



7 September 2017

Mr. Daniel P. Walsh, CEG 2413
Riverside County Planning Department
Transportation and Land Management Agency
4080 Lemon Street, 12th Floor
Riverside, California 92501

Subject: Paleontological Resource Impact Mitigation Program (PRIMP), De Portola Winery, De Portola Road and Monte De Oro Road, Rancho California, unincorporated Riverside County, California (APN 941-180-032; PPT180003)

Dear Daniel:

Introduction and Location: A Paleontological Resource Impact Mitigation Program (PRIMP) has been completed for the De Portola Winery project site (Assessor's Parcel Number [APN] 941-180-032; Plot Plan No. PPT180003) located immediately northeast of the intersection of De Portola Road and Monte De Oro Road in Rancho California near the eastern extent of Long Valley in unincorporated Riverside County, California (Attachments 1 and 2). On the U. S. Geological Survey 1:24,000-scale, 7.5-minute Bachelor Mountain, California topographic quadrangle map, the project site is located in unsectioned lands of the Rancho Pauba Land Grant and overlaps the northwest part of projected Section 29 and the northeast part of projected Section 30, Township 7 South, Range 1 West, San Bernardino Base and Meridian. The property is bounded on the south by De Portola Road, but is otherwise adjacent to agricultural and rural residential properties. The 42.63-acre (gross) property is proposed to be developed as a new winery and associated retail tasting room, cave restaurant, and 80-room hotel with associated support structures, roads, and parking areas. The valley part of the property will be planted as vineyards.

Geology: Geologically, the project site lies to the east of the main strands of the Elsinore fault zone in areas of Pliocene and Pleistocene sedimentary units of terrestrial origin (T. H. Rogers, 1965, Santa Ana Sheet of the Geologic Map of California; M. P. Kennedy, 1977, California Division of Mines and Geology Special Report 131; D. M. Morton, 2004, Preliminary digital geologic map of the Santa Ana 30' x 60' quadrangle, southern California: U. S. Geological Survey Open-File Report 99-172, version 2.1). A more detailed geologic map of the project area has been published by D. M. Morton and M. P. Kennedy (2003, Geologic map of the Bachelor Mountain 7.5' quadrangle, Riverside County, California [version 1.0]: U. S. Geological Survey Open-File Report 03-103, scale 1:24,000), a part of which is included herein (see Attachment 3, which also

includes part of the adjacent Sage 7.5' quadrangle to the east). As shown on Attachment 3 (after Morton and Kennedy, 2003), the project area is underlain by the early to middle Pleistocene (late Irvingtonian and early Rancholabrean) sandstone member of the Pauba Formation (Qpfs on Attachment 3), which is often abundantly fossiliferous, and young Quaternary (Holocene and latest Pleistocene) alluvium (Qya on Attachment 3) on the valley bottom. A geotechnical (soils) report for the subject property was not available for examination.

Paleontological Sensitivity: More than 400 fossil localities are known from the Pauba Formation and underlying units in the Temecula and Murrieta areas (San Bernardino County Museum [SBCM] collection records; E. G. Scott, 2008, attached). 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 SBCM in Redlands (Scott, 2008, attached). A Paleontological Sensitivity Report generated by the Riverside County Land Information System (Attachment 4) assigns the area a High Paleontological Resource Potential and Sensitivity (High A) to the current property. 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.

Paleontological Collections and Records Search: A previous collections and records search report by the SBCM (Scott, 2008, attached) documents the high paleontological sensitivity of the Pauba Formation locally, including the current project site, and outlines the monitoring and mitigation measures that should be implemented for this project. Although no fossil localities have previously been recorded on the current property, 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 (see list and references in Scott, 2008, attached).

Although the previous SBCM record search report did not record any fossils from the area of the current project, D. M. Weir and R. E. Raschke (1993) reported a record of fossil short-faced bear (*Arctodus simus*) from the northeast corner of the 39300 De Portola Road property in an unpublished paleontological monitoring report for the Vina de Lestonnac Convent nearby. Thus, the likelihood that additional specimens of Pleistocene terrestrial mammals could potentially be recovered during paleontological monitoring of any grading and/or other earthmoving activities is greatly enhanced.

Paleontological Resource Impact Mitigation Program (PRIMP): Because of the documented high paleontological sensitivity of the sandstone member of the Pauba Formation (Qpfs on Attachment 3) and the previously recorded fossil discovery nearby on De Portola Road, full-time paleontological monitoring of mass grading and excavation activities, including utility trenching, in areas mapped as such should be required to mitigate impacts to potential nonrenewable paleontological resources (*i.e.*, fossils). A mitigation monitoring and reporting program (MMRP)

consistent with the provisions of the California Environmental Quality Act (CEQA), regulations currently implemented by the County of Riverside, and proposed guidelines of the Society of Vertebrate Paleontology must be implemented for any mass grading and excavation-related activities, including utility trenching, during construction activities within the Area of Potential Effect (APE) (*i.e.*, areas of exposed Quaternary sediments). In addition to the information listed above, the Conditions of Approval for this project (PPT180003) requires additional items to be included as part of the PRIMP procedures. These items are addressed below:

1. Description of the proposed site and planned grading operations: See Introduction and Location section of this letter, above.

