INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

for

"Austin Vineyards"

Plot Plan No. 210132 (PPT 210132)

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Commonly Used Abbreviations and Acronyms

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

EAPC	Existing Plus Ambient Growth Plus Project Plus Cumulative
FEMA	Federal Emergency Management Act
FIRM	Flood Insurance Rate Map
FMMP	Farmland Mapping & Monitoring Program
GHG	Greenhouse Gas
GP	General Plan
GPA	General Plan Amendment
GPEIR	General Plan Environmental Impact Report
HCM	Highway Capacity Manual
HCOC	Hydrologic Conditions of Concern
HCP	Habitat Conservation Plan
HOV	High-Occupancy Vehicle
HRA	Health Risk Assessment
LOS	Level of Service
LST	Localized Significance Thresholds
MLD	Most Likely Descendent
MM	Mitigation Measure
MSHCP	Western Riverside County Multiple Species Habitat Conservation Plan
$MTCO_2e$	Metric Tons of Carbon Dioxide Equivalent
N_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

Environmental Assessment (CEQ / EA) Number: CEQ 220082
Project Case Type (s) and Number(s): Plot Plan (PPT) 210132 "Austin Vineyards"
Lead Agency Name: County of Riverside Planning Department
Address: 4080 Lemon Street 12th Floor, Riverside, CA 92501
Contact Person: Kathleen Mitchell, Urban Planner III
Telephone Number: 951-955-6836
Applicant's Name: Austin Vineyards, LLC – Austin Randall
Applicant's Address: 3060 Upham St., Wheatridge, CO 80033

I. PROJECT INFORMATION

Project Description:

Overview

The proposed Project includes Plot Plan No. 210132 (PPT 210132) for construction of a Class V Winery on approximately 22.32 gross acres. The site is bounded by Glenoaks Road on the southwest; vineyards to the north, northwest, east, and southeast; and residential parcels to the southwest; County of Riverside, State of California, and known as Assessor's Parcel Number 942-030-011. Reference **Figure 1, *Regional Location Map*** and **Figure 2, *Vicinity Map***.

Plot Plan No. 210132

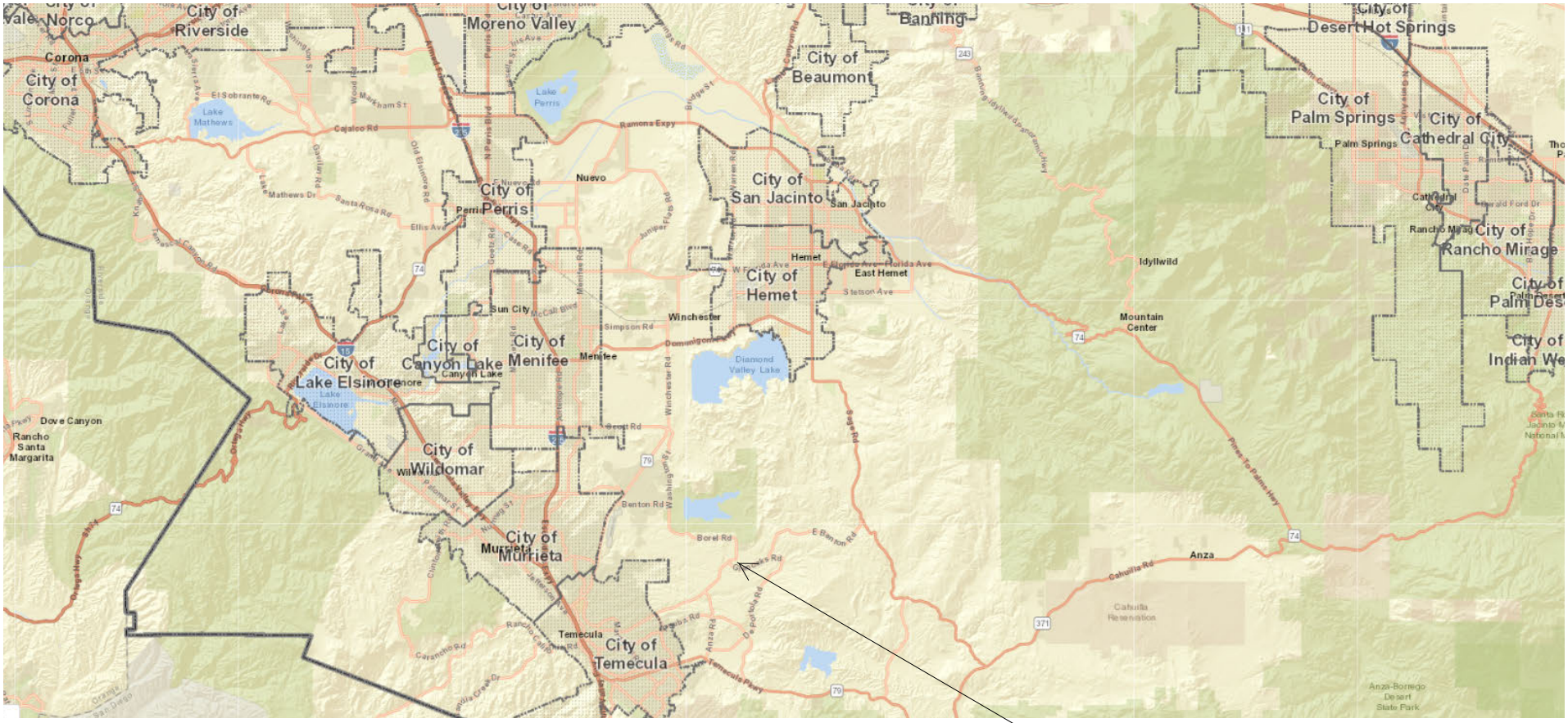
Plot Plan No. 210132 (PPT 210132) proposes a Class V Winery on approximately 22.32 gross acres (21.18 net acres) with 19,084 total square feet of new buildings and improvement areas. The Project includes a tasting room, patio tasting area, outdoor production area, outdoor event area, storage area, kitchen, cellar, and office. According to Ordinance No. 348 (Providing for Land Use Planning and Zoning Regulations and Related Functions of the County of Riverside), a Class V Winery is a winery with an established on-site vineyard located on a minimum gross parcel size of twenty (20) acres that is allowed with appurtenant and incidental commercial uses (with an approved permit). Please see **Table 1, *PPT 210132 Phasing***. Reference **Figure 3, *PPT 210132***.

Table 1
PPT 210132 Phasing

Use	Area (Square Feet)	Parking Provided
Phase 1		
Cellar	4,000	74 Paved
Tasting Room	4,506	
Tasting Patio	2,970	
Covered Entry Patio	616	
Outdoor Production	2,200	
Sub-Total Phase 1	14,292	
Phase 2		
Outdoor Event Area	4,792	24 Paved
TOTAL PHASES 1 AND 2	**19,084**	**98 Paved**

Note: Special occasions will not operate at the same time as normal winery business hours. The amount of parking required shown is reflective of the requirement of event parking, which is larger than is needed for normal operating hours.

FIGURE 1
Regional Location Map

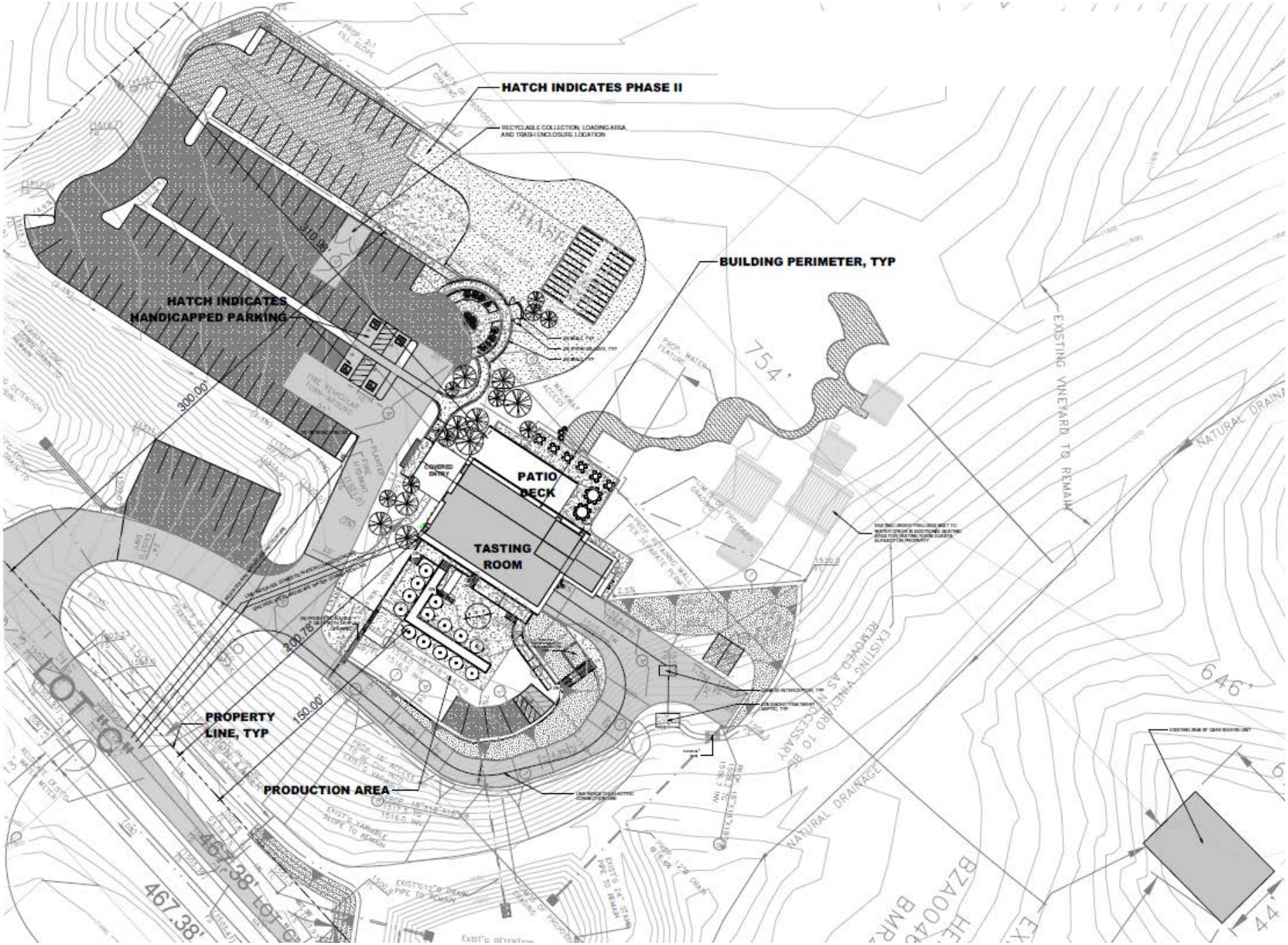


Source: Map My County https://gis.countyofriverside.us/Html5Viewer/?viewer=MMC_Public

FIGURE 2
Vicinity Map

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

FIGURE 3
PPT 210132



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

Agricultural Preserve Diminishment

According to the County's *Map My County* website, the Project site is part of Riverside County Agricultural Preserve Rancho California No. 7, Amendment No. 1, Map 295 dated 1-1-1974 under the State's Land Conservation Act (Williamson Act). At present the entire site (21.18 net acres) is within the Agricultural Preserve. In September 2023, the landowner filed a "Notice of Non-Renewal within an Agricultural Preserve" for a diminishment to remove approximately 3.46 acres or 16.3% of the net area of the site from the Preserve (Application APD220002 & APN220004 dated September 2023). This diminishment would allow for development of the Project, including winery buildings, parking, driveway access, and a runoff detention basin. The existing caretaker's residence is an allowed use within the vineyard and ag preserve. The remaining 17.72 acres or 83.7% of the site will remain as an operating vineyard in support of the new winery. More information on the diminishment is included in Initial Study (IS) **Appendix O**. The small conversion ag preserve land to an operating winery will help ensure the existing agricultural land will continue as an agricultural use into the future.

Building Architecture and Materials

The Austin Vineyards Winery architectural design is intended to blend harmoniously with the nature of the area. The design of improvements is proposed to be rural rustic, with fiber cement board, wood trellis, stone veneer, and a metal standing beam roof, which are typical of winery improvements in the surrounding area. Reference Project Plans (IS **Appendix N**).

Landscaping

Project landscaping includes drought tolerant plant species per County requirements. Trees are of the evergreen and deciduous varieties (note: the landscaping plan calls out 97 new trees). Landscape is provided along the manufactured slope areas, parking lot, and around the new winery and outdoor tasting areas. Approximately 28,988 sq. ft. of the Project will be landscaped with an additional 18,210 square feet in decomposed granite pathways. In addition, the Outdoor Event Area in Phase II is proposed to have artificial turf installed to give the winery flexibility in the type and timing of outdoor events. Additionally, the Project will maintain 17.72 acres or 83.7% of the site in vineyard plantings. Reference Project Plans.

Circulation

The proposed Project will take access off Glen Oaks Road, at the southwestern part of the site. Glen Oaks Road is classified as a collector in the County Riverside Wine County Community Plan. Presently the roadway is improved as a two-lane roadway and connects to Rancho California Road, a major arterial through the Temecula Wine Country. Reference Project Plans. Pedestrian access is provided per ADA requirements.

Drainage / Hydrology / Water Quality

Existing Conditions

The existing hydrological conditions on site are a gentle slope towards the south and west with an average elevation of 1,515 feet above mean sea level. There are no mapped flood areas within the Project site and there are no natural drainage courses or man-made flood control facilities that traverse the site. There appears to be two remnant discontinuous drainage swales on the property, one in the northern portion of the site and one in the southern portion of the site. Currently, the Project Site is planted with vineyards.

Proposed Conditions

The proposed conditions presented by the Project's site layout incorporate 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, and dispersing impervious area flows to permeable areas. The Project proposes only 12,342 square feet (0.28-acre) of new impermeable surfaces onsite and will utilize the two existing detention/infiltration basins in the southern portion of the site to mitigate the incremental increase in peak storm runoff quantities.

The Project proposes to maintain existing flows onsite – the new improvements will occupy 0.28-acre which is 1.3% of 22.3 gross acres for entire site. At present the site has 99.7% pervious surfaces with only a 2,948 square foot caretaker unit on the site. There is an existing detention basin in the southern portion of the site which will be utilized for the new Project. The improvement areas are all planned to have pervious surfaces or drain toward landscaping areas with pervious surfaces. These elements will effectively mitigate the small, proposed increase 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 has minimized the proposed impervious area footprint as much as feasible without sacrificing design and use elements.

