency response or evacuation plan during construction. Control of access will ensure emergency access to the site and Project area during construction through the submittal and approval of a traffic control plan (TCP). The TCP is designed to mitigate any construction circulation impacts. The TCP is not considered unique mitigation under CEQA.

The proposed Project will be reviewed, and conditions of approval will be placed on the proposed Project to address any potential impacts related to wildfire, consistent with the Fire Hazards section of the Safety Element of the General Plan, and Ordinance No. 787.

As part of the Project approval(s), standard conditions are assessed on the proposed Project to reduce impacts from the proposed Project to fire protection services. Prior to final map recordation, grading permit issuance, building permit issuance, and building final inspection, the Project will be required to demonstrate compliance with Ordinance No. 787. Adherence to Ordinance No. 787 is typically a standard condition of approval and is not considered unique mitigation pursuant to CEQA.

Another standard condition assessed on the proposed Project to reduce impacts from the proposed Project to fire services is Ordinance No. 659. The Project site is located in Area Plan 19 – Southwest Area Plan. Applicant payment of Development Impact Fees (DIF) for non-residential uses for fire protection will be required prior to the issuance of a certificate of occupancy. Adherence to the Ordinance No. 659 is typically a standard condition of approval and is not considered unique mitigation pursuant to CEQA.

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

b. **Less Than Significant Impact.** The entire Project site is located within an SRA and a very high fire hazard area.

The northern half of the Project site is part of a flat floodplain along Camino Del Vino. The southern half of the property rises in elevation away from the valley. Elevations within the Project range between approximately 1,370 in the north to 1,590 feet AMSL in the south.

The Project will provide physical improvements which will be developed to the most recent fire codes. These codes are designed to suppress any fire risks (including wildfire risks). Per the County of Riverside General Plan Safety Element Figure S-8, the Project site and surrounding area has a moderate wind susceptibility. The Project would be required to comply with California Fire Code Chapter

47 and the Riverside County No. 787 Fire Code, which provides requirements to reduce the potential of fires that include vegetation management, construction materials and methods, installation of automatic sprinkler systems, adequate fire flows, etc.

Based on the above, the Project would not, due to slope, prevailing winds, and other factors, exacerbate wildfire risks and thereby expose Project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire. Any impacts will be less than significant.

c. **Less Than Significant Impact.** The entire Project site is located within an SRA and a very high fire hazard area.

The Project includes a new access driveway and road in the north and central portions of the site but does not include and or require the installation or maintenance of associated fire protection infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment. Any road improvements and/or utilities will be installed in Camino del Vino adjacent to the Project site. This road serves as a fire break for the surrounding areas west of De Portola Road. Refer also to Thresholds 44.b and 44.c above for Project conformance to applicable fire-related codes to reduce the potential for wildfire hazards to occur. Any impacts will be less than significant.

d. **Less Than Significant Impact.** The entire Project site is located within a State Fire Responsibility Area (SRA) and a very high fire hazard area. Refer also to Thresholds 16.a (No Impact) and 23.e (Less than Significant Impact) relative to the potential for flooding and/or Threshold 14.a (No Impact) relative to the potential for landslides to occur.

The northern half of the Project site slopes gently up from Camino Del Vino while the southern half of the property rises in elevation off the property, away from the valley. Elevations within the Project range between approximately 1,370 to 1,590 feet AMSL.

The Project will include hardscape (buildings, patios, roadways) and landscape (vineyards/olive trees, ornamental landscaping) improvements that would serve to stabilize the built environment (including drainage facilities). Based on this information, the Project would not expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes. Any impacts will be less than significant.

e**. Less Than Significant Impact**. The entire Project site is located within an SRA and a very high fire hazard area.

The proposed Project will be reviewed by the County as part of the discretionary process, and conditions of approval will be placed on the proposed Project to address any potential impacts to Fire Resources, consistent with the Fire Hazards section of the Safety Element of the General Plan, and Ordinance No. 787.

As part of the Project approval(s), standard conditions are assessed on the proposed Project to reduce impacts from the proposed Project to fire protection services. Prior to final map recordation, grading permit issuance, building permit issuance, and/or building final inspection, the Project will be required to demonstrate compliance with Ordinance No. 787. Adherence to Ordinance No. 787 is typically a standard condition of approval and is not considered unique mitigation pursuant to CEQA.