2. Description of the level of monitoring required for all earth-moving activities in the project area: All mass grading, excavation, and trenching activities in the areas of Quaternary sedimentary deposits (*i.e.*, the Pauba Formation) are to be monitored full-time for paleontological resources.

3. Identifications and qualifications of the qualified paleontological monitor to be employed for grading operations monitoring: The primary paleontological monitors will be Mr. Todd A. Wirths, M.S., California Professional Geologist No. 7588, who has approximately 16 years of experience doing geology and paleontological monitoring in the southern California area, and Mr. Clarence L. Hoff, who also has approximately 16 years of professional experience conducting paleontological monitoring in the southern California area. The qualifications of both individuals have previously been forwarded to the Riverside County Transportation and Land Management Agency Chief Engineering Geologist (Mr. David L. Jones, CEG 2283).

4. Identification of personnel with authority and responsibility to temporarily halt or divert grading equipment to allow for the recovery of large specimens: In the field, the primary monitors (Mr. Todd A. Wirths, P.G., or Mr. Clarence L. Hoff) will be the responsible persons on-site with the assigned authority and responsibility to control all grading operations that might adversely affect any salvage efforts. In our office, the primary person to contact will be Senior Paleontologist, Dr. George L. Kennedy, the principal investigator for paleontology for this project.

5. 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: All paleontological monitors automatically inform Dr. Kennedy upon the discovery of fossils while monitoring. It is the practice of our office to immediately notify all concerned parties (client, resident engineer, and lead agency [*i.e.*, in Riverside County, the County Geologist]) at the time of any discovery.

6. Means and methods to be employed by the paleontological monitor to quickly salvage fossils as they are unearthed to avoid construction delays: Paleontological salvage for trenching activities is typically from the trench spoils and does not delay the trenching activity. Fossils are collected and placed in cardboard flats or plastic buckets and identified by field number, collector, and date collected. Notes are taken on the map location (using GPS technology), stratigraphic setting, and position of the site, and the site is photographed before it is vacated and the fossils removed to a safe place. On mass grading projects, any discovered fossil site is protected by red flagging to prevent it from being overrun by earth movers (scrapers) before salvage begins. Fossils

are collected in a similar manner, with notes and photographs taken before removing fossils. If the site involves a large terrestrial vertebrate (for example large bone(s) or a mammoth tusk) that is (are) too large to be easily removed by a single monitor, BFSFA will send a fossil recovery crew to excavate around the discovered fossil, encase it within a plaster jacket, and remove the specimen(s) after the plaster is set. For large fossils, use of the contractor's construction equipment is solicited to remove the jacket to a safe location before it is returned to our laboratory facility.

7. Sampling of sediments that are likely to contain the remains of small fossil invertebrates and vertebrates: Sediments containing small invertebrate and/or vertebrate fossils are considered just as important as larger fossils and will always be collected.

8. Procedures and protocol for collecting and processing samples and specimens: Isolated fossils are collected by hand, wrapped in paper, and placed in temporary collecting flats or five-gallon buckets. Notes are taken on the map location and stratigraphy of the site, and the site is photographed before it is vacated and the fossils are removed to a safe place. Particularly small invertebrate fossils typically represent multiple specimens of a limited number of organisms, and a scientifically suitable sample can be obtained in one to several five-gallon buckets of fossiliferous sediment. If it is possible to dry screen the sediment in the field, a concentrated sample may consist of one or two buckets of material. For vertebrate fossils, the test is usually the observed presence of small pieces of bone within the sediments. If present, as many as 20 to 40 five-gallon buckets of sediment can be collected and returned to a separate facility to wet screen the sediment. In the laboratory, individual fossils are cleaned of dirt and/or extraneous matrix, any breaks are repaired, and the specimen, if needed, is stabilized by soaking in an archivally approved acrylic hardener (*e.g.*, a solution of acetone and Paraloid B-72).

9. Fossil identification and curation procedures to be employed: Invertebrate fossils are to be identified by the principal investigator for paleontology (Dr. George L. Kennedy), who has more than 50 years of professional experience with the local fossil record of southern California and is thoroughly familiar with all aspects of museum preparation and curation techniques. Vertebrate fossils will be identified by an adjunct vertebrate paleontology specialist, depending on the group of fossils needing identification (*e.g.*, birds, mammals, or fish). Standard museum curation steps will be utilized by, or under the direct supervision of, the principal investigator, who has numerous years of curatorial experience at the Natural History Museum of Los Angeles County, the San Diego Natural History Museum, and the U. S. Geological Survey, as well as being the Senior Paleontologist with BFSFA for the last 16 years.