Grading

The site has previously been graded under a separate County approval Building Grading Permit (BGR1800141) in 2019 to install and operate a vineyard. Due to the amount of rough grading required to create the vineyard, the County required a separate grading permit at that time. The previously approved and completed grading required 28,128 cubic yards (cy) of cut, 3,261 cy of shrinkage, 24,867 cy of fill with no import or export of soil (i.e., earthwork was balanced onsite) as documented in the previous Environmental Assessment (IS **Appendix M**) for grading the site to install the vineyard in 2019.

Per the Precise Grading Plan, the proposed Project will require some additional fine grading to prepare the pad for the winery buildings and create the parking area, access roadway, and detention basin. Grading for the new proposed Project will require approximately 5,932 cy of cut, 712 cy of shrinkage, 770 cy of fill with an excess of approximately 4,450 cy of "excess" soil. All or some of this excess soil may be reused onsite within the existing vineyards and the remainder would be exported from the site. As a "worst case" estimate in terms of environmental impacts, it has been assumed that Project grading could require up to 5,000 cy of soil exported from the site. However, as explained above, the actual amount of soil that may be exported from the site may be lower than that worst case estimate. Typical soil loaders carry roughly 20 cy per load, which would only equate to roughly 250 truck trips over the course of the construction to remove that level of soil.

Water/Sewer

The Project will not connect to any sewer lines and will utilize an advanced septic system with a proposed grease interceptor. The Project will connect to an existing 18" potable water line located in Glenoaks Road which provides more than sufficient capacity to support the proposed Project.

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

B. Total Project Area:

Residential Acres[1]**:** N/A	**Lots:** N/A	**Units:** N/A	**Projected No. of Residents:** N/A
Commercial Acres: 22.32	**Lots:** 1	**Sq. Ft. Bldg. Area**[2]**:** 19,084	**Est. No. of Employees:** 10
Industrial Acres: N/A	**Lots:** N/A	**Sq. Ft. of Bldg. Area:** N/A	**Est. No. of Employees:** N/A
Other: N/A			

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

Street References: Southeast corner of Rancho California Road and Glen Oaks Road

D. Section, Township & Range Description or reference/attach a Legal Description: Section 24, Township 7 South, Range 2 West

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

The Project site is located in the northeastern edges of Long Valley, northeast of the Temecula Valley, and east of the city of Temecula, located within western Riverside County. The surrounding areas are defined by the margins of the Santa Ana Mountains to the west and the San Jacinto Mountains to the east/northeast. The Temecula Valley to the southwest of the Project is encompassed by the Santa Margarita and Agua Tibia mountains.

The habitat in the vicinity of the subject property is characterized by a broad, flat valley and a series of rolling hills distinguished by scattered rock outcroppings. The site is generally part of a flat floodplain. The 7.5-minute Bachelor Mountain, California USGS topographic quadrangle map shows no drainages traversing the site. Elevations within the Project range between approximately 1,510 to 1,525 feet above mean sea level (AMSL). Prior to planting the site supported native coastal and inland sage scrub but were planted with citrus trees in the past. The hills in the surrounding area contain a mixture of remnant native and introduced species. 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. The site is underlain by sandy alluvial soils derived from erosion of surrounding uplands and upstream areas.

The site is currently bordered by other agricultural and rural residential properties to the southwest and south, a vineyard to the north, as well as vacant land to the east and west. Reference **Figure 4, *Aerial Photo***.

[1] Project includes one existing caretaker's residence with resident as commercial employee (i.e., not residential)

[2] Winery building includes 4,506 square foot tasting room with 4,000 square foot cellar

FIGURE 4
Aerial Photo

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

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

1. **Land Use:** The Project is consistent with the Agriculture (A: AG) (10 Acre minimum) land use designation and is a part of the Temecula Valley Wine Country Policy Area – Winery (WC-W) designation within the County's Southwest Area Plan (SWAP). Since it is consistent with existing General Plan and zoning designations, the Project is generally consistent with other applicable land use policies within the General Plan.

2. **Circulation:** Adequate circulation facilities exist and are proposed to serve the Project (i.e., Glen Oaks Road and Rancho California Road). The proposed Project meets with all other applicable circulation policies of the General Plan.

3. **Multipurpose Open Space:** The site and Project are agricultural, and no natural open space land was required to be preserved within the boundaries of this Project. The Project contain no riparian areas or other habitat or open space resources that could be disturbed or significantly impacted during either construction or operations. The proposed Project meets with all other applicable Multipurpose Open Space element policies.

4. **Safety:** The proposed Project is not located within a flood plain, a subsidence susceptible area, or liquefaction area, and is not in a fault zone. The site is located in a moderate fire area. The proposed Project has allowed for sufficient provision of emergency response services to the Project through the project design and payment of development impact fees. The proposed Project meets with all other applicable Safety element policies.

5. **Noise:** Design and operational limits can restrict potential noise impacts from future community events. 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. Also, noise from any agricultural operations are exempted from the provisions of the Riverside County Noise Ordinance on land designated for Agricultural in the General Plan, provided such operations are carried out in a manner consistent with accepted industry standards. This exemption includes, without limitation, sound emanating from all equipment used during such operations, whether stationary or mobile. Amplified sounds that will occur on the Project site have been analyzed through a Noise Study submitted for the Project. The Project meets all other applicable Noise Element Policies.

6. **Housing:** The Project does not propose housing, so it does not conflict 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 is relatively small and 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.

9. **Environmental Justice:** Since this Project is outside any established Environmental Justice Community, it is considered consistent with the Environmental Justice element of the General Plan.

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: Not in a Zoning Overlay

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):** Agriculture

North: Agriculture
South: Agriculture
East: Agriculture
West: Agriculture

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

4. **Overlay(s), if any:** Not in a Zoning Overlay

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)

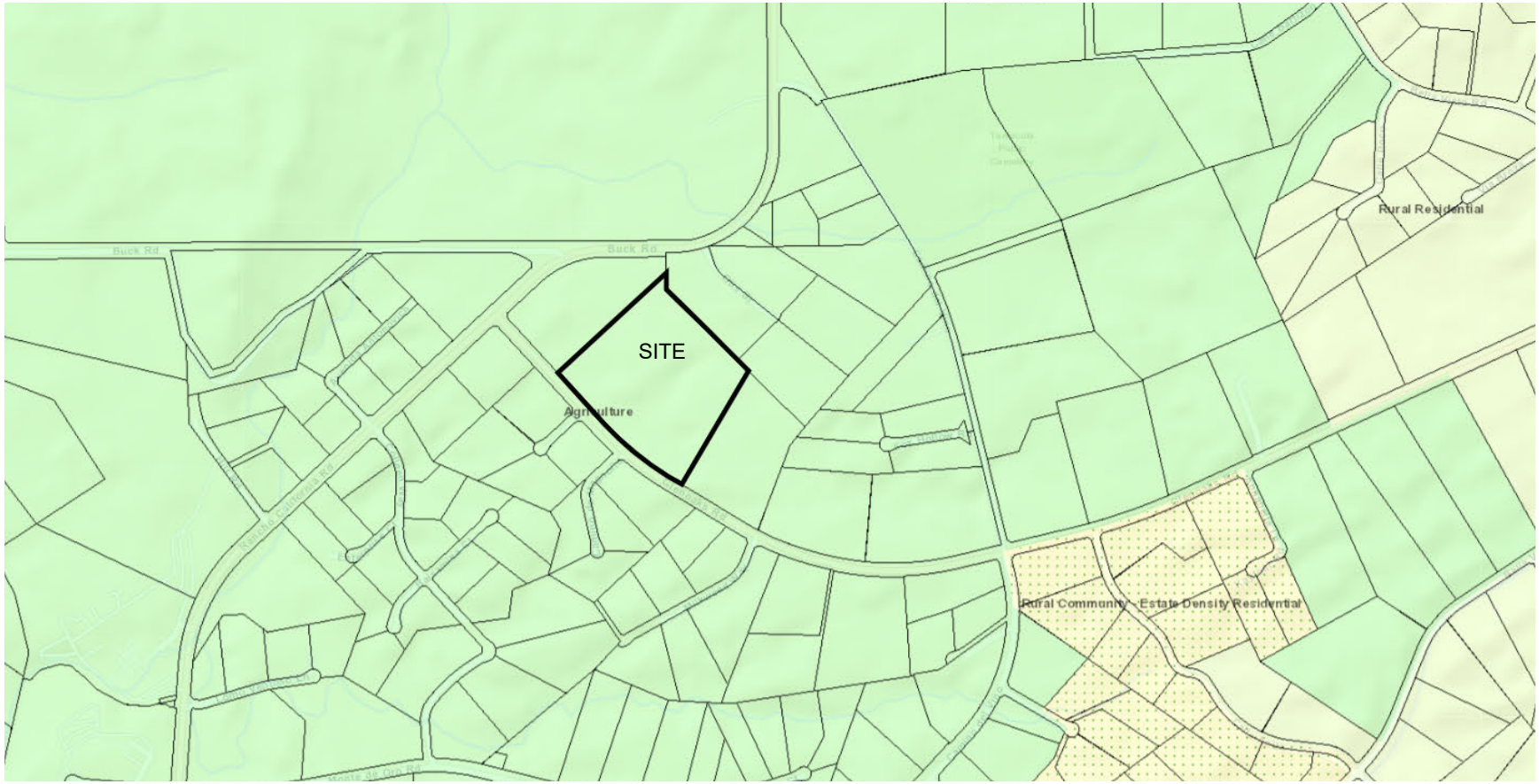
J. Proposed Zoning, if any: Wine Country – Winery (WC-W)

K. Adjacent and Surrounding Zoning:

North: Citrus / Vineyard – 10 acre minimum lot size (C/V-10) and WC-W
South: C-V
East: WC-W
West: C/V and C/V - 10

Reference **Figure 6, *Zoning Classifications***.

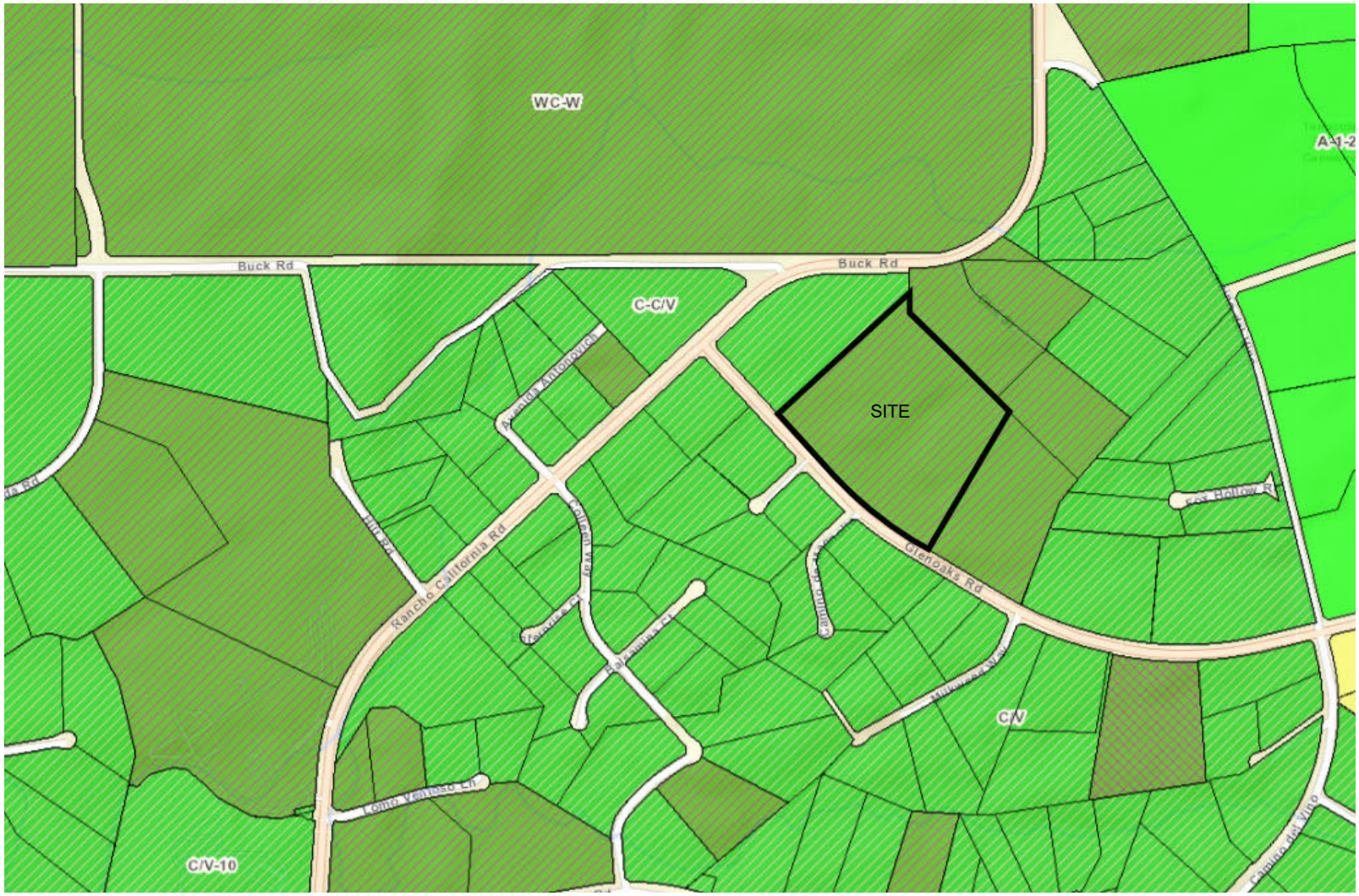
FIGURE 5
General Plan Land Use Designations



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

- Rural Community - Estate Density Residential
- Rural Community - Very Low Density Residential
- Rural Community - Low Density Residential
- Estate Density Residential
- Very Low Density Residential
- Rural Residential
- Rural Mountainous
- Rural Desert
- Agriculture
- Conservation
- Conservation Habitat
- Open Space Recreation

FIGURE 6
Zoning Classifications



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

A-1: Light Agriculture
C-V: Citrus/Vineyard
C-C/V: Commercial Citrus/Vineyard
WC-W: Wine Country - Winery

III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

☐ 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
Kathleen Mitchell, Urban Regional Planner III	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 or landmark features; obstruct any prominent scenic vista or view open to the public; or result in the creation of an aesthetically offensive site open to public view?	☐	☐	☒	☐
c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage points.) If the project is in an urbanized area, would the Project conflict with applicable zoning and other regulations governing scenic quality?	☐	☐	☒	☐

Source(s): Southwest Area Plan (*SWAP*) – *SWAP* Figure 9, *Southwest Area Plan Scenic Highways*; Riverside County General Plan (*General Plan*); *Map My County* (**Appendix A**); Site Photos, prepared by Matthew Fagan Consulting Services, Inc. 5-2022 (**Appendix J**); and **Figure 5, *General Plan Land Use Designations***, provided in Section I, Project Information, of this Initial Study.

