

CHAPTER 3 – PROJECT SETTING

All Chapter 3 figures are located at the end of this Chapter, not immediately following their reference in the text.

3.1 PROJECT LOCATION

Scenario #1: The WCCP is in full effect

PP 24833 is located on the east side of Calle Contento, southwesterly of Newton Avenue, and at the terminus of Bucharest Lane, in Riverside County, California. The Project will be developed on two (2) parcels. The majority of the Project will be on Assessor's Parcel Number (APN) 943-250-018, with a driveway connection to the existing Calvary Site, which is located on APN 943-250-021. The Project site can also be described as being located in portions of Sections 26 & 27 of Township 7 South, Range 2 West of the Bachelor Mtn., CA USGS 7.5-minute topographical map. Reference Figure 3.1-1, *Vicinity Map*.

Scenario #2: The WCCP does not remain in full effect

Should the WCCP not remain in full effect, the Citrus/Vineyard Policy Area shall provide the guiding land use policy direction. According to the Southwest Area Plan (SWAP), the Citrus/Vineyard Policy Area, which applies to lands located easterly of the City of Temecula northerly and southerly of Rancho California Road, has been established as a distinct area to ensure the continuation of the rural lifestyle and wine production in southwestern Riverside County.

This policy area encompasses one of the most important agricultural lands in the County. The many wineries here provide a significant tourist attraction to the region, which in turn provides a continual economic benefit to the surrounding businesses. Not only that, the Citrus/Vineyard area also is an important part of the character of the Southwest planning area and has become ingrained in the "culture" of the surrounding communities. Reference Figure 3.1-2, *Citrus/Vineyard Policy Area*.

3.2 PROJECT SETTING

Site Settings

Scenario #1: The WCCP is in full effect

The Project site currently has no structures on it. The vegetation associations occurring on the site are classified as Coastal Sage Scrub (4.7 acres), Remnant Coastal Sage Scrub (7.1 acres), Field Croplands (9.9 acres) and Riparian Scrub (1.1 acres). The site is an expression of the rolling hill and valley contours characteristic of Long Valley. Long Valley is an east-west trending valley, which stretches from Wine Country to Temecula to the west. It is part of the west-facing slope of the hills comprising Long Valley, a valley incised in past geologic time when Glenoak Creek cut downward through its riverbed. Site topography is dominated by a prominent hill located in the eastern portion of the site that rises to an elevation of 1437 feet. It slopes gently downward to the west into a valley located in the center of the site. The valley trends downward in a south-to-north direction, from 1346 to 1326 feet in elevation. The valley is flanked on the west by a narrow ridge located in the western portion of the site. The ridge also

trends in a south-to-north direction, from 1360 to 1314 feet in elevation. The ridge slopes gently downward to the west into the 100-year flood plain of Glenoak Creek, which is at an average elevation of 1295 feet. In the local area surrounding the subject site, Glenoak Creek roughly follows the alignment of Calle Contento.

Surrounding development consists of Rancho California Water District (RCWD) Monitoring Well Site, vacant land, vineyard and winery to the north; vineyard and vacant land to the west, existing church, single-family residences and vineyards to the south and vineyards and vacant land to the east.

Scenario #2: The WCCP does not remain in full effect

As stated above, according to the Southwest Area Plan (SWAP), the Citrus/Vineyard Policy Area, which applies to lands located easterly of the City of Temecula northerly and southerly of Rancho California Road, has been established as a distinct area to ensure the continuation of the rural lifestyle and wine production in southwestern Riverside County.

Parcel 1

Located easterly of Butterfield Stage Road and northerly of Hart Winery and Callaway Vineyard and Winery.

Parcel 2

Located easterly of La Serena Way, northerly of the intersection of Rancho California Road and La Serena Way.

Parcel 3

Located on the south side of Rancho California Road, easterly of the intersection of Rancho California Road and Reid Court.

Parcel 4

Located westerly of Nicolas Valley Road (across the street from the Scenario #1 parcel).

Parcel 5

Located on the west side of Anza Road, approximately ¼-mile south of the roundabout at Rancho California Road and Anza Road.

Parcel 6

Located on the west side of Camino Del Vino, approximately ¼-mile southwest of the intersection of Monte De Oro Road and Camino Del Vino.

Parcel 7

Located south-southwesterly of Monte Oro Road, westerly of the intersection of De Portola Road and Monte Oro Road.

Parcel 8

Located north of the intersection of Monte De Oro Road and De Portola Road.

Parcel 10

Located southwesterly of the intersection of Rancho California Road and Monte De Oro Road.

Parcel 11

Located on the south side of Vista Del Monte Road, easterly of the intersection of Butterfield Stage Road and Vista Del Monte Road.