10. Identification of the permanent repository to receive any recovered fossil material: Pursuant to the County of Riverside's "SABER Policy" for recovered fossils, they should, by preference, be directed to (deposited at) the Western Science Center Museum on Searl Parkway in Hemet, Riverside County, California. A written agreement between the owner/developer and the Western Science Center will be in hand before grading begins.

11. All pertinent exhibits, maps, and references: See text and attachments to this PRIMP report.

12. Procedures for reporting findings: A final written report will be produced by BFSA and coauthored by the principal investigator (Dr. George L. Kennedy) and a California Professional Geologist (Mr. Todd A. Wirths, PG 7588) and submitted to the Riverside County Geologist (Mr. David L. Jones, CEG 2283) at the conclusion of grading activities for the project. The report will include sections on general background information, dates of monitoring and salvage collection, previous studies (both geologic and paleontologic), results of findings and analysis, discussion of laboratory preparation procedures and curation steps, discussion of all recovered fossils and a fossil list identified to the lowest level possible, references cited, and index and locality maps and graphics to show all fossil localities, etc. If no fossils are recovered during the process of monitoring, the final report will be in a shortened letter format.

13. 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: Brian F. Smith, President of BFSA, acknowledges that the developer or owner will assume financial responsibility for the PRIMP and any associated curation fees for the project.

If there are any questions concerning this PRIMP, please feel free to contact us at our Poway office. Thank you for time and consideration in reviewing this report.

Sincerely,



George L. Kennedy, Ph.D.
Senior Paleontologist



Todd A. Wirths, M.S.
California Professional Geologist No. 7588

Attachments: Index maps, geologic map, paleontological sensitivity map, SBCM records search report



**Paleontological Resource Impact Mitigation Program (PRIMP)
(APN 941-180-032; PPT180003)**

A mitigation program (PRIMP) consistent with the provisions of the California Environmental Quality Act (CEQA), regulations currently implemented by the County of Riverside, and proposed guidelines of the Society of Vertebrate Paleontology is to be implemented for this project. The mitigation measures are to be implemented for all areas of the Quaternary Pauba Formation as mapped by Morton and Kennedy (2003, Geologic map of the Bachelor Mountain 7.5' quadrangle, Riverside County, California [version 1.0]: U. S. Geological Survey Open-File Report 03-103, scale 1:24,000):

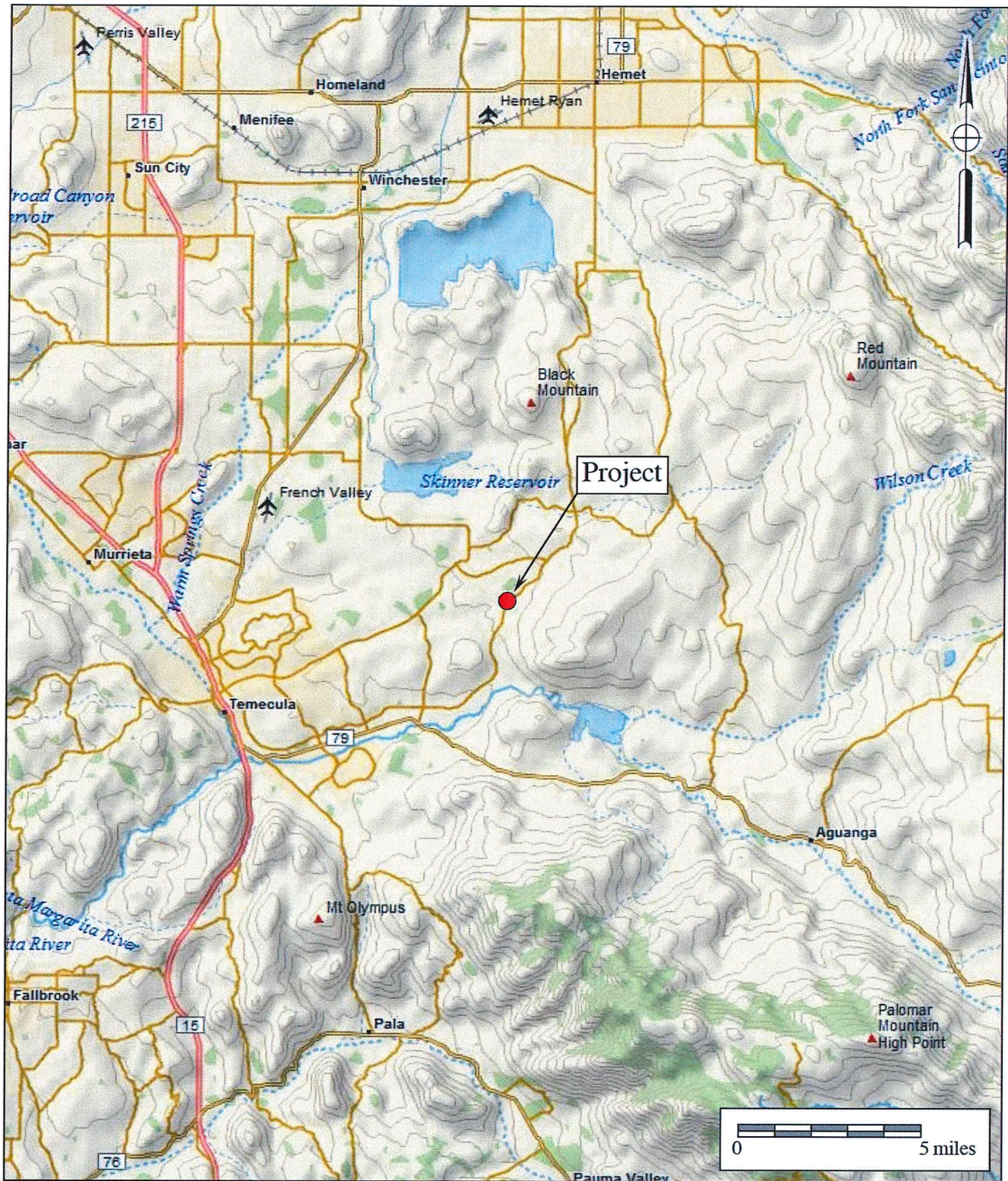
1. Prior to initiation of any grading and/or excavation activities, a preconstruction meeting will be held and attended by the paleontologist of record, representatives of the grading contractor and subcontractors, the project owner or developer, and a representative of the lead agency (County of Riverside). The nature of potential paleontological resources shall be discussed, as well as the protocol that is to be implemented following the discovery of any fossiliferous materials. Complete grading plans must be made available to the paleontologist or paleontological monitor prior to the start of any earth-moving activities.