Findings of Fact:

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

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 8.5 miles from I-215, approximately 7.6 miles from I-15, and approximately 4.5 miles from SR79S, at its closest point. Because of these distances and the terrain in between, the Project site would not be visible from a scenic highway corridor. Therefore, implementation of the proposed Project will not have a substantial effect upon a scenic highway corridor within which it is located. No impacts will occur.

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

Less Than Significant Impact

The Project site is located in an unincorporated area of Riverside County, in Temecula Wine Country. The site is currently planted with a citrus grove and has a small caretaker residence 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.

Riversidean sage scrub grows on the undisturbed hilltops, ridges and slopes present in the surrounding area. The site supports an existing citrus grove, and only ruderal (disturbed) or weedy plants are found between the trees and along the site boundaries. There is no sage scrub growing on the Project site. The site contains no scenic resources or features other than the planted citrus trees. No intermittent blueline streams are present on the site according to the USGS Topographic Map, 7.5 Minute Series, Bachelor Mountain, California Quadrangle. The wash meanders over a distance of approximately 1,500 linear feet on the site.

The Project would construct and operate a winery with production and tasting facilities with a maximum height of 28 feet (one-story). The Project would continue the agricultural use of the site with a vineyard which would not reduce the inventory of farmland in the area. The Project will result in approximately 83% of the site with vineyard plantings.

The Project site does not contain scenic resources, including, but not limited to, trees, rock outcroppings and unique or landmark features, as these features do not exist on the Project site. Due to the location of the proposed Project site, 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. Approximately 83.7% of the site will remain with planted vineyards on rolling hills which would be visually compatible with the surrounding agricultural uses. This is reflected by the Site Photos, as the area is primarily agricultural in nature and there are no unique landforms on the Project site or the immediate environs (e.g., rock outcroppings, knolls, etc.). Long-term views of surrounding hills and mountains will not be obscured by the one 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.

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

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

Less Than Significant Impact

The Project site is located in a non-urbanized area. 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 in the area. The Project, as designed will be in compliance with the General Plan, Southwest Area Plan and the Wine Country Community Plan. Therefore, the Project will not conflict with applicable zoning and other regulations governing scenic quality. Any impacts will be less than significant, and no mitigation is required.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

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

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

Findings of Fact:

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

Less Than Significant Impact

According to the *SWAP*, Figure 6, *SWAP Mt. Palomar Nighttime Lighting Policy Area*; the Project site is located within Zone A of the designated Special Lighting Area that surrounds the Mt. Palomar Observatory. At its closest point the Project site is approximately 17.3 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

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

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 measures are required.

Monitoring: No mitigation monitoring is required.

3. Other Lighting Issues a) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	☐	☐	☒	☐
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) Would the Project create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?

Less Than Significant Impact

Currently, there are no light sources at the Project site except for the single caretaker's residence. New lighting sources will be created from light and glare associated with construction activities. These additional artificial light sources are typically associated with security lighting since all exterior construction activities are limited to daylight hours in the City. In addition, workers, either arriving to the site before dawn, or leaving the site after dusk, will generate additional construction light sources. The amount and intensity of light anticipated from these construction sources would generally be 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 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.

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

Less Than Significant Impact

There are approximately half a dozen rural residences located south and southwest of the Project site across Glen Oaks Road from the Project site. These are the closest sensitive uses in proximity to the Project. The closest residence is located approximately 500 feet from the new proposed winery facilities of the Project. As discussed in Threshold 2.a., construction impacts will be temporary, of short-duration, and will cease when Project construction is completed. Once in operation, Project facilities would have to conform with Ordinance No. 655, and Ordinance No. 915 which will ensure that any potential lighting impacts are expected to be less than significant from implementation of the Project.

Therefore, there are no potential Project-specific impacts that could expose residential property to unacceptable light levels. Impacts will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

AGRICULTURE & FOREST RESOURCES Would the Project:				
4. Agriculture 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); *Revised Western Riverside County Multiple Species Habitat Conservation Plan Consistency Analysis BGR1800141,* prepared by Principe And Associates, 3-29-2019; (*MSHCP Analysis*, **Appendix C**); 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); Notice of Non-Renewal (**Appendix O**); and Project Plans (**Appendix N**).

Findings of Fact:

a) Would the Project convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?

Less Than Significant Impact

According to *Map My County* the proposed Project site is designated as both Unique Farmland and Farmland of Statewide Importance. The Project site was previously under citrus cultivation (which has since been removed) and an existing farming residence is located in the southeastern portion of the site. A large portion of the site has been planted with a vineyard. Several unmapped drainage swales traverse the site from east to west. These swales appear to be discontinuous do not connect to any natural or man-made drainages at either end. In addition, they do not appear on USGS Topographic Map, 7.5 Minute Series, Bachelor Mountain, California Quadrangle.

The Project will create an operational winery with production and tasting and the ancillary use of an event area on approximately 3.46 acres (16.3%) of the site. This change will allow for long-term and continuous use of the site for agriculture and not reduce the inventory of farmland in the area. As discussed in more detail below, the Project will still include approximately 83.7% of the site in vineyard plantings which will maintain its active agricultural use. Therefore, implementation of the proposed Project will not convert a significant amount of 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. Impacts will be less than significant and no mitigation is required.

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

Less Than Significant Impact

After construction, approximately 83.7% of the site will be occupied by the vineyard and the existing agricultural land use designations of the property will not change. The Project will maintain this farmland in the inventory of farmland in the area. Therefore, implementation of the proposed Project will not conflict with existing agricultural zoning or agricultural use. There will be no impacts and no mitigation is required. As outlined in the Project Description, the Project site is part of Riverside County Agricultural Preserve Rancho California No. 7 under the State's Williamson Act. At present the entire site (21.18 net acres) is within the Ag Preserve. In 2022 the landowner filed a "Notice of Non-Renewal within an Agricultural Preserve" for a diminishment to remove approximately 3.46

acres or 16.3% of the net area of the site from the Preserve. This diminishment would allow for development of the Project, including winery buildings, parking, driveway access, and a runoff detention basin. An existing caretaker's residence will remain as an allowed use in agricultural land and agricultural preserves. The remaining 17.72 acres or 83.7% of the site will still remain within the Ag Preserve as an operating vineyard in support of the new winery. The Project will allow the site to continue with agricultural production consistent with the goals of agricultural preserves. Therefore, the Project will have less than significant impacts relative to agricultural use, the Williamson Act, or agricultural preserves in the County and no mitigation is required.

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

Less Than Significant Impact

Although the Project proposes commercial facilities (tasting area, kitchen, event area), the proposed Project would maintain the primarily agricultural use of the site as a commercial winery and the production of wine. The commercial uses are secondary and incidental to the agricultural production occurring on the Project site, and actually helps support and enhance the use of the site for long-term 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 surrounding lands are all designated "Agriculture" in the General Plan. In terms of zoning, the land to the north is designated Citrus/Vineyard – 10 acre minimum lot size (C/V-10) and Wine Country – Winery (WC-W), the land to the south is zoned C/V, the land to the east is zoned WC-W, and land to the west is zoned C/V and C/V – 10.

The Project is required to comply with Ordinance No. 625, the County's "right to farm" ordinance, which helps protect surrounding agricultural zoned land and supporting uses (within 300 feet) by largely precluding nuisance complaints about standard agricultural activities (tilling, fertilizing, harvesting, etc.) and any dust, noise or related environmental effects from such activities.

With completion of the Project, approximately 83% of the site will support vineyard plantings and operation. Any impacts will be less than significant, and no mitigation is required.

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

No Impact

As discussed in Thresholds 4.a through 4.c above, 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 helps support agricultural uses within the area, as discussed under Threshold 4.a. No impacts will occur, and no mitigation is required.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

5. Forest	☐	☐	☐	☒

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**); **Figure 4, *Aerial Photo***, provided in Section I, Project Information, of this Initial Study; and Google Maps.

Findings of Fact:

a) Would the Project conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code Section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g))?

No Impact

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

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

The Project site is currently vacant but planted with a vineyard. The site was previously planted with citrus trees which have since been removed. The aerial coverage of the site by trees is essentially zero, but even if it were still planted with citrus, they are classified as agriculture and not forestland. Although there are trees and windrows in the area, 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). Therefore, no impacts will occur, and no mitigation is required.

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

No Impact

As discussed in Threshold 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, and no mitigation is required.

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

No Impact

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	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. The Project is not located within a forest. No impacts will occur, and no mitigation is required.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

AIR QUALITY Would the Project:				
6. Air Quality Impacts a) Conflict with or obstruct implementation of the applicable air quality plan?	☐	☐	☒	☐
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): *Austin Vineyard Class V Winery, Air Quality and Greenhouse Gas Impact Study*, prepared by RK Engineering, Inc., 10-14-2022 (*AQ/GHG Study*, **Appendix B**); *Austin Vineyard Class V Winery Traffic Impact Analysis,* prepared by RK Engineering, Inc., 8-9-2022 (*TIA*, **Appendix K1**); and *Austin Vineyard Class V Winery Project Vehicle Miles Traveled (VMT) Screening Analysis*, County of Riverside, prepared by RK Engineering, Inc., 8-9-2022 (*VMT Analysis*, **Appendix K2**).

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

Findings of Fact:

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

Less Than Significant Impact

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

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

The SCAQMD CEQA Handbook states that "New 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:

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

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

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

b) Would the Project result in a cumulatively considerable net increase of any criteria pollutant for which the Project region is non-attainment under an applicable federal or state ambient air quality standard?

Less Than Significant Impact

The Project site is located in the South Coast Air Basin (SCAB). State and federal air quality standards are often exceeded in many parts of the SCAB. **Table 6-1, *South Coast Air Basin Attainment Status***, lists the attainment status for the criteria pollutants in the South Coast Air Basin (SCAB).

Table 6-1
South Coast Air Basin Attainment 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 is proposed to be built-out over two phases although the grading and most of the improvements will be in Phase 1 with only the outdoor event center planned in phase 2. However, for purposes of this analysis, and to provide a worst-case estimate of impacts, the entire Project development has been analyzed in one complete phase. Construction of the Project was estimated to begin in the year 2023 and expected to last approximately 10 months. The Project was expected to be fully operational by the year 2024. For purposes of this analysis, construction phases are not expected to overlap. The Project is expected to require an export of up to 5,000 cubic yards of earthwork material during grading. However, some or all of this "excess" soil may be used to better contour some of the vineyard areas so it is possible the export of soil may be considerably less than this "worst case" amount. The applicant would first attempt to sell any excess soil to nearby developers/developments to minimize hauling costs. Any remaining soil would likely be disposed of at the El Sobrante Landfill near Corona.

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

The CalEEMod default construction equipment list is based on survey data and the size of the site. The parameters used to estimate construction emissions, such as the worker and vendor trips and trip lengths, utilize the CalEEMod defaults. **Table 6-2, *Construction Equipment Assumptions Phase***, summarizes the various construction activities, construction equipment assumptions, and anticipated daily onsite disturbance.

Table 6-2
Construction Equipment Assumptions Phase

Phase[1]	Equipment[1]	Amount[1]	Hours Per Day[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	1	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	7	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 the limited grading work proposed (i.e., 5,000 cy). 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

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.

Prepare and implement a Construction Management Plan which will include Best Available Control Measures to be submitted to the County of Riverside.

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.

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

Table 6-3
SCAQMD Regional Significance Thresholds

Pollutant	Construction (lbs./day)	Operation (lbs./day)
NO_X	100	55
VOC	75	55
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 6-4, *Regional Construction Emissions* shows that the Project's daily construction emissions will be below the applicable SCAQMD regional air quality standards and thresholds of significance. As a result, the Project would not contribute substantially to an existing or projected air quality violation. Furthermore, by complying with the SCAQMD standards, the Project would not contribute to a cumulatively considerable net increase of any criteria pollutant for which the Project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors).

Table 6-4
Regional Construction Emissions

Maximum Daily Emissions (lbs./day)[1]						
Activity	**VOC**	**NO_x**	**CO**	**SO_2**	**PM_{10}**	**$PM_{2.5}$**
Site Preparation	1.17	12.45	7.02	0.02	3.03	1.65
Grading	1.72	31.03	13.47	0.11	6.45	2.85
Building Construction	1.64	12.16	13.95	0.03	0.97	0.62
Paving	0.97	6.27	9.42	0.02	0.51	0.34
Architectural Coating	14.73	1.23	2.03	0.00	0.14	0.08
Maximum[1]	**14.73**	**31.03**	**13.95**	**0.11**	**6.45**	2.85
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 6-4**, 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).

Air Quality Regulations

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.
>
> Use electric landscaping equipment, such as lawn mowers and leaf blowers.
> Comply with the mandatory requirements of CalRecycle's commercial recycling program and implement zero waste strategies.

Regional Operational Emissions

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

Table 6-5
Regional Operational Emissions

Maximum Daily Emissions (lbs./day)[1]						
Activity	**VOC**	**NO_x**	**CO**	**SO_2**	**PM_{10}**	**$PM_{2.5}$**
Mobile Sources	2.36	1.94	16.93	0.03	3.45	0.93
Energy Sources	0.07	0.65	0.54	0.00	0.05	0.05
Area Sources	0.34	0.00	0.01	0.00	0.00	0.00
Stationary Sources	0.01	0.02	0.19	0.00	0.01	0.01
Total[1]	**2.78**	**2.61**	**17.67**	**0.03**	**3.51**	0.99
SCAQMD Threshold	55	55	550	150	150	55
Exceeds Threshold (?)	**No**	**No**	**No**	**No**	**No**	**No**

[1] Maximum daily emissions during summer or winter

The maximum daily emissions analyzed in **Table 6-5**, include both 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) Would the Project expose sensitive receptors, which are located within one (1) mile of the Project site, to substantial pollutant concentrations?