The following are additional policies and regulations which apply to the Project setting within the Southwest Area Plan and Citrus/Vineyard Policy Area for both Scenario # 1 and Scenario #2.

Southwest Area Plan

The Southwest planning area is framed by the Santa Ana Mountains to the west, the Santa Margarita Mountains and Agua Tibia range to the south, and the Black Hills to the east. Murrieta Creek runs along the floor of the Murrieta Valley, which generally divides the Southwest planning area in a western/eastern configuration. The Cities of Temecula and Murrieta span both sides of Murrieta Creek, further accentuating this pattern. A series of valleys separated by rolling hills connect with the Murrieta Valley. French Valley runs in a north-south manner and includes Warm Springs, Tocalota, and Santa Gertrudis Creeks. Temecula Creek forms the Pauba Valley, which runs east-west along the southern boundary of the area. Pechanga Creek forms Wolf Valley, located just south of the City of Temecula. All of these creeks eventually flow to the Santa Margarita River, one of the most diverse environments in southern California. The Santa Rosa Plateau forms a "high valley" along the west side of the Southwest planning area and provides still another unique environment devoted to rural estates, groves, and natural habitat.

Mt. Palomar Observatory Lighting

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. Ordinance No. 655 contains approved materials and methods of installation, definitions, general requirements, requirements for lamp source and shielding, prohibitions and exceptions.

Agricultural Lands

Soil Classifications

The Countywide Agricultural Resources Map (see Figure OS-2 of the General Plan) identifies several classifications of important agricultural lands, as established by state and federal agencies. The four mapped classifications of important farmland are based on criteria for soil characteristics, climatic conditions, and water supply. The criteria include soil type, moisture content, water supply, soil temperature, acidity, salinity, depth, drainage, water table, flooding, slope, erodibility, permeability, rock content, rooting depth, growing season, crop type and value, and other economic factors. The four classifications of important farmlands shown on the Agricultural Resources Map are described as follows:

1. Prime Farmlands

Prime Farmland is land best suited for producing food, feed, forage, fiber, and oilseed crops, and is available for these uses: cropland, pastureland, rangeland, forest land, or other land, but not urban land or water. It has the soil quality, growing season, and moisture supply needed to economically produce sustained high yields of crops when treated and managed (including water management) according to modern farming methods.

2. Statewide Important Farmlands

Farmland of Statewide Importance is land other than Prime Farmland that has a good combination of physical and biological characteristics for producing food, feed, forage, fiber, and oilseed crops, and is available for these uses (the land could be cropland, pastureland, rangeland, forest land or other land, but not urban land or water).

3. Unique Farmlands

Unique Farmland is land other than Prime and Statewide Important Farmland that is currently used for the production of specific high value food and fiber crops. It has the special combination of soil quality, location, growing season and moisture supply needed to produce sustained high quality of a specific crop when treated and managed according to modern farming methods. Examples of such economically important crops are citrus, olives, and avocados.

4. Local Important Farmlands

These farmlands are not covered by the above categories but are of locally significant economic importance. They include the following:

- Lands with soils that would be classified as Prime or Statewide Important Farmlands but lack available irrigation water.
- Lands planted in 1980 or 1981 in dry land grain crops such as barley, oats, and wheat.
- Lands producing major crops for Riverside County but that are not listed as Unique Farmland crops. Such crops are permanent pasture (irrigated), summer squash, okra, eggplant, radishes, and watermelon.
- Dairylands including corrals, pasture, milking facilities, hay and manure storage areas if

accompanied with permanent pasture or hayland of 10 acres or more.

- Lands identified by the County with Agriculture land use designations or contracts.
- Lands planted with jojoba that are under cultivation and are of producing age.

According to the Riverside County Information Technology (RCIT), the PP 24883 site (Scenario #1) is only identified as “agricultural land.” According to Figure OS-2, *Agricultural Uses*, of the General Plan, other potential sites that could be allowed under Scenario #2 could be classified as either “Prime Farmland,” “Unique Farmland,” or “Farmland of Local Importance.” Details of this information is contained in Subchapter 9.4 of this DEIR.

Air Basin

The Project is located within the portion of Riverside County just to the east of the City of Temecula and lies within the South Coast Air Basin (Basin). The Project area is under the jurisdiction of the South Coast Air Quality Management District (SCAQMD). The Basin is a 6,600-square-mile coastal plain bounded by the Pacific Ocean to the southwest and the San Gabriel, San Bernardino, and San Jacinto Mountains to the north and east. The Basin includes the non-desert portions of Los Angeles, Riverside, and San Bernardino counties, and all of Orange County.