2. Monitoring of mass grading and excavation activities in areas identified as likely to contain paleontological resources by a qualified paleontologist or paleontological monitor. Full-time paleontological monitoring will be conducted in all areas of grading or excavation in undisturbed sediments of the Pauba Formation (Qpfs on Attachment 3), as well as where over-excavation of surficial alluvial sediments (Qya_a on Attachment 3) will encounter these formational sediments in the shallow subsurface. Paleontological monitors will be equipped to salvage fossils as they are unearthed to avoid construction delays and to remove samples of sediment that are likely to contain the remains of small fossil invertebrates and vertebrates. The monitor must be empowered to temporarily halt or divert equipment to allow for the removal of abundant or large specimens in a timely manner. Monitoring may be reduced if the potentially fossiliferous units are not present in the subsurface, or if present, are determined upon exposure and examination by qualified paleontological personnel to have low potential to contain fossil resources.

3. Preparation of recovered specimens to a point of identification and permanent preservation (not display), including screen-washing sediments to recover small invertebrates and vertebrates if necessary. Evaluation and museum-level preparation of discovered fossils will be overseen by the project paleontologist (Dr. George L. Kennedy), who has more than 50 years of professional experience with the fossil record of southern California, and who is familiar with all aspects of museum preparation and specimen curation.

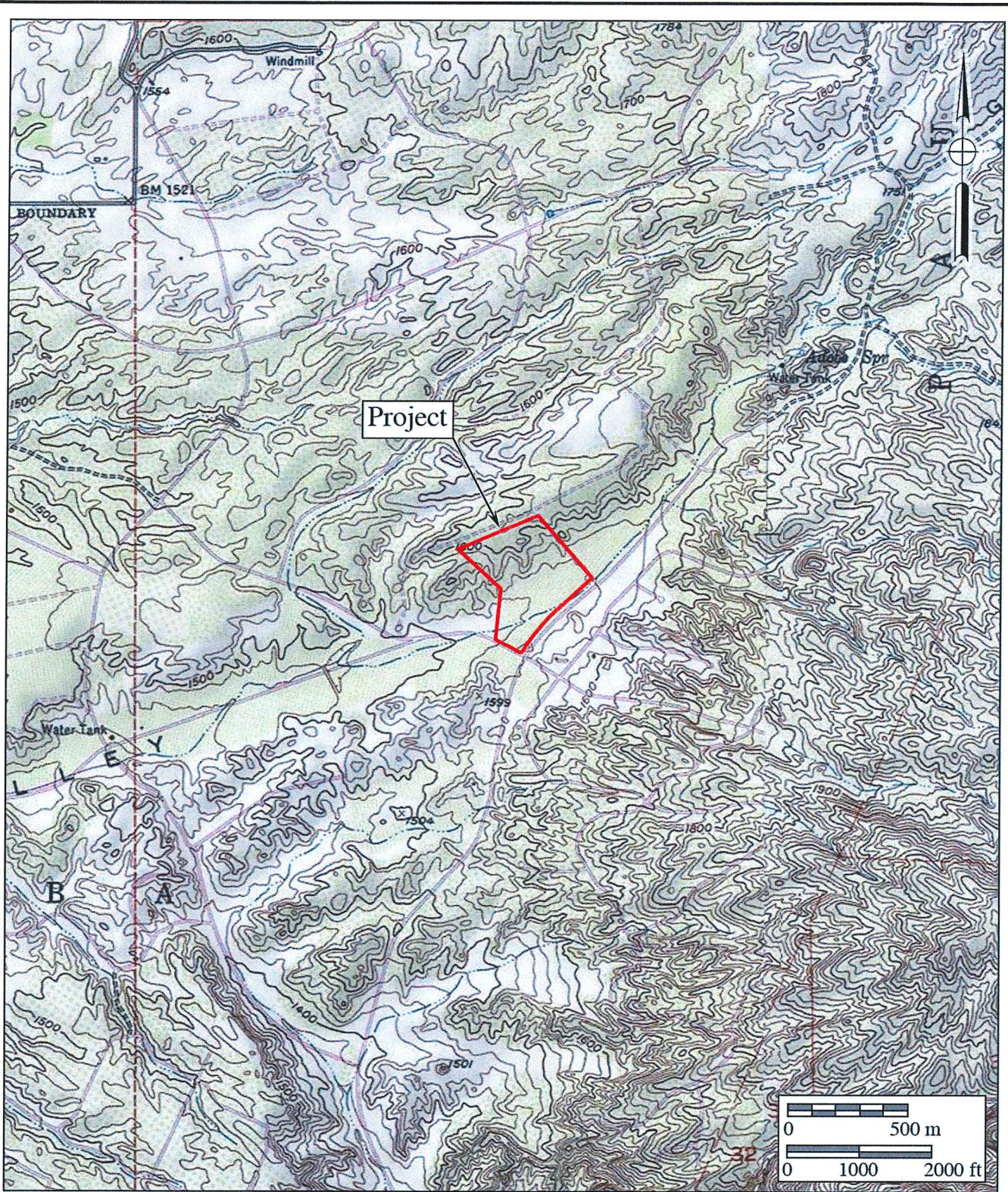
4. Identification, cataloging, and curation of specimens must be completed before their final placement with a professional, accredited public museum repository with a commitment to archival conservation, and permanent retrievable storage (*e.g.*, the Western Science Center Museum on Searl Parkway in Hemet, Riverside County, California). The paleontological program should include a written repository agreement prior to the initiation of mitigation activities.