Less Than Significant Impact

Localized Construction Analysis Modeling Parameters

CalEEMod calculates construction emissions based on the number of equipment hours and the maximum daily disturbance activity possible for each piece of equipment. The *AQ/GHG Analysis* 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 6-6, *SCAQMD Localized Significance Thresholds (LST)***, lists the Localized Significance Thresholds (LST) used to determine whether a project may generate significant adverse localized air quality impacts. LSTs represent the maximum emissions from a project that are not expected to cause or contribute to an exceedance of the most stringent applicable federal or state ambient air quality standard. LSTs are developed based on the ambient concentrations of four applicable air pollutants for source receptor area (SRA) 26 – Temecula Valley.

The nearest existing sensitive receptors are residential/winery uses located along the eastern property line of the site. The nearest structures to the property, where people would be expected to stay for 24-hours or longer are approximately 25 meters away. SCAQMD LST methodology states that projects with boundaries located closer than 25 meters to the nearest receptor should use the LSTs for receptors located at 25 meters.

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

Table 6-7
Localized Construction Emissions - *Unmitigated*

Maximum Daily Emissions (lbs./day)[1]				
Activity	**NOx**	**CO**	**PM_{10}**	**$PM_{2.5}$**
On-site Emissions	14.47	12.61	3.37	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 6-7**, the emissions will be below the SCAQMD thresholds of significance for localized construction emissions. Construction LST impacts will be less than significant with the incorporation of Air Quality Regulations 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 6-4, *Regional Construction Emissions*,** and in **Table 6-7, *Localized Construction Emissions - Unmitigated***, construction-based particulate matter (PM) emissions (including diesel exhaust emissions) do not exceed regional or local thresholds. Given the short-term construction schedule, the proposed Project's construction activity is not expected to be a long-term (i.e., 30 years) substantial source of toxic air contaminant emissions and corresponding individual cancer risk and a health risk assessment is not warranted.

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

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 6-4**, 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 site is currently bordered by other agricultural and rural residential properties to the southwest and south, a vineyard to the north, as well as vacant land to the east and west. The nearest sensitive land uses are existing residential homes located approximately 100 feet south of the Project's southern property line south of Glen Oaks Road and existing residential homes located approximately 100 feet east of the Project's eastern property line. considered the residential and located approximately 30 feet to the east of the property line.

Table 6-8, *Localized Operational Emissions*, shows the localized operational emissions and compares the results to SCAQMD LST thresholds of significance.

Table 6-8
Localized Operational Emissions

Maximum Daily Emissions (lbs./day)[1]				
LST Pollutants	**NOx** (lbs./day)	**CO** (lbs./day)	**PM_{10}** (lbs./day)	**$PM_{2.5}$** (lbs./day)
On-site Emissions (mobile source)[2]	0.77	1.59	0.2	0.1
SCAQMD Operation Threshold[3]	162.0	750.0	1.0	1.0
Exceeds Threshold (?)	**No**	**No**	**No**	**No**

a) Maximum daily emissions during summer or winter
b) 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.
c) Reference: 2006-2008 SCAQMD Mass Rate Localized Significant Thresholds for construction and operation Table C-1 through C-6; SRA 26, Temecula valley disturbance area of 1-acre and receptor distance of 25 meters

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

Toxic Air Contaminants – Operations

A toxic air contaminant (TAC) is defined as air pollutants that may cause or contribute to an increase in mortality or serious illness, or which may pose a hazard to human health, and for which there is no concentration that does not present some risk. Typically, the primary source of TAC emissions for commercial land uses would be from 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 with a small light industrial production component. This type of project does not include major sources of toxic air contaminants (TAC) emissions that would result in significant exposure of sensitive receptors to substantial pollutant concentrations, such as a large high-cube warehouse or other industrial type uses that would require an air permit to operate. Therefore, there would be no significant TAC emissions from 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*) found that potential Project traffic impacts would not exceed County standards or thresholds with planned improvements. The Project *TIA* and *VMT Analysis* determined the Project could generate up to 921 daily trips on a weekend of which 165 trips would be during the mid-day peak hour on the weekend. Therefore, it is reasonable to conclude that the Project would not significantly increase traffic congestion in the vicinity of the site that would lead to the formation of CO hot spots. The Project impact relative to CO hot spots will be less than significant.

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

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

Less Than Significant Impact

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

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

Monitoring: No mitigation monitoring is required.

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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): *Revised Western Riverside County Multiple Species Habitat Conservation Plan Consistency Analysis BGR 1800141,* prepared by Principe And Associates, 3-29-2019 (*MSHCP Report*, **Appendix C**); *County of Riverside Environmental Assessment Form: Initial Study, Building Grading Permit (BGR)1800141, Austin Vineyards Grading Permit*, prepared by Riverside County Planning Department, 6-20-2019 (*BGR1800141 CEQA*, **Appendix M**); Ordinance No. 810.2 (An Ordinance of the County of Riverside Amending Ordinance No. 810 to Establish the Western Riverside County Multiple Species Habitat Conservation Plan Mitigation Fee); Ordinance No. 633 (An Ordinance of the County of Riverside Amending Ordinance No. 663 Establishing The Riverside County Stephens' Kangaroo Rat Habitat Conservation Plan Fee Assessment Area and Setting Mitigation Fees); and Ordinance No. 559 (An Ordinance of the County of Riverside Regulating the Removal of Trees).

Findings of Fact:

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

Less Than Significant Impact

MSHCP Reserve Assembly Requirements

The Project site is not located within a designated Cell, Cell Group or Sub Unit of the Southwest Area Plan. Therefore, conservation has not been described for the Project site.

The Project site is located approximately 0.6 mile south of the closest Criteria Cell under the MSHCP (Cell #6088) which is an Independent Cell Group of the Cactus Valley/SWRC-MSR/Johnson Ranch Sub Unit (4) of the Southwest Area Plan. The MSHCP states that conservation within this Cell Group will contribute to the assembly of Proposed Extension of Existing Core 6. Conservation within this Cell will focus on grassland and coastal sage scrub habitat. Development of the winery and related improvements to the Project site will have no impacts on any resources of Criteria Cell 6088 or Sub Unit 4.

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

As stated above, the Project site is not located within an area that has been identified in the MSHCP as an area where conservation potentially needs to occur. In addition, the site contains no riparian or riverine resources as defined under the MSHCP. Review of a HANS Application by the County Planning Department staff from the Environmental Programs Division will therefore not be required pursuant to the MSHCP and the Riverside County General Plan. For these reasons, the Project is consistent with Section 6.1.1 of the MSHCP.

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

In 2019 when the site was graded to install the vineyard, the *MSHCP Report* for BGP 1800141 found no evidence of riparian vegetation or habitat on the site including a number of upland drainage swales. Therefore, 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. It should be noted that physical conditions onsite have not changed substantially since the time the MSHCP Report was prepared.

While the upland swales do convey runoff across portions of the site during storm events, the *MSHCP Report* found they were very sandy and did not pond or contain/create conditions that would support the formation of vernal pools. The report also found the site does not provide habitat for any of the conserved aquatic species under the MSHCP.

The environmental documentation provided for BGR1800141 (*BGR1800141 CEQA*) and its *MSHCP Report*, which was a grading permit to create the existing vineyard, indicated that excess or concentrated drainage on the site will be contained or directed to one of the two approved detention basins that were designed as part of the grading permit approval. Under the proposed Project, all existing drainage courses and storm drain facilities would continue to function as they do at present. Excess stormwater accumulating in the basins will drain into the two existing culverts located beneath Glen Oaks Road as they do at present. Because the freshwater flow to downstream habitat will not change, there will be no lost function or value of habitat as it relates to Covered Species. It should be noted that the grading proposed under BGR1800141 has already occurred and the current Project is proposing only up to 5,000 cy of soil export to create the finished pads for the new proposed buildings.

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.

It should be noted that the *MSHCP Report* prepared for the vineyard grading activities addressed all required items of the MSHCP and was prepared within the last five years, so its results can be applied to the currently proposed winery construction activities.

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)

Based on Figure 6-1 of the MSHCP, the site is not located within a Narrow Endemic Plant Species Survey Area. Therefore, the Project is consistent with Section 6.1.3 of the MSHCP.

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

As previously mentioned, the site is located approximately 0.8 miles southeast of a proposed MSHCP Conservation Area. Therefore, the Project will not result in Edge Effects that will adversely affect habitat quality within the area designated for the Proposed Extension of Existing Core 6 nor its contiguity with adjacent Core Areas. The site is not located within the 250-foot buffer used in the MSHCP to complete an edge analysis for indirect effects of land uses located adjacent to a MSHCP Conservation Area. In addition, the Project will not result in indirect effects such as runoff and the use of toxics associated with agricultural land use that may adversely affect Planning Species noted for the Proposed Extension of Existing Core 6. Therefore, the Project will not be subject to the Guidelines Pertaining to the Urban/Wildlands Interface for the treatment and management of edge conditions such as lighting, urban runoff, toxics, and domestic predators per Section 6.1.4 of the MSHCP. The Project will also implement standard measures to reduce the potential of adverse effects from drainage, toxics, 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)

Burrowing Owl (BUOW)

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

The Project site is however located within the Burrowing Owl 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. In 2019, the survey for the grading permit 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. Grading was completed under BGR 1800141 in 2019 for the site consistent with Species Conservation Objective 5 of the MSHCP that was developed for the burrowing owl.

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 considered regulatory compliance and not unique mitigation under CEQA.

Nesting Birds

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 considered regulatory compliance and not unique mitigation under CEQA.

With these standard surveys, the proposed Project is consistent with Section 6.3.2 of the MSHCP.

MSHCP Section 6.4 (Fuels Management)

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 no mitigation measures are required.

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

Less Than Significant Impact

The *MSHCP Report* found the Vegetation Association occurring on the site is classified as Field Croplands which is divided into two distinct areas: one area has been developed into a vineyard, and one area is basically bare ground that has been invaded by Ruderal (non-native weedy) Vegetation. Field croplands are also extensively mapped throughout the Wine Country area. 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 such as the burrowing owl.

The trees present around the caretaker's residence provide nesting habitats for migratory birds on this site. However, the Project does not propose to remove any of these trees, so 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 features that could provide suitable habitats for endangered and threatened species of fairy shrimp.

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 the incorporation of standard conditions of approval for burrowing owl and nesting bird surveys, if necessary, 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) Would the Project have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U. S. Wildlife Service?

Less Than Significant Impact

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. Compliance with standard conditions, such as burrowing owl and nesting bird surveys, as well as payments of applicable MSHCP fees, would ensure all impacts would remain less than significant and no mitigation is required.

d) Would the Project interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?

Less Than Significant Impact

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 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 considered regulatory compliance and not unique mitigation under CEQA. With this regulatory compliance, potential impacts to nesting birds will be less than significant and no mitigation is required.

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

No Impact

As discussed under Threshold 7.a, the *MSHCP Report* found that riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by CDFW or USFWS were not present on this site. In addition, physical and drainage conditions on the site have not changed substantially since the MSHCP Report was prepared in 2019.

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. No impact will occur.

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

No Impact

The *MSHCP Report* also evaluated the onsite upland drainage swales for the potential to be classified as federally protected wetlands. Overall, they do not exhibit indicators of hydrophytic vegetation, hydric soils and/or wetland hydrology. No vegetation is growing within the upland swales. Hydric soils were not identified in the onsite upland swales. The soils present in the upland swales are mainly fine sandy loams and sandy loams with no organic streaking or sulfidic odor. Therefore, the *MSHCP Report* concluded the upland swales did not meet the criteria for wetland hydrology (e.g., areas inundated for at least 7 consecutive days during the growing season in most years, and areas saturated at or near the surface for at least 14 consecutive days during the growing season in most years) and there is an absence of hydrology field indicators (e.g., observations of inundation and soil saturation, water marks, drift lines, sediment deposits, and drainage patterns in wetlands). The site does not then have a relationship to existing wetland regulations.

No habitat meeting the criteria of a vernal pool was detected on the Project site. Onsite soils are relatively sandy indicating that ponding is not likely to occur, and no evidence of long-lasting ponds (i.e., cracked mud, crusty soil, etc.) was detected. Saline-alkali or clay soils, a common component of vernal pools, were also absent. Plants typically associated with vernal pools, or remnants thereof, such as alkaline popcorn flower (*Plagiobothrys leptocladus*), western marsh cudweed (*Gnaphalium palustre*), Parish's glasswort (*Arthrocnemum subterminale*), and swamp pickle grass (*Crypsis schoenoides*) were also not detected on the Project site.

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.

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

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

Less Than Significant Impact

A portion of the Project site contains vineyards and there are numerous mature trees associated with the onsite caretaker's residence of mature native or naturalized tree species. However, the development plan indicates the Project will not result in the removal of any trees associated with the area in which the caretaker's residence is located. 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 conditions 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: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

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, Austin Vineyard, 35598 Glenoaks Road*, prepared by CRM TECH, 4-17-2019 (*CRA,* **Appendix D1**); Public Resources Code (PRC) §5020.1(j); and 14 California Code of Regulations §15064.5(a)(1)-(3).

Findings of Fact:

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

No Impact

The historical/archaeological investigation of the Project site in Spring 2019 (for BGP 1800141) included a review of an archaeological records search at the Eastern Information Center (EIC) at the University of California at Riverside. The *CRA* determined there had been one previous archaeological study that included the Project site in 1992 (Study #3573 in Figure 6 of the *CRA*).)s The EIC records did indicate four historic period sites in the general area, these included the circa 1900 Hyatt School, a rock feature, a mining site, and the remains of a homestead. However, all of these sites were located at least a half-mile from the Project site so none of them require further analysis relative to the proposed Project. It should be noted that the grading that was proposed

under that previous grading permit application (BGR1800141) has already been completed to create the existing onsite vineyard.

During the *CRA* site survey, no historic resources were identified. In addition, the past disturbance of the site (i.e., citrus planting then removal, then planting vineyards) resulted in the lack of any surface manifestation of archaeological remains. The *CRA* 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, it was 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.

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

No Impact

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

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

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

As stated above, the CRA in 2019 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**	☐	☐	☒	☐

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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, Austin Vineyard, 35598 Glenoaks Road, prepared by CRM TECH, 4-17-2019 (CRA,* **Appendix D1***); Archaeological Monitoring Program for the Austin Vineyard Project (BGR1800141),* prepared by CRM TECH, 10-23-2019 (*AMP*, **Appendix D2***);* Public Resources Code (PRC) §5020.1(j); Health and Safety Code § 7050.5; and 14 California Code of Regulations §15064.5(a)(1)-(3).