Another standard condition assessed on the proposed Project to reduce impacts from the proposed Project to fire services is Ordinance No. 659. The Project site is located in Area Plan 19 – Southwest Area Plan. Applicant payment of DIF for non-residential uses for fire protection will be required prior to the issuance of a certificate of occupancy. The proposed off-site Project components (i.e., roadway improvements) will not create any demand for fire services.

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

Based on this information, the Project would not, expose people or structures either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires. Any impacts are considered less than significant

Mitigation: No mitigation is required.

Monitoring: No monitoring is required

MANDATORY FINDINGS OF SIGNIFICANCE Does the Project:				
45. Have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self- sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?	☐	☒	☐	☐

Source(s): Staff Review; and Project Plans (**Appendix K**)

Findings of Fact:

Less Than Significant Impact with Mitigation Incorporated. Implementation of the proposed Project along with the six (6) mitigation measures outlined below would not substantially degrade the quality of the environment, substantially reduce the habitat of fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, or reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory since those resources are not present on the site.

Please reference the discussions in Section 7 (Biological Resources – Wildlife & Vegetation), Section 8 and 9 (Cultural Resources – Historic Resources and Archaeological Resources), Section 28 (Paleontological Resources – Paleontological Resources), and Section 39 (Tribal Cultural Resources), the Project will comply with a number of standard County conditions of approval as well as comply with established regulations. Any impacts will be less than significant, and no mitigation is required.

Biological Resources

MM-BIO-1 Vegetation Loss

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
MM-BIO-2 Training MM-BIO-3 Deed Restriction MM-BIO-4 Burrowing Owl Survey MM-BIO-5 Gnatcatcher Monitoring MM-BIO-6Nesting Bird Survey				
46. Have impacts which are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, other current projects and probable future projects)?	☐	☐	☒	☐

Source(s): Staff Review; Sections 1-44, above; and Project Plans (**Appendix K**)

Findings of Fact:

Less Than Significant Impact. The Project does not have impacts which are individually limited, but cumulatively considerable. As demonstrated in Sections 1 – 44 of this Environmental Assessment, in particular regarding air quality and greenhouse gas emissions that have established thresholds to consider cumulative impacts as well as hydrology and traffic impacts that consider the existing and currently planned development of the area and the specific respective drainage and traffic impacts to the overall area in a cumulative manner. As illustrated in the EA, the Project will not have any impacts that cannot be reduced to less than significant with the incorporation of mitigation, Project design features, and conditions of approval. Therefore, no cumulative impacts are anticipated to occur. The proposed Project of a winery is not considerable when viewed in connection with other projects (past, current, or future) as most properties in this area and along Rancho California Road are existing wineries. Potential cumulative impacts are less than significant, and no mitigation is required.

47. Have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?	☐	☐	☒	☐

Source(s): Staff Review; Sections 1-44, above; and Project Plans (**Appendix K**)

Findings of Fact:

Less Than Significant Impact. Effects on human beings were evaluated as part of this analysis of this Initial Study and found to be less than significant with implementation of regulatory compliance, standard conditions, and/or Project design features in, air quality, geology and soils, greenhouse gas emissions, hydrology & water quality, noise, public services, and transportation. Based on the analysis and conclusions in this Initial Study, the proposed Project will not cause substantial adverse effects directly or indirectly to human beings.

Therefore, potential direct and indirect impacts on human beings that result from the proposed Project are considered less than significant and no mitigation is 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: *Wine Country Community Plan Draft Program Environmental Impact Report*, December 1, 2011.

Location Where Earlier Analyses, if used, are available for review:

Location: County of Riverside Planning Department
4080 Lemon Street 12th Floor
Riverside, CA 92501

AUTHORITIES CITED

Authorities cited: Public Resources Code – various Sections; California Code of Regulations – various Sections.

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http://www.rivcocob.org/ordinances/

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http://www.envirostor.dtsc.ca.gov

Eastern Municipal Water District 2020 Urban Water Management Plan
https://www.emwd.org/post/urban-water-management-plan
El Sobrante Landfill Annual Monitoring Report

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https://www.ranchowater.com

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http://www.rcwaste.org/business/planning; and
http://www.rcwaste.org/business/planning/ciwmp

Riverside County General Plan
http://planning.rctlma.org/ZoningInformation/GeneralPlan.aspx

Riverside County General Plan Southwest Area Plan
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https://library.municode.com/ca/riverside_county/codes/code_of_ordinances

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