Riverside County Integrated Plan (RCIP), Multiple Species Habitat Conservation Plan (MSHCP)

On June 17, 2003 the Riverside County Board of Supervisors approved the MSHCP, certified the EIR/EIS for the Plan, and authorized the Chairman to sign the Implementing Agreement. The County of Riverside, a signatory to the Implementing Agreement (IA), is required to comply with all applicable policies and requirements of the MSHCP. As outlined in Section 6 of the MSHCP, “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.”

Cultural

The greater Project area is located between the desert regions to the east and the coastal region to the west. As such, it is likely to have been affected by population movements from both regions. The largest body of archaeological investigations near the project area comes from the Colorado Desert and the Coachella Valley. Studies for the Eastside Reservoir Project (Goldberg 2001) have provided a baseline cultural chronology for the transition zone between the coastal plane and the western slopes of the Santa Rosa and San Jacinto mountains. These sources can be applied for the purposes of a general cultural history, especially for the Late Prehistoric period, if we can assume that Native American mobility and resource use practices extended across the environmental zones from the desert to the mountains, as we know from ethnohistoric sources.

Regional Geologic Setting

The Project site is located in the Northern Peninsular Ranges Geomorphic Province, on the structural unit known as the Perris Block. The Perris Block is bound on the northeast by the San Jacinto Fault Zone, on the southwest by the Elsinore Fault Zone, and on the north by the Cucamonga Fault Zone. The southern boundary of the Perris Block is not as distinct, but is believed to coincide with a complex group of faults trending southeast from Murrieta, California. The nearest State Designated active fault is the Elsinore Fault (Temecula Segment), located approximately 8.9 kilometers (3.05 miles) to the southwest of the Project site. The Peninsular Ranges are characterized by large Mesozoic-age intrusive rock masses, locally flanked by volcanic, metasedimentary, and sedimentary rocks. Varying thicknesses of alluvial sediments derived from the erosion of the elevated portions of the region fill the valleys and other low-lying areas.

Hydrology/Water Quality

The SDRWQCB sets water quality standards for all ground and surface waters within its region. Water quality standards are defined under the Clean Water Act to include the beneficial uses of specific water bodies, the levels of water quality that must be met and maintained to protect those uses (water quality objectives or beneficial uses), and the state's anti-degradation policy. Water quality standards for all ground and surface waters overseen by the SDRWQCB are documented in the Basin Plan (1995) as updated through 2011.

Land Use and Planning

A General Plan is required by State law, and is the County's policy document for land use matters. It determines what the housing needs will be, how roads will be placed, and where commercial and industrial uses will be situated throughout the County for the next 20 years and beyond. The General Plan Elements generally discuss countywide policies and plans. The Project is located within the Southwest Area Plan (SWAP). The Area Plans within the General Plan address regional issues and policies, to address the special needs of each unique community within the County. Lastly, the Area Plans contain parcel-level maps that indicate the General Plan "land use designation" for each property subject to County jurisdiction. The Riverside County (RCIP) General Plan was adopted October 7, 2003, and has had a number of revisions in the intervening years pursuant to General Plan Amendments, the most recent being in December 2015.

Mineral Resources

In addition to agricultural production, mineral extraction is an important component of Riverside County's economy. The County has extensive deposits of clay, limestone, iron, sand, and aggregates. Classification of land within California takes place according to a priority list that was established by the State Mining and Geology Board (SMGB) in 1982, or when the SMGB is petitioned to classify a specific area. The SMGB has also established Mineral Resources Zones (MRZ) to designate lands that contain mineral deposits. The State of California has also designated Aggregate Mineral Resource areas within the County.

The classifications used by the state to define MRZs are as follows:

- **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.

The Project site(s) are 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).

Fire Services

The Project site(s) are under the jurisdiction of the Riverside County Fire Department (RCFD). The RCFD works in cooperation with the California Department of Forestry (CDF). Mutual aid agreements exist between Riverside County and adjacent cities, but response from stations in neighboring cities would only be provided if the Riverside County stations were out of resources and called for additional help. Upon receipt of a call for mutual aid through the County's Emergency Command Center (ECC), the County's mutual aid coordinator will determine whether a city or the County will provide a response. The ECC is a combined county, state, and local agency dispatch center.

Sheriff Services

The Project site(s) are under the jurisdiction of the Riverside County Sheriff's Department Southwest Station. The Southwest Station is located at 30755-A Auld Road Murrieta, CA 92563, approximately 8.5 miles northwest of the Project site. The Southwest Station, services the contract city of Temecula and the De Luz Community Services District, as well as other unincorporated communities.