Findings of Fact:

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

Less Than Significant Impact

The *CRA* did not identify the presence of any cultural resources which includes archaeological resources. The EIC records search did not indicate that any resources have ever been recorded within the Project boundaries and no studies have addressed the Project site. However, within a one-mile radius of the site, EIC records show at least 40 other past studies on various tracts of land and linear features, Roughly half of the land within a one-mile radius of the site has been surveyed, resulting in the identification of 19 historical/archaeological sites and seven isolates (i.e., localities with fewer than three artifacts). Fifteen (15) of the known sites and all of the isolates were of prehistoric or Native American origin. These prehistoric cultural resources were found mostly among granitic boulder outcrops in the rolling hills surrounding the Project area and consisted of bedrock milling features, habitation remains, and small scattered artifacts. The closest site was Site 33-004136 representing four bedrock milling slicks on a boulder outcrop located about a half-mile northwest of the Project site.

The Project site was graded in 2019 to remove the citrus trees and plant a new vineyard. An Archaeological Monitoring Program (*AMP*) was developed and implemented during grading on the site in 2019 (BGR1800141). This Program was intended to assure that earthwork would not result in any impacts to significant but previously unknown archaeological resources which may be present on the site. The limited grading for the new proposed Project would be within the footprint of and at shallower depths than the original grading in 2019 that created the vineyard. Therefore, the results of the AMP would still be applicable to the proposed Project.

The *AMP* found no archaeological or other cultural resources during grading associated with BGR1800141. However, it is reasonable to assume the Project area was part of the prehistoric tribal lands of local Native Americans who likely crossed the Project area during the collecting of food resources. Although the 2019 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) Would the Project cause a substantial adverse change in the significance of an archaeological resource, pursuant to California Code of Regulations, Section 15064.5?

Less Than Significant 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) Would the Project disturb any human remains, including those interred outside of formal cemeteries?

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 measures are required.

Monitoring: No mitigation monitoring is required.

ENERGY Would the Project:				
10. Energy Impacts	☐	☐	☒	☐

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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): *Austin Vineyard Class V Winery, Air Quality and Greenhouse Gas Impact Study*, prepared by RK Engineering, Inc., 10-14-2022 (*AQ/GHG Study*, **Appendix B**); *Austin Vineyard Class V Winery Traffic Impact Analysis,* prepared by RK Engineering, Inc., 8-9-2022 (*TIA*, **Appendix K1**); and *Austin Vineyard Class V Winery Project Vehicle Miles Traveled (VMT) Screening Analysis*, County of Riverside, prepared by RK Engineering, Inc., 8-9-2022 (*VMT Analysis*, **Appendix K2**).

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

Findings of Fact:

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

Less Than Significant Impact

Background Information

There are many different types and sources of energy produced and consumed in the United States. The U.S. Energy Information Administration (EIA) categorizes energy by primary and 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 *Austin Vineyard Class V Winery, Air Quality and Greenhouse Gas Impact Study* (*AQ/GHG Study*). 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.

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 10-1, *Project Electricity and Propane Consumption*, shows the Project would consume 451,131 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 10-1** shows the Project's estimated operational propane consumption will be 2,406.8 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 BTUs 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 10-1
Project Electricity and Propane Consumption

Land Use/Activity	Energy Consumption[1]

	Electricity (kWhr/yr.)[2]	Propane (KBtu/yr.)[2]
Winery Production & Cellar	61,504	200,446
Wine Tasting Room	373,527	2,206,360
Boilers	0	25
Parking Lot	16,100	0
Total	**451,131**	**2,406,831**

[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, it is estimated that construction of the currently proposed Project could consume approximately 33,300 gallons of diesel fuel and 34,200 gallons of gasoline over a ten-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 773,936 vehicle miles traveled (VMT) which will consume approximately 45,000 gallons of gasoline and 17,300 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) Would the Project conflict with or obstruct a State or Local plan for renewable energy or energy efficiency?

Less Than Significant Impact

The Project will purchase electricity through Southern California Edison which is subject to the requirements of California Senate Bill 100 (SB 100). 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 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 measures are required.

Monitoring: No mitigation monitoring is required.

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 Updated Geotechnical Feasibility Study, Austin Vineyard and Winery, Temecula, California*, prepared by EnGEN Corporation, 3-7-2019 (*Geo Report*, **Appendix E1**); and Riverside County General Plan, Chapter 6, Safety Element, Figure S-2 *Earthquake Fault Study Zones*.

Findings of Fact:

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

No Impact

As set forth in the *Geo Report* for the previous vineyard grading work, 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 or projecting toward the Project site. No impacts will occur.

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

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

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

Source(s): *Map My County* (**Appendix A**); *Preliminary Updated Geotechnical Feasibility Study, Austin Vineyard and Winery, Temecula, California*, prepared by EnGEN Corporation, 3-7-2019 (*Geo Report*, **Appendix E1**); *Phase 1 Environmental Site Assessment, Austin Vineyard and Winery, Temecula, California*, prepared by EnGEN Corporation, 3-7-2019 (*ESA*, **Appendix F**); 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) Be subject to seismic-related ground failure, including liquefaction?

Less Than Significant Impact

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

Regional Geology

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

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

The *Geo Report* indicates the Project site is underlain by a Sandstone Member (Pleistocene and Pliocene)(Qpfs) referred to as the Pauba Formation Bedrock. The Pauba Formation is a sandstone formation comprised of silty and clayey sands to gravelly clean sands that is partially weathered near the surface and becomes dense to very dense at a depth of 2 to 3 feet. This formation is overlain by colluvial (slope-derived), alluvial (stream-derived), and residual soil materials.

Groundwater

The *Geo Report* indicates that groundwater was not observed onsite during the subsurface exploration in 2019. In addition, the ESA indicates the State Department of Water Resources (SDWR) groundwater level data library shows that Water Well Station Number 008S001W06R005S is located approximately 3.6 miles southeast of the Project site and had a recorded depth of approximately 130 feet below ground surface (bgs) in April of 2014. The *Geo Report* also indicated that groundwater depth beneath the Project site could be in excess of 200 feet bgs, however, it stated the accuracy of that data was unknown.

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 Project site development plan proposes structures that will be supported by compacted fill and competent bedrock, with groundwater at a depth of approximately 200 feet.

As such, the potential for earthquake induced liquefaction and lateral spreading beneath the proposed structures is considered very low to remote due to the recommended compacted fill, relatively low groundwater level, and the dense nature of the deeper onsite earth materials.

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

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

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

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

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

13. Ground-shaking Zone a) Be subject to strong seismic ground shaking?	☐	☐	☒	☐

Source(s): *Map My County* (**Appendix A**); Preliminary *Updated Geotechnical Feasibility Study, Austin Vineyard and Winery, Temecula, California*, prepared by EnGEN Corporation, 3-7-2019 (*Geo Report*, **Appendix E1**); Riverside County General Plan Figure S-4 *Earthquake-Induced Slope Instability Map*, August 6, 2019; and Ordinance No. 457.

Findings of Fact:

a) Be subject to strong seismic ground shaking?

Less Than Significant Impact

Faulting

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

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. The nearest known faults to the Project site are shown in **Table 13-1, *Regional Faults in the Vicinity of the Project Site***.

Table 13-1
Regional Faults in the Vicinity of the Project Site

Fault – Section Name	Approximate Distance from Project Site		Slip Rate Category	Slip Rate (Millimeters/Year)	Probable Magnitude
	Miles	Kilometers			
Elsinore Fault					6.5 - 7.5
Temecula Section	8	11.7	Btw 1.0 and 5.0	5.00	--
Julian Section	11	16.5	Btw 1.0 and 5.0	5.00	--
Glen Ivy Section	16	26.2	>5.0 mm/yr	5.00	--
San Jacinto Fault					6.5 - 7.5
Anza Section	14	22.9	>5.0 mm/yr	12.00	--
San Jacinto Valley Section	14	23.3	>5.0 mm/yr	12.00	--
San Bernardino Valley Section	32	52.3	>5.0 mm/yr	12.00	--
San Andreas Fault					6.8 - 8.0
San Bernardino Mtns Section	35	55.1	>5.0 mm/yr	14 – 30	--
Coachella Section	48	77.2	>5.0 mm/yr	23 – 35	--

Source(s): 1. Quaternary Fault and Fold Database of the United States, Earthquake Hazards Program, U.S. Geological Survey (USGS) https://earthquake.usgs.gov/hazards/qfaults/. 2. Caltech's Southern California Earthquake Date Center (SCEDC) http://scedc.caltech.edu/significant/sanandreas.html, http://scedc.caltech.edu/significant/sanjacinto.html, and http://scedc.caltech.edu/significant/elsinore.html. 3. Appendix F: Summary of Geologic Data and Development of A Priori Rupture Models for the Elsinore, San Jacinto, and Garlock Faults, USGS Open File Report 2007-1437F, CGS Special Report 203F, SCEC Contribution #1138F, Version 1.0, 2008, U.S. Department of the Interior, U.S. Geological Survey California Department of Conservation, California Geological Survey; https://pubs.usgs.gov/of/2007/1437/f/of2007-1437f.pdf. 4. Google Earth/KML Files for Quaternary Faults and Folds in the U.S.; https://earthquake.usgs.gov/learn/kml.php

According to the U.S. Geological Survey (USGS) and the California Geological Survey (CGS), the nearest known active fault to the Project site is the Elsinore Fault (Temecula Section) located approximately 8 miles to the southwest of the site. The Elsinore Fault is a right-lateral, strike-slip fault, with an estimated maximum moment magnitude (Mw) earthquake of Mw 6.8 and an associated slip-rate of approximately 5.0 mm/year.

The Project site could be subjected to moderate ground shaking in the event of a major earthquake on significant faults in the southern California and northern Baja California area. The Project site is

located in a seismically active region and as a result significant ground shaking will likely impact the site within the design life of the proposed Project.

As set forth in the *Geo Report*, no active faults are known to project through the Project site and the site is not located within an Alquist-Priolo Earthquake Fault Zone, established by the State of California to restrict the construction of new habitable structures across identifiable traces of known active faults (an active fault is defined by the State of California 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 very low to remote.

Map My County indicates the Project site is not located within an area mapped by Riverside County as having a potential for liquefaction. This is supported by the *Geo Report* that concludes 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*, the potential for secondary effects of seismic activity are considered unlikely.

California Building Code

California Building Code (CBC) requirements (as implemented through Ordinance No. 457) pertaining to new development and construction will minimize the potential for structural failure or 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 so they are not considered mitigation for CEQA implementation purposes. In addition, the Project will be required to comply with development 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.

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

Mitigation: No mitigation measures are required.

Monitoring: No mitigation 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**); On-site Inspection; *Preliminary Updated Geotechnical Feasibility Study, Austin Vineyard and Winery, Temecula, California*, prepared by EnGEN Corporation, 3-7-2019 (*Geo Report*, **Appendix E1**); Project Plans (**Appendix N**); Riverside County General Plan, Chapter 6, Safety Element, Figure S-5 *Regions Underlain by Steep Slope*, August 6, 2019.

Findings of Fact:

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

No Impact

The site is situated among the rolling hills overlooking the eastern end of the Pauba Valley which is part of the larger Temecula Valley to the west. The topography in the area is dominated by hills and wide, flat terraces. The Project site occupies approximately 22.3 acres of agricultural land in a rural setting dominated by large residential properties, boutique wineries, and vineyards. The Project site is relatively level with elevations ranging from 1,510 feet to 1,545 feet above mean sea level. A small vineyard is currently located in the southeastern portion of the property, and the rest of the site was occupied by a citrus grove until 2021. Past agricultural operations and removal of the trees have left the ground surface extensively disturbed.

The Project proposes to add a commercial Class V winery to an existing vineyard. The Project proposes the development of a new winery and tasting room, street improvements, utility infrastructure, storm drain, and two bioretention basins. The proposed building improvements would consist of rock, concrete, wood or steel framed one- and/or two-story structures utilizing slab on grade construction.

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

The *Geo Report* indicates the site is underlain by the relatively stable Pauba Formation and contains no geomorphic expressions of landslide activity. The materials encountered in the pad area were found to be consolidated and no oversteep slopes exist on the site or are proposed as part of the Project.

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

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 measures are required.

Monitoring: No mitigation 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 Updated Geotechnical Feasibility Study, Austin Vineyard and Winery, Temecula, California*, prepared by EnGEN Corporation, 3-7-2019 (*Geo Report*, **Appendix E1**); Riverside County General Plan, Chapter 6, Safety Element, Figure S-7 *Documented Subsidence Areas Map*, (p. S-31), August 6, 2019; and Ordinance No. 457.

Findings of Fact:

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

Less Than Significant Impact

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

As set forth in Threshold 12.a of this Initial Study, the Project site is situated at the east end of Pauba Valley and underlain by the Quaternary Pauba Formation. Earth materials on the Project site are primarily comprised of topsoil underlain by bedrock.

Based on onsite soil exploration conducted as part of the *Geo Report*, both colluvium and alluvium topsoil materials were encountered in the upper 1 to 2 feet of excavation with underlying bedrock at

greater depths. The Pauba Formation bedrock was generally encountered below the topsoil to the full depth of exploration.

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

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

Table 15-1
Project Site Earth Materials

Geologic Unit	Range of Depth	Conditions
Older Alluvium (topsoil)	Surface to max depth explored	Moderately dense
Colluvium (topsoil)	Surface to approx. 2.5 feet	Porous, loose
Pauba Formation (bedrock)	+2.5 feet to max depth explored	Dense to very dense

Source: *Geo Report* (Table 1)

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 *Geo Report* concluded 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 is considered regulatory compliance and not unique mitigation for CEQA implementation purposes. Impacts will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 Updated Geotechnical Feasibility Study, Austin Vineyard and Winery, Temecula, California*, prepared by EnGEN Corporation, 3-7-2019 (*Geo Report*, **Appendix E1**); Google Maps; and **Figure 4, *Aerial Photo***, in Section II. of this Initial Study.

Findings of Fact:

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

No Impact

Seismically induced flooding is normally a consequence of a tsunami (seismic sea wave), a seiche (i.e., a wave-like oscillation of surface water in an enclosed basin that may be initiated by a strong earthquake) or failure of a major reservoir or retention system up gradient of the site.
Since the Project site is at an elevation of more than 1,500 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 measures are required.

Monitoring: No mitigation monitoring is required.