5. Preparation of a final monitoring and mitigation report of findings and significance, including lists of all fossils recovered and necessary maps and graphics to accurately record their original collection localities. Costs of all aspects of the PRIMP are to be the responsibility of the property owner or developer. The final report, when submitted to and accepted by the appropriate lead agency (Attn.: David L. Jones, Riverside County Planning Department, Transportation and Land Management Agency, 4080 Lemon Street, 12th Floor, Riverside, California 92501), will signify satisfactory completion of the project program to mitigate impacts to any potential nonrenewable paleontological resources (*i.e.*, fossils) that might have been either lost or otherwise adversely affected without such a program in place.



Attachment 1
General Location Map
 The De Portola Winery Project
 DeLorme (1:250,000)





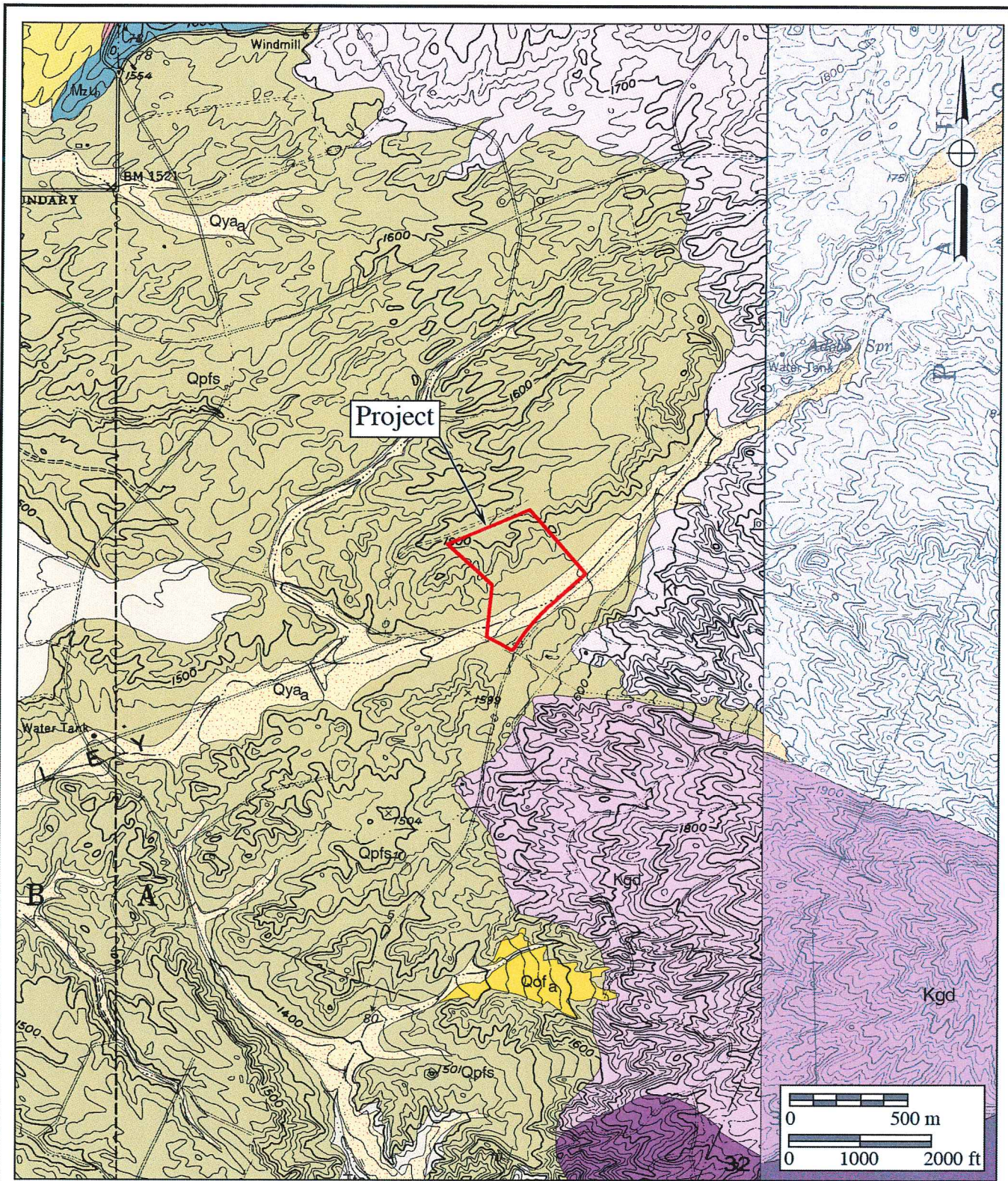
Attachment 2

Project Location Map

The De Portola Winery Project

USGS Bachelor Mountain and Sage Quadrangles (7.5-minute series)