Utilities and Service Systems

Water

Water service to the Project site(s) will be provided by the Rancho California Water District (RCWD). RCWD receives its water from groundwater, imported water, and recycled water. RCWD maintains wells to tap into the Murrieta-Temecula Groundwater Basin 5, is a member agency of EMWD and WMWD to receive imported water, and serves recycled water from treatment plants owned and operated by the RCWD and EMWD. RCWD manages agreements and contracts with each of these agencies and continually monitors activities, projects and programs to insure the RCWD 's capability of meeting the water supply needs of its customers, both present and future.

Sewer

Sewer lines are currently being installed in the immediate vicinity of the Project site as part of the Eastern Municipal Water District (EMWD) Wine Country Infrastructure Project (WCIP). At the completion of the WCIP, for Scenario #1, the closest sewer line will be located within Calle Contento, which is where main access to PP24883 is located, and where the Project's sewer will tie into the main line. It is anticipated that those potential properties in Scenario #2 will be located within proximity of the Calle Contento extension, the Monte de Oro extension, or the Rancho California Road extension. It is anticipated that the WCIP will be completed prior to any project under Scenario #1 or Scenario #2 needing to tie into this facility.

Electricity

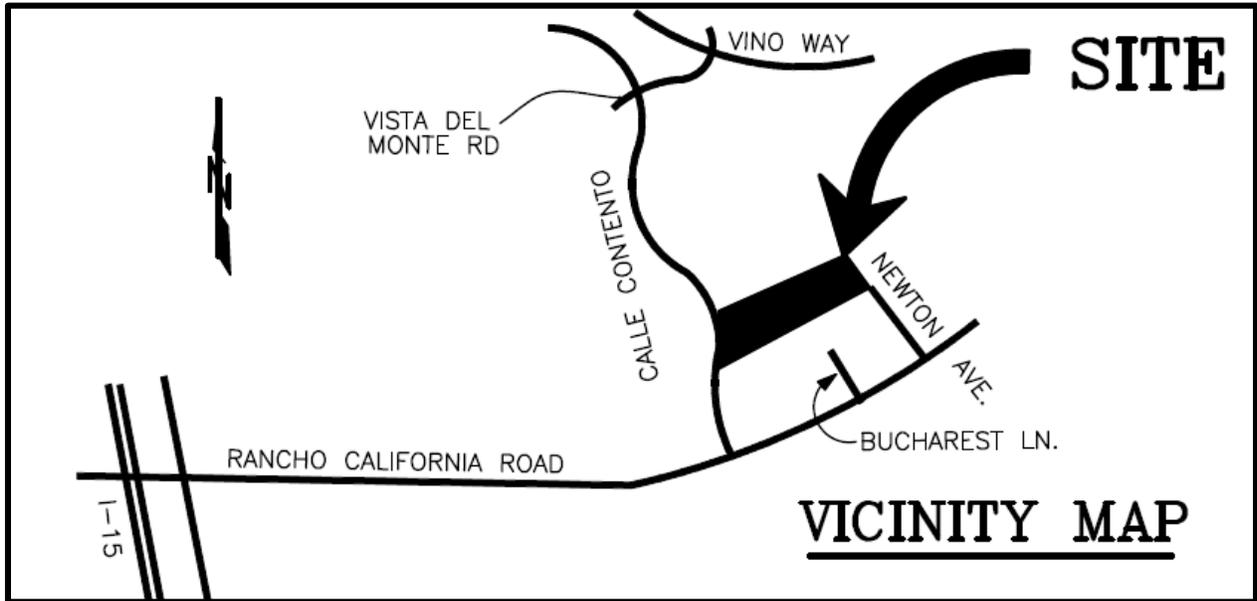
Southern California Edison Company (SCE) is the primary distribution provider for electricity in the Project area. SCE provides service to customers within a 50,000 square mile area of central, coastal, and southern California, including Riverside County. In 2005, SCE had 638,472 accounts in Riverside County with a total demand of 12,601 kWh (million). This is the most current data available.

SCE has major electricity transmission lines, which are a part of the Western United States electric transmission system. This system connects the County with power sources from Northern California, Arizona, and Southern California.

Solid Waste

Solid Waste generated by the Project is collected by Waste Management Inc. (WMI). The bulk of the waste is delivered to the Moreno Valley Transfer Station (MVTs), which is located at 17700 Indian Street in Moreno Valley. It is permitted for a 2,000 tpd operation. While residual waste from the MVTs is primarily disposed of at the El Sobrante Landfill, the transfer station operator could use the Badlands Landfill for disposal of the residual waste.

**Figure 3.1-1
Vicinity Map**



Source: Plot Plan 24883.