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

Source(s): *Map My County* (**Appendix A**); *Preliminary Updated Geotechnical Feasibility Study, Austin Vineyard and Winery, Temecula, California*, prepared by EnGEN Corporation, 3-7-2019 (*Geo Report*, **Appendix E1**); Project Plans (**Appendix N**); and Ordinance No. 457.

Findings of Fact:

a) Change topography or ground surface relief features?

Less Than Significant Impact

At present the 22.3-acre Project site contains a recently planted vineyard and caretaker's residence with the remaining area as vacant land. There are no other buildings or structures on the Project site at present.

The Project site is relatively flat with elevations ranging from approximately 1,510 feet to 1,545 feet AMSL or a difference of about 35 feet across the entire site.

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

The Project proposes to add a Class V commercial winery and expand an existing recently planted vineyard. The Project proposes the development of a new winery and associated tasting room, street improvements, utility infrastructure, storm drain, bioretention basins, subsurface systems, landscaping, and a concrete box drainage culvert. The proposed building improvements would consist of stone, concrete, wood or steel framed one- and/or two-story structures utilizing slab on grade construction.

The Project proposes low impact development standards intended to preserve the natural topography of the Project site to the maximum extent possible. There are no existing on-site cut or fill slopes greater than ten (10) feet in height or steeper than 2:1 (horizontal:vertical). Furthermore, the Project site development plan does not propose the creation of cut or fill slopes greater than ten (10) feet in height or steeper than 2:1 (horizontal:vertical).

The site was previously graded under a separate County approval Building Grading Permit (BGR1800141) in 2019, and no significant amount of cut or fill will be required for the current Project. When graded, the overall minimum and maximum elevations that currently exist on site will remain unchanged.

The existing vineyard will remain generally intact but be expanded in a similar fashion to the rest of the site.

In conclusion, the Project will result in very little change the topography and surface relief features of the site. These minor changes will be required to accommodate the proposed winery and tasting room facility, outdoor activity areas, roadways, landscaping and drainage/water quality facilities.

As designed, the changes to the topography and ground surface relief features will be in keeping with the existing and proposed physical developments adjacent to the Project site. Any impacts are considered less than significant, and no mitigation is required.

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

Less Than Significant Impact

The *Geo Report* and Project Plans indicate that no cut or fill slopes greater than 2:1 or higher than 10 feet are being proposed in conjunction with the proposed Project site development plan. CBC requirements (as implemented through Ordinance No. 457) pertaining to new development and construction will minimize the potential for structural failure or loss of life due to geological constraints by ensuring that structures are constructed pursuant to applicable seismic design criteria for the region. CBC requirements are applicable to all development; therefore, they are not considered mitigation for CEQA implementation purposes. In addition, the Project will be required to comply with the recommendations of the *Geo Report*.

The County of Riverside Building and Safety Department has standard conditions that 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) Result in grading that affects or negates subsurface sewage disposal systems?

Less Than Significant Impact

The 22.3-acre Project contains a newly planted vineyard, caretaker's residence, and vacant land. Currently, there is a small sewage disposal system onsite to support the caretaker's residence. Improved properties 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 approved by the Department of Environmental Health. 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 measures are required.

Monitoring: No mitigation monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
18. Soils a) Result in substantial soil erosion or the loss of topsoil?	☐	☐	☒	☐
b) Be located on expansive soil, as defined in Section 1803.5.3 of the California Building Code (2022), creating substantial 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): *Map My County* (**Appendix A**); Preliminary *Updated Geotechnical Feasibility Study, Austin Vineyard and Winery, Temecula, California, prepared by EnGEN Corporation, 3-7-2019* (*Geo Report*, **Appendix E1**); Project Plans (**Appendix N**); Eastern Municipal Water District Wine Country Infrastructure Update, February 14, 2019; and Ordinance No. 457.

Findings of Fact:

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

Less Than Significant Impact

Subsurface soil exploration of the Project site was performed in early 2019 by EnGEN Corporation. The earth materials on the Project site are primarily comprised of topsoil and bedrock.

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

- Topsoil (no map symbol): Colluvium (slope-derived materials), alluvium (stream-derived materials), and tesidual topsoil were encountered in the upper 1 to 2 feet, of the Project site down to the underlying bedrock which is relatively shallow in this area (see "Pauba Formation" below). 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.

Even though minimal site grading is proposed, construction of new winery facilities 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 Rule 403 (Fugitive Dust), such as daily watering. Lastly, water erosion will be prevented through the County's standard, mandated, erosion control practices required pursuant to the CBC, and the National Pollution Discharge Elimination System (NPDES), such as silt fencing, fiber rolls, or sandbags.

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

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

Less Than Significant Impact

The *Geo Report* indicates 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 (2019), creating substantial risks to life or property; with adherence to listed regulations and County ordinances, impacts would remain less than significant level and no mitigation is required.

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

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 widely anticipated extension of sewer service infrastructure into the Temecula Valley Wine Country was largely promulgated by the Temecula Valley Wine Country Community Plan which was initiated by the Riverside County Board of Supervisors in 2008. Subsequently, in 2010, the County of Riverside and area vintners approached EMWD to undertake a cooperative effort to extend sewer facilities into the Wine Country.

The Wine Country sewer infrastructure serves a dual purpose to relieve existing establishments that are no longer able to be served by on-site wastewater systems and to accommodate projected growth under the Riverside County Temecula Valley Wine Country Community Plan.

Phase 1 of the Wine Country Infrastructure Project was completed in 2015 at a cost of $25.0 million. Phase 1 improvements have the capacity to serve up to 4,383 equivalent dwelling units (EDUs) and

included the construction of 36,200 lineal feet (LF) of gravity sewer, 15,700 LF of force mains, and two lift stations (Armada and Loma Ventoso).

The Phase 1 effort extended a trunk sewer line in Rancho California Road from the connection point at Butterfield Stage Road (City/County line) approximately 3.5 miles east/northeast to Monte De Oro Road, and then another one (1) mile southeast in Monte De Oro Road to a point just past Camino Del Vino. It also included a trunk sewer extension north of Rancho California Road in Calle Contento northwest to the east boundary of Roripaugh Ranch.

The Project site development plan proposes to add a Class V commercial winery to an existing vineyard. The Project proposes the development of a new winery and associated tasting room, street improvements, utility infrastructure, storm drain, bioretention basins, subsurface systems, landscaping, and a concrete box drainage culvert. The Project has a moderate sewage generation factor (restroom facilities associated with winery and tasting room as well as future outdoor community events and is proposing a septic system instead of connecting to the municipal wastewater system.

As set forth in the Project Plans, two subsurface waste disposal systems will be installed on-site. 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 1200 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, and no mitigation is required.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

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

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

Findings of Fact:

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

Less Than Significant Impact

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

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

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

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

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

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

GREENHOUSE GAS EMISSIONS Would the Project:				
20. Greenhouse Gas Emissions a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	☐	☐	☒	☐
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	☐	☐	☒	☐

Source(s): *Austin Vineyard Class V Winery, Air Quality and Greenhouse Gas Impact Study*, prepared by RK Engineering, Inc., 10-14-2022 (*AQ/GHG Study*, **Appendix B**); and Riverside County 2019 Climate Action Plan (CAP).

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

Findings of Fact:

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

Less Than Significant Impact

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.

Construction Greenhouse Gas Emissions

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

Table 20-1
Construction Greenhouse Gas Emissions

Activity	Emissions ($MTC0_2e$/yr.)[1]		
	On-site	**Off-site**	**Total**
Site Preparation	1.52	0.09	1.61
Grading	3.65	17.66	21.31
Building Construction	182.37	48.44	230.81
Paving	5.93	0.74	6.67
Architectural Coating	1.28	0.28	1.56
Total	**194.75**	**67.21**	**261.96**
Amortized over 30 years[2]	**6.49**	**2.24**	**8.73**

[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 20-2, *Operational Greenhouse Gas Emissions***.

Table 20-2
Operational Greenhouse Gas Emissions

Emission Source	GHG Emissions ($MTCO_2e$/yr.)[1]
Mobile Source	254.37
Energy Source	209.62
Area Source	0.00
Water	14.63
Waste	52.28
Stationary Sources	1.33
Construction (30 year amortization)	8.73
Total Annual Emissions	**540.96**
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 20-2**, Project GHG operational emissions would be 541 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) Would the Project conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

Less Than Significant Impact

The 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 measures are required.

Monitoring: No mitigation monitoring is required.

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, Austin Vineyards and Winery, 22 Acres North of Glenoaks Road, Temecula, California, APN: 942-030-011,* prepared by Engen Corporation, 7-19-2021 (*Phase I ESA*, **Appendix F**); *Report of Findings, Pesticide and Herbicide Sampling and Testing, APN 942-030-011*, prepared by ENGEN Corporation, 5-12-2023 (**Appendix F2**); Temecula Valley Unified School District website; GEOTRACKER website; and The Department of Toxic Substances Control EnviroStor website.

Findings of Fact:

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

Less Than Significant Impact

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

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

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

b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?

Less Than Significant Impact

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

Because the site has been used for agriculture, a “Pesticide and Herbicide Sampling and Testing" was conducted on the site by ENGEN Corporation in May 2023 which found levels of pesticides and herbicides in the onsite soils to be “below the Cal EPA toxicity criteria for human health risk assessment allowable contaminant concentration levels”. Therefore, it is unlikely onsite soils will represent an onsite hazard related to contaminated materials.

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

Hazardous materials anticipated during operations are anticipated to be those most commonly associated with winery, tasting room, offices, and kitchen which include mainly cleaning products. 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 and any impacts would be considered less than significant.

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

Less Than Significant Impact

The Project will be constructing a winery, tasting room, offices, restaurant, hotel, parking, drainage facilities, water lines, and roadway improvements. A limited potential exists to interfere with an emergency response or evacuation plan during construction, primarily on Glenoaks Road. Control of access will ensure emergency access to the site and Project area during construction through the submittal and approval of a traffic control plan (TCP). The TCP is designed to mitigate any construction circulation impacts.

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

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

No Impact

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

- St. Jeanne De Lestonnac School: located approximately 3.84 miles southwesterly of the

Project site;
- Belle Vista Middle School: located approximately 4.0 miles westerly of the Project site; and
- Alemo Elementary School: located approximately 4.3 miles westerly of the Project site.

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

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

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

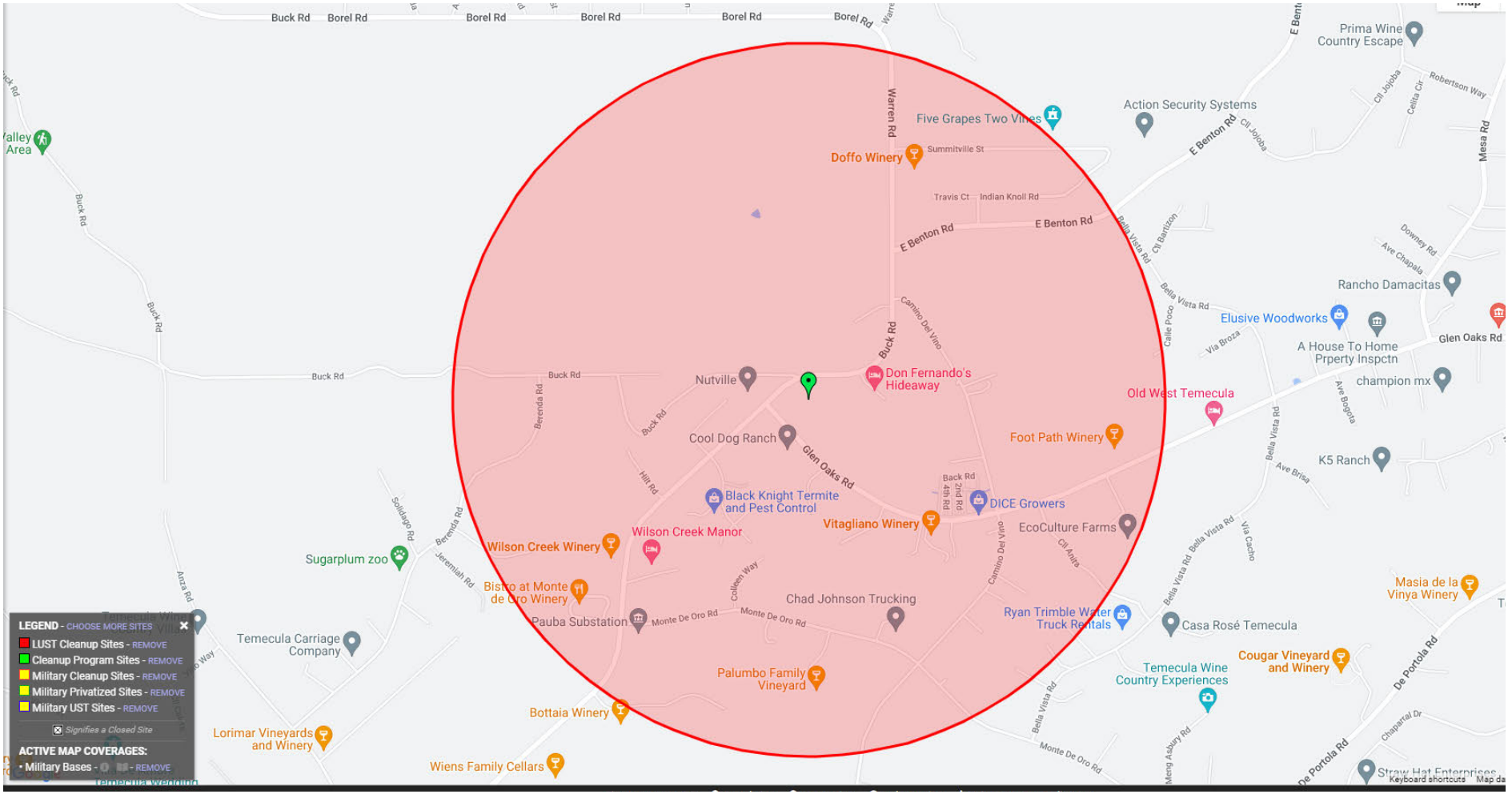
No Impact

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

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

The DTSC's EnviroStor site does not show any Hazardous Waste and Substances Sites currently located within a 1-mile radius of the proposed Project site. This information was verified at the web-link cited in the sources, and shown on **Figure 21-2, *EnviroStor Site***.