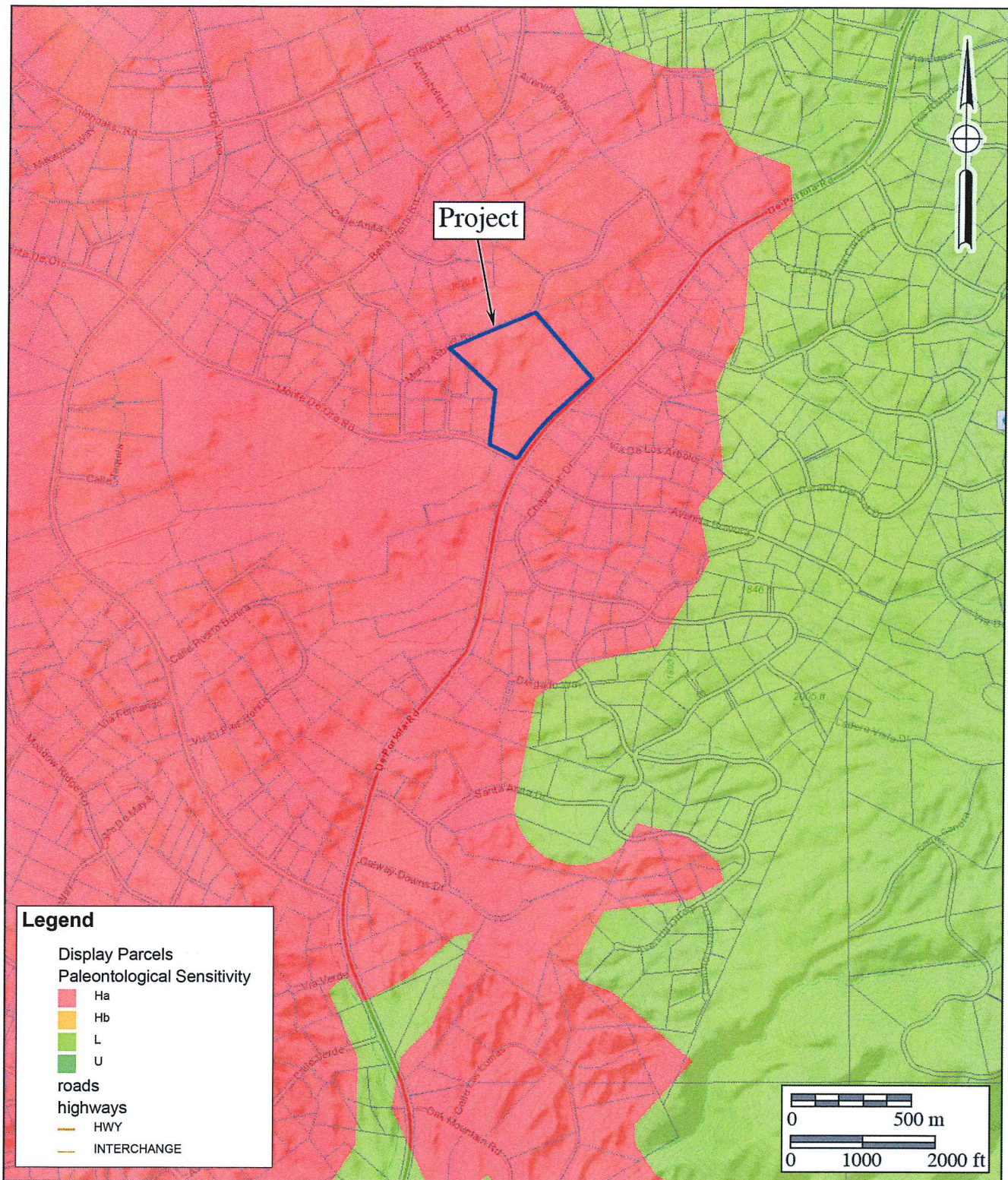
Attachment 3

Geologic Map

The De Portola Winery Project

Geology after U.S. Geological Survey (2003, 2005)





Attachment 4 Paleontological Sensitivity Map

The De Portola Winery Project



SAN BERNARDINO COUNTY MUSEUM

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COUNTY OF SAN BERNARDINO
PUBLIC AND SUPPORT
SERVICES GROUP

ROBERT L. McKERNAN
Director

3 June 2008

Brian F. Smith and Associates
attn: George L. Kennedy, PhD, Senior Paleontologist
14010 Poway Road, Suite A
Poway, CA 92064

re: **PALEONTOLOGY RECORDS REVIEW, "COTTA LANE, TEMECULA"
PROJECT, RANCHO CALIFORNIA, RIVERSIDE COUNTY, CALIFORNIA**

Dear Dr. Kennedy,

The Division of Geological Sciences of the San Bernardino County Museum (SBCM) has completed a literature review and records search for the above-named property in the Rancho California region of Riverside County, California. The project area is located in the northern portion of section 2 (projected), Township 8 South, Range 2 West, San Bernardino Base and Meridian, as shown on the Bachelor Mountain, California and the Pechanga, California 7.5' United States Geological Survey topographic quadrangle maps (1953 and 1968 editions, photorevised 1973 and 1982, respectively).

Previous geologic mapping of the proposed land parcels (Rogers, 1965; Kennedy, 1977, 2000; Morton and Kennedy, 2003) indicates that the property is situated entirely upon surface exposures of the sandstone facies of the Pauba Formation (= unit **Qpfs**). The sandstone facies of the Pauba Formation has previously proven abundantly fossiliferous, and has yielded vertebrate and invertebrate fossils of middle Pleistocene age (Reynolds and Reynolds, 1990; Reynolds and others, 1991; Bowden and Scott, 1992; Scott, 1992, 1998, 1999; Pajak, 1993; McDonald, 1993; Pajak and others, 1996). This unit is assigned high paleontologic sensitivity.