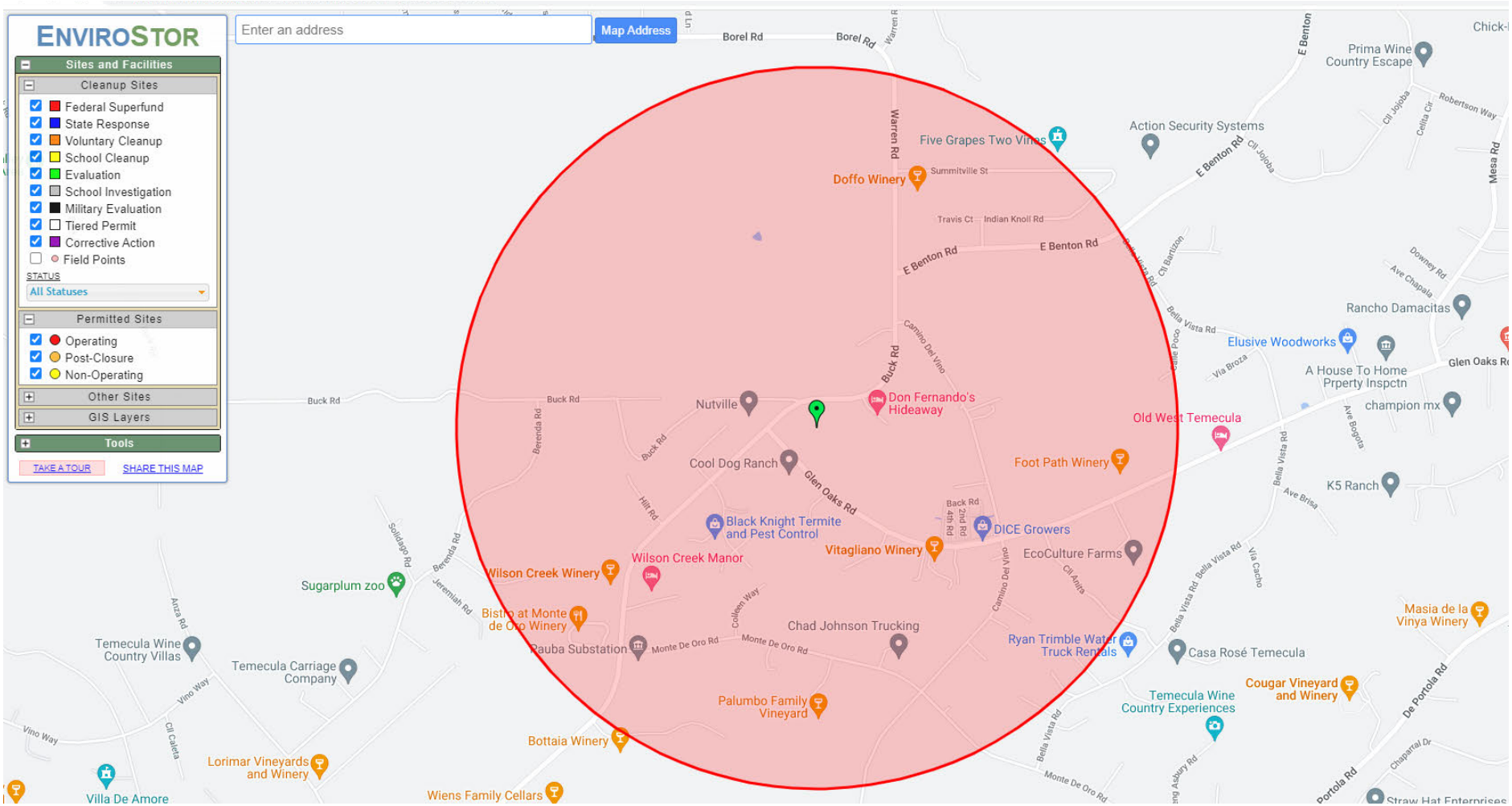
FIGURE 21-1
GeoTracker Site



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

SITE

FIGURE 21-2
Envirostor Site



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

SITE

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

These conclusions are supported by the information contained in the *Phase I ESA.* The Project is not located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment.

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

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

22. Airports a) Result in an inconsistency with an Airport Master Plan?	☐	☐	☐	☒
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) Result in an inconsistency with an Airport Master Plan?

No Impact

The Project site is not located in an area which is governed by an airport master plan. The closest airport is the French Valley Airport, which is located approximately 5.5 miles westerly of the Project site. Therefore, implementation of the proposed Project would not result in a safety hazard for people residing or working in the proposed Project area. No impacts will occur.

b) Require review by the Airport Land Use Commission?

No Impact

Please reference the discussion in Theshold 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 approximately 5.5 miles westerly of the Project site. This criterion is not applicable to the Project. No impacts will occur.

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

c) For a project located within an airport land use plan or, where such a plan has not been adopted, within two (2) miles of a public airport or public use airport, would the Project result in a safety hazard for people residing or working in the Project area?

No Impact

The Project site is not located in an area which is governed by an airport master plan. The closest airport is the French Valley Airport, which is located approximately 5.5 miles westerly of the Project site. Therefore, this criterion is not applicable to the Project. No impacts will occur.

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

No Impact

The closest private airstrip is the Billy Joe Airport - 37CA, which is located approximately 3.77 miles to the southwesterly of the Project site and the closest heliport is located at the Temecula Valley Hospital, located approximately 6.3 miles southwesterly of the Project site. These distances are out of the immediate vicinity of the Project Site.

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

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

HYDROLOGY AND WATER QUALITY Would the Project:				
23. Water Quality Impacts 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?	☐	☐	☒	☐

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 Updated Geotechnical Feasibility Study, Austin Vineyard and Winery, Temecula, California*, prepared by EnGEN Corporation, 3-7-2019 (*Geo Report*, **Appendix E1**); *Preliminary Hydrology and Hydraulics Report for Austin Vineyards, City of Temecula*, prepared by JLC Engineering and Consulting, Inc., 6-10-2022 (*Hydro Report*, **Appendix G1**); *Project Specific Water Quality Management Plan, Austin Vineyards*, prepared by JLC Engineering and Consulting, Inc., 11-26-2023 (*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* (pp. 37 & 39); Riverside County General Plan, Southwest Area Plan, Figure 10, *Southwest Area Plan Special Flood Hazard Areas*; Project Plans (**Appendix N**); and *Map My County, (***Appendix A**).

Findings of Fact:

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

Less Than Significant Impact

The federal Clean Water Act (CWA) establishes the framework for regulating municipal storm water discharges (construction and operational impacts) via the National Pollutant Discharge Elimination System (NPDES) program. A project would have an impact on surface water quality if discharges associated with the project would create pollution, contamination, or nuisance as defined in Water 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 Gertrudis Hydrologic Subarea and the Auld Hydrologic Unit of the larger Santa Margarita Region Watershed. The Santa Margarita Region basin is one of nine watershed basins within the state, and encompasses an area of approximately 750 square miles, most of which (±550 sq. mi; 73%) is located in Southwest Riverside County and the balance (±200 sq. mi; 27%) located in northern San Diego County. The Santa Margarita Watershed basin includes the Riverside County areas of Temecula, Murrieta, Wildomar, and a small portion of southern Menifee, while the areas within San Diego County include Fallbrook, and Camp Pendleton.

The Project site is tributary to Santa Gertrudis Creek which extends approximately 10 miles westerly (generally) of the Project site to its confluence with Murrieta Creek, just west of Interstate 15 (I-15). From there, storm water flows south/southeast approximately 7 miles within Murrieta Creek along the eastern foothills of the Santa Ana Mountains to the Santa Margarita River, through the Santa Ana Mountain Range (aka the “Rainbow Gap”) and 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 proposes to add a new Class V 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, landscaping, and a concrete box drainage culvert.

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 into localized stabilized structures and then routed to two localized infiltration areas along the edges of the proposed winery improvements to the east and west. Additionally, some parking areas are 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 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. According to the Project landscape plan, approximately 28,988 square feet (0.7-acre) of the 22.3-acre Project site will be landscaped with an additional 18,210 square feet (0.4-acre) in decomposed granite pathways. In total, the Project will maintain 17.72 acres or 83.7% of the site in vineyard plantings and plant approximately 97 new trees onsite; refer to Project Plans.

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

Less Than Significant Impact

The Project site is located within the water service district boundary of the Rancho California Water District (RCWD) which gets its water from a variety of sources. The natural sources include precipitation, untreated import water recharge basins, and regional groundwater (aquifers). RCWD also purchases treated water from Metropolitan Water District (MWD) of Southern California. This agency imports water from Northern California and the Colorado River. Water delivered to homes and businesses within the RCWD service area is a blend of 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.

Infiltration testing for water quality treatment areas on the Project site in conjunction with the proposed winery development consisted of two test locations, the results of which indicated infiltration rates of 4.54 (Test No. DR-1) and 1.84 (Test No. DR-2) inches per hour. 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.

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 two (2) drainage management areas (DMAs) in conjunction with the proposed Project development. The DMAs vary in size from 94,244 square feet to 113,031 square feet, comprising a total of 207,275 square feet (4.76 acres) or 21% of the approximately 22.3-acre site. The balance of the Project site will remain in its existing condition or be planted with additional vineyards. Each DMA will have its own biotreatment basin for both flood control and water quality purposes, as shown in **Table 23-1, *Drainage Management Area Basins***. **Table 23-1** demonstrates the two bioretention basins (with partial infiltration) will retain a volume equal to the design capture volume (DCV) for each DMA. 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 23-1
Drainage Management Area Basins

Drainage Management Area	DM Area (square feet)	Design Capture Volume (cubic feet)	Proposed Basin Volume (cubic feet)
A	113,031	1,316	1,316
B	94,244	1,490	1,490
Total	**207,275**	**2,806**	**2,806**

Source: Table D-9, LID BMP Sizing, WQMP 2022

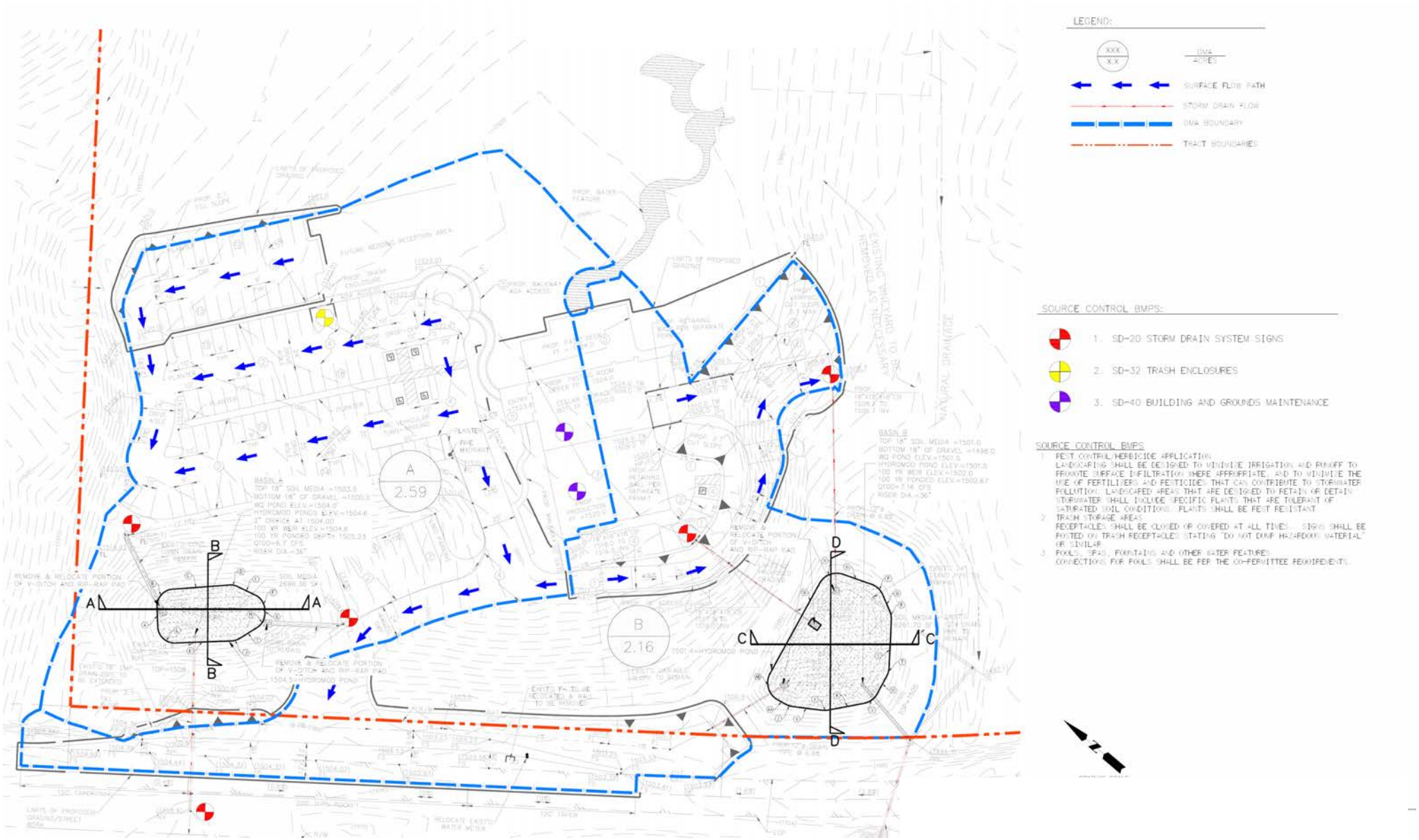
Figure 23-1, *Project Water Quality Management Plan*, identifies the proposed on-site drainage system for the Project site.

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 and two biofiltration basins (DMAs A and B) 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.

FIGURE 23-1
Project Water Quality Management Plan



Source: WQMP (**Appendix G2**)

c) Would the Project substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces?

Less Than Significant Impact

The *Hydro Report* indicates the Project site gently slopes toward the south and west with an average elevation of 1,515 feet above mean sea level. There are no mapped flood areas within the Project site and no natural drainage courses or man-made flood control facilities traverse the site. However, there are several discontinuous upland drainage swales across the property. In the recent past the site was used for citrus cultivation but the trees have been removed and now a portion of the site is planted in vineyards.

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 12,342 square feet (0,28-acre) of new impermeable surfaces onsite and will utilize two detention/infiltration basins to mitigate the incremental increase in peak storm runoff quantities.