The fossiliferous Pauba Formation unconformably overlies the Temecula Arkose and an unnamed sandstone formation; these units are also highly fossiliferous throughout their extent (Pajak and others, 1996). The Pauba Formation was initially described as "including 250 feet of hardpan-lithified fanglomerates, yellow and red arkoses, brown silts, and diatomite (Mann, 1955, p. 3)." Subsequent mapping by Kennedy (1977) revised Mann's (1955) work, and recognized two distinct lithologic units in the Pauba Formation:

"(1) a light-brown, moderately well-indurated, extensively crossbedded, channeled and filled sandstone and siltstone facies that contains occasional intervening cobble-and-boulder conglomerate beds and (2) a grayish-brown, well-indurated, poorly sorted fanglomerate and mudstone facies (Kennedy 1977, p. 5)."

MARK H. UFFER
County Administrative Officer
NORMAN A. KANOLD
Assistant County Administrator
Public and Support
Services Group

Board of Supervisors
BRAD MITZELFELT First District DENNIS HANSBERGER Third District
PAUL BIANE Second District GARY C. OVITT Fourth District
JOSIE GONZALES Fifth District

TABLE 1
Composite list of vertebrate taxa,
Pauba Formation, Murrieta and Temecula
[after Pajak, Scott and Bell (1996) and Scott (1998, 2006)]

<i>?Gila orcutti</i>	possible chub fish
<i>Bufo</i> sp.	toad
<i>Clemmys</i> sp.	pond turtle
<i>Crotalus</i> sp.	rattlesnake
<i>Lampropeltis</i> sp.	king snake
<i>Sorex</i> sp.	shrew
cf. <i>Scapanus</i>	possible mole
Chiroptera	bats
<i>Paramylodon harlani</i>	extinct ground sloth
<i>Sylvilagus</i> sp.	cottontailed rabbit
<i>Lepus</i> sp.	jackrabbit
<i>Ammospermophilus</i> sp.	ground squirrel
<i>Thomomys bottae</i>	Botta's pocket gopher
<i>Dipodomys</i> sp.	kangaroo rat
<i>Neotoma</i> sp.	wood rat
<i>Peromyscus</i> sp.	deer mouse
<i>Microtus</i> sp.	meadow vole
<i>Canis latrans</i>	coyote
<i>Mustela</i> sp.	weasel
<i>Smilodon fatalis</i>	sabre-toothed cat
<i>Mammut americanum</i>	extinct mastodon
<i>Mammuthus meridionalis</i>	southern mammoth
<i>Equus scotti</i>	extinct Scott's horse
<i>Tapirus californicus</i>	extinct small tapir
?Tayassuidae	possible peccary
<i>Camelops</i> sp.	extinct large camel
cf. <i>Odocoileus</i> sp.	possible deer
cf. <i>Antilocapra</i> sp.	possible pronghorn

For this review, Craig R. Manker of the Division of Geological Sciences, SBCM conducted a search of the Regional Paleontologic Locality Inventory (RPLI). The results of this records search indicated that no previously-recorded paleontologic resource localities are recorded within the proposed study area boundaries, or within one mile in any direction. However, paleontologic resource localities SBCM 5.6.389 - 5.6.392 are situated within 2 - 3 miles west of the proposed land parcels. These localities, recorded from surface and subsurface exposures of the fossiliferous Pauba Formation, yielded fossils remains of extinct giant ground sloth (*Paramylodon*), mastodon (*Mammut*), mammoth (*Mammuthus*), horse (*Equus*), and camel (Camelidae), as well as various rodents and fossils of giant land tortoise (*Hesperotestudo*). The abundance of these fossils from this area, and the proximity of these localities to the proposed Rancho California property, demonstrate the high paleontologic sensitivity of the region.

Additionally, more than 400 paleontologic resource localities are known from the Pauba Formation and the underlying unnamed sandstone formation in the Murrieta and Temecula areas. These localities have produced fossil vertebrates including two species of ground sloth, mammoth, mastodon, two species of horse, tapir, camel, llama, pronghorn, dire wolf, short-faced bear and sabre-toothed cat. The deposits have also yielded important small vertebrate fossils including rodent, rabbit, bat, shrew, bird, lizard, turtle and tortoise.

Recommendations

The results of the literature review and the check of the RPLI at the SBCM demonstrate that excavation within the boundaries of the proposed project property has high potential to impact significant nonrenewable fossil resources. This property is therefore assigned high paleontologic sensitivity. Excavation into undisturbed sediments of the fossiliferous Pauba Formation, and potentially into the underlying unnamed sandstone of Kennedy (1977), will require a qualified vertebrate paleontologist to develop a program to mitigate impacts to nonrenewable paleontologic resources. This mitigation program should be consistent with the provisions of the California Environmental Quality Act (Scott and Cox, 2003), as well as with regulations currently implemented by the County of Riverside and the proposed guidelines of the Society of Vertebrate Paleontology. This program should include, but not be limited to:

1. Monitoring of excavation in areas identified as likely to contain paleontologic resources by a qualified paleontologic monitor. Monitoring should be conducted in all excavation in undisturbed sediments of the Pauba Formation, as well as in any subsurface sediments of the unnamed sandstone of Kennedy (1977). Paleontologic monitors should be equipped to salvage fossils as they are unearthed, to avoid construction delays, and to remove samples of sediments that are likely to contain the remains of small fossil invertebrates and vertebrates. The monitor must be empowered to temporarily halt or divert equipment to allow removal of abundant or large specimens. Monitoring may be reduced if the potentially-fossiliferous units described herein are not present, or if present are determined upon exposure and examination by qualified paleontologic personnel to have low potential to contain fossil resources.
2. Preparation of recovered specimens to a point of identification and permanent preservation, including washing of sediments to recover small invertebrates and vertebrates. Preparation and stabilization of all recovered fossils are essential in order to fully mitigate adverse impacts to the resources (Scott and others, 2004).
3. Identification and curation of specimens into an established, accredited museum repository with permanent retrievable paleontologic storage (e.g., SBCM). These procedures are also essential steps in effective paleontologic mitigation (Scott and others, 2004) and CEQA compliance (Scott and Springer, 2003). The paleontologist must have a written repository agreement in hand prior to the initiation of mitigation activities. Mitigation of adverse

impacts to significant paleontologic resources is not complete until such curation into an established, accredited museum repository has been fully completed and documented.

4. Preparation of a report of findings with an appended itemized inventory of specimens. The report and inventory, when submitted to the appropriate Lead Agency along with confirmation of the curation of recovered specimens into an established, accredited museum repository, will signify completion of the program to mitigate impacts to paleontologic resources.

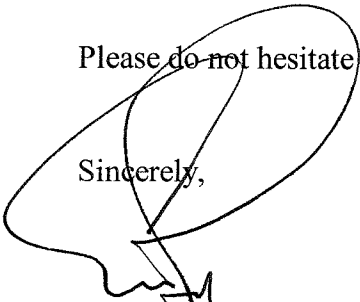
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Please do not hesitate to contact us if we can be of further assistance.

Sincerely,



Eric Scott, Curator of Paleontology
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