The Project proposes to maintain existing flows onsite – the new improvements will occupy 0.28-acre which is 1.3% of 22.3 gross acres for entire site. At present the site has 99.7% pervious surfaces with only a 2,948 square foot caretaker unit on the site. There is an existing detention basin in the southern portion of the site which will be utilized for the new Project. The improvement areas are all planned to have pervious surfaces or drain toward landscaping 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 *Hydro Report* and *WQMP* both indicate there are two drainage management areas (DMAs) on the site and each will have its own bioretention basin for both flood control and water quality purposes. Runoff from DMA A discharges into Water Quality Basin A and then will discharge through a proposed 36” riser and an existing 18” corrugated metal pipe (CMP) which runs beneath Glen Oaks Road. Runoff from DMA B discharges into Water Quality Basin B and then discharges through a proposed 36” riser and a proposed 24” CMP. The outlet structures for the basins were sized using the 100-year flow rates per the rational method analysis required by County Flood Control. The previous **Table 23-1** shows the characteristics of the two proposed onsite bioretention basins.

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 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 proposed bioretention basins.

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

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

Less Than Significant Impact

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 two bioretention basins for infiltration 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) Would the Project create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?

Less Than Significant Impact

A detailed description of the post-Project storm drain system design is included in Thresholds 23.a and 23.b. The previous **Figure 23-1, *Project Water Quality Management Plan***, identifies the proposed on-site drainage system for the Project site.

The Project *WQMP* details two (2) DMAs in conjunction with the proposed Project development. The DMAs vary in size from 94,244 square feet to 113,031 square feet, comprising a total of 207,275 square feet (4.76 acres) or 21% of the approximately 22.3-acre site. The balance of the Project site will remain in its existing condition or be planted with additional vineyards. Each DMA will have its own biotreatment basin for both flood control and water quality purposes, as shown in the previous **Table 23-1, *Drainage Management Area Basins***. **Table 23-1** demonstrates the two basins will retain a volume equal to the design capture volume (DCV) for each DMA. 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, and therefore Project implementation would not result in an increase in the volume or rate of runoff from the Project site under 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) Would the Project impede or redirect flood flows?

Less Than Significant Impact

The *Hydro Report* indicates the Project site gently slopes toward the south and west with an average elevation of 1,515 feet above mean sea level. There are no mapped flood areas within the Project site and no natural drainage courses or man-made flood control facilities traverse the site. However, there are several discontinuous upland drainage swales across the property. In the recent past the site was used for citrus cultivation but the trees have been removed and now a portion of the site is planted in vineyards.

As indicated in General Plan Figure S-9, the Project site is not located in an area with the potential for flood hazards. Additionally, the proposed Project is for creating a Class V Winery with vineyard plantings and does not incorporate any new housing although there is already one caretaker's residence on the site.

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

Less Than Significant Impact

Based on a review of the FEMA Flood Rate Insurance Map (FIRM), Panel No. 06065C2745G, dated August 28, 2008, the Project site is not located within a FEMA designated flood hazard area. 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 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.

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 4 miles northwest of Vail Lake, and 3 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) Would the Project conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?

Less Than Significant Impact

The Project *WQMP* has been prepared specifically to comply with the requirements of 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 measures are required.

Monitoring: No mitigation monitoring is required.

LAND USE/PLANNING Would the Project:				
24. Land Use a) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	☐	☐	☒	☐
b) Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?	☐	☐	☒	☐

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

Less Than Significant Impact

The General Plan land use designations for the 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: Agriculture (AG)
- 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 WC-W (Wine Country – Winery) which allows wineries as a permitted use. The WC-W zone allows for farming operations of crops, orchards, groves, and vineyards. The Project will include approximately 83.7% vineyard plantings (a minimum 75% planting is required per the Temecula Wine Country Policy Area for a winery project). The 22.3-acre parcel can be used as a Class V Winery in the WC-W zone. A Class V Winery can include special occasion facilities, outdoor events, wine country hotels, and spas. The Project, as designed, meets the zoning development standards in terms of heights, setbacks, lot coverage, parking and landscaping. No change to the zoning is proposed.

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

- North: Citrus / Vineyard – 10-acre minimum lot size (C/V-10) and WC-W
- South: Citrus Vineyard (C/V)
- East: Wine Country – Winery (WC-W)
- West: Citrus/Vineyard (C/V) and 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. There are several rural residential dwellings to the south and west across Glen Oak Road from the Project site. 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) Would the Project disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?

Less Than Significant Impact

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

The Project is consistent with the General Plan land use designations, zoning, and surrounding land uses. The site is currently vacant except for a single caretaker's residence for the former citrus grove. 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 are not anticipated to result in disruption of the surrounding community.

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

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

MINERAL RESOURCES Would the Project:				
25. Mineral Resources a) Result in the loss of availability of a known mineral resource that would be of value to the region or the residents of the State?	☐	☐	☐	☒
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 Maps.

Findings of Fact:

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

No Impact

The State Mining and Geology Board has established Mineral Resources Zones (MRZ) using the following classifications:

- MRZ-1: Areas where the available geologic information indicates no significant mineral deposits or a minimal likelihood of significant mineral deposits.
- MRZ-2a: Areas where the available geologic information indicates that there are significant mineral deposits.
- MRZ-2b: Areas where the available geologic information indicates that there is a likelihood of significant mineral deposits.

- MRZ-3a: Areas where the available geologic information indicates that mineral deposits are likely to exist; however, the significance of the deposit is undetermined.
- MRZ-4: Areas where there is not enough information available to determine the presence or absence of mineral deposits.

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

b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?

No Impact

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

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

No Impact

Based on aerial images, 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 8.3 miles southwesterly of the Project site;
- Temecula Quarry 2 (Latitude 33.45224, Longitude -117.12866), located approximately 6.4 miles southwesterly of the Project site; and
- Parkwest Industrial Center pit (Latitude 33.45277, Longitude -117.125831), located approximately 8.8 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 measures are required.

Monitoring: No mitigation 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**); *Austin Vineyard Class V Winery Noise Impact Study*, prepared by RK Engineering Group, Inc., 4-5-2024 (*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) *For a project located within an airport land use plan or, where such a plan has not been adopted, within two (2) miles of a public airport or public use airport would the Project expose people residing or working in the Project area to excessive noise levels?*

No Impact

The Project site is not located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport. The closest airport is the French Valley Airport which is located 5.6 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) *For a project located within the vicinity of a private airstrip, would the Project expose people residing or working in the Project area to excessive noise levels?*

No Impact

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 3.5 miles southwest of the Project site and the closest heliport is at the Temecula Valley Hospital located approximately 6.4 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.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
27. Noise Effects by the Project				
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the Project in excess of standards established in the local general plan, noise ordinance, or applicable standards of other agencies?	☐	☒	☐	☐
b) Generation of excessive ground-borne vibration or ground-borne noise levels?	☐	☐	☒	☐

Source(s): Riverside County General Plan, Table N-1 ("Land Use Compatibility for Community Noise Exposure"), Project Plans (**Appendix N**); *Austin Vineyard Class V Winery Traffic Impact Analysis, County of Riverside,* prepared by RK Engineering Group, Inc., 8-9-2022 (*TIA,* **Appendix K1**); and *Austin Vineyard Class V Winery Noise Impact Study*, prepared by RK Engineering Group, Inc., 4-5-2024 (*Noise Study*, **Appendix H**).

Findings of Fact:

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

Less Than Significant with Mitigation Incorporated

Noise Characteristics

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

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

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 exempt 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. Ambient noise levels were measured at two locations to best characterize the noise environment near sensitive receptors. Noise monitoring location one (L-1) is located approximately 65 feet north of the centerline of Glenn Oaks. Roadway noise along Glen Oaks Road is the primary source of ambient noise in the Project area. Noise monitoring location two (L-2) is located approximately 275 feet south of the centerline of Buck Road within the existing vineyard. The Leq at these locations ranged from 44.2 to 60.0 dBA while the Lmax varied from 62.4 to 81.9 dBA (Tables 12 and 13, *Noise Study*).

Sensitive Receptors

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

- Existing residential homes located approximately 100 feet south of the Project's southern property line south of Glen Oaks Road (Receptors 1-4);
- Existing residential home located approximately 100 feet east of the Project's eastern property line. (Receptors 5 & 6); and
- Existing Don Fernando's Hideaway campground located approximately 350 feet north of the Project's northern property line (Receptor 7).

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 27-1, *Project Construction Noise Levels at 50 Feet***.

As shown in **Table 27-1**, the Project is expected to generate noise levels which range from 73.7 dBA to 85.9 dBA at 50 feet. As outlined above, the closest sensitive receptors to the site are existing residential homes located approximately 100 feet south of the Project's southern property line south of Glen Oaks Road (Receptors 1-4) and existing residential home located approximately 100 feet east of the Project's eastern property line. (Receptors 5 & 6). The County typically uses the threshold for construction noise derived from the National Institute of Occupational Safety and Health (NIOSH) of an 85 dBA Leq 8 hrs standard. Since the sensitive receptors are 100 feet from the site, the actual noise levels for construction equipment at these locations would be less than 85 dBA. 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 27-1
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	
	Generator Sets	1	77.6	
	Tractors/Loaders/Backhoes	1	80.0	
	Welders	3	70.0	
Paving	Cement and Mortar Mixers	1	74.8	83.6
	Pavers	1	74.2	
	Paving Equipment	1	73.0	
	Rollers	2	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) @ 50 feet				**85.9**

In addition, short-term noise impacts are further 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

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

Incorporation of the project design features into 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.

Operation Noise Impacts

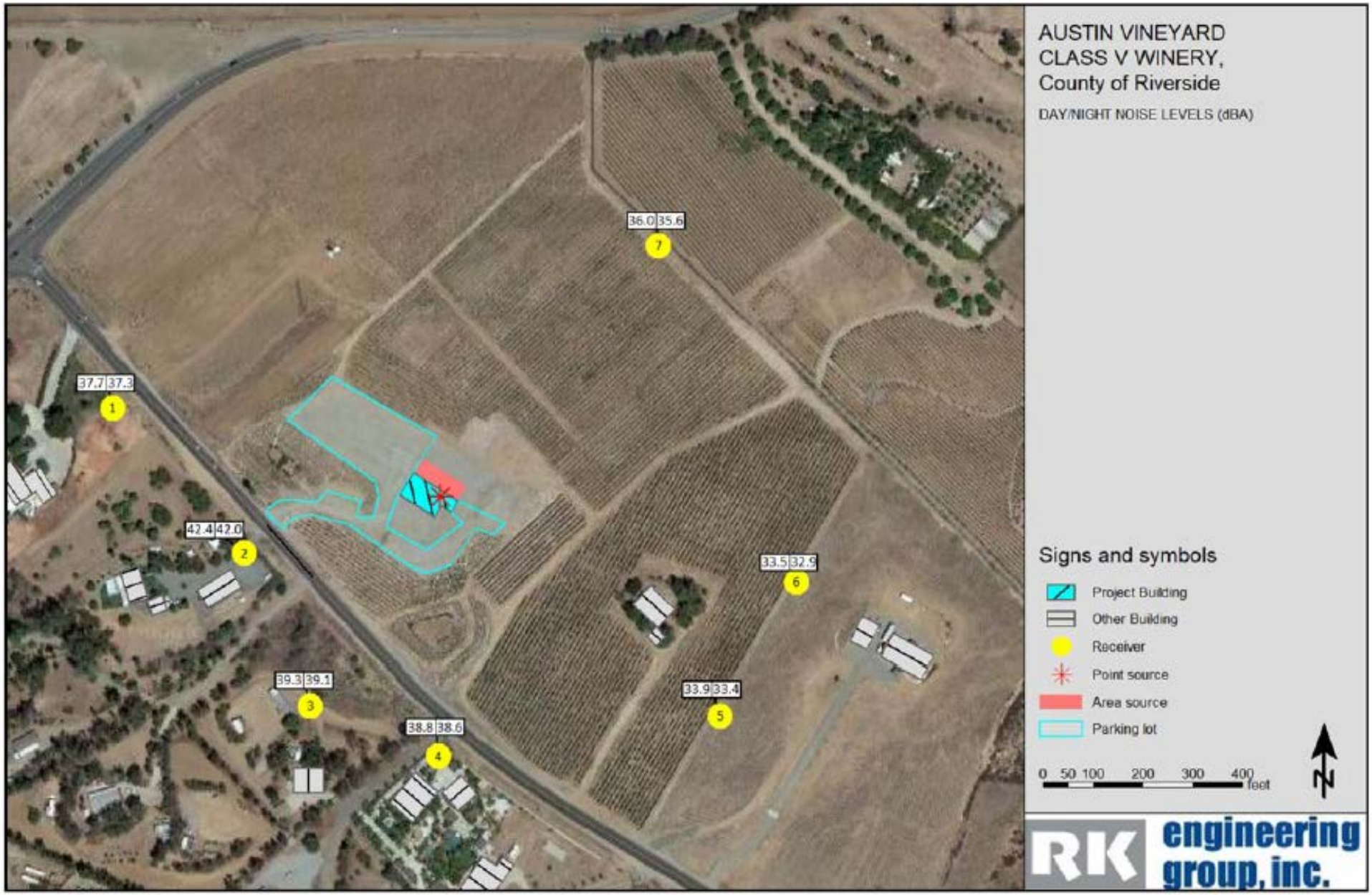
This assessment analyzes the anticipated noise levels generated by the Project compared to the standards established in the County of Riverside General Plan and Noise Ordinance. The primary source of operational noise includes Heating, Ventilating, and Air Conditioning (HVAC) mechanical equipment, parking lot noise, and outdoor dining and wine tasting on the patio deck. This noise analysis also considers noise impacts from outdoor special occasion events relative to the seven (7) receptor locations shown in **Figure 27-1, *Sensitive Receiver Locations***.

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 parapet wall. 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. The noise analysis considers all Project noise sources operating simultaneously during daytime (7 a.m. to 10 p.m.) nighttime (10 p.m. to 7 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 p.m. The results of the nighttime noise impact analysis are shown in **Table 27-2, *Typical Operation Noise Levels***.

Noise levels generated by the Project are not expected to exceed the County's nighttime noise standards at all receptor locations. 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 p.m. to 7 a.m. The *Noise Study* concluded the Project's stationary noise impacts will be less than significant.

FIGURE 27-1
Sensitive Receiver Locations



Source: Noise Study (**Appendix H**)

Table 27-2
Typical Operation Noise Levels

Receptor Location[1]	Ambient Noise Levels (Leq)	Project Noise (Leq)	Ord. 847 Threshold	General Plan Threshold	Exceeds Standards?
DAYTIME					
1	60.0	37.7	45.0	65.0	No
2	60.0	42.4			No
3	60.0	39.3			No
4	60.0	38.8			No
5	44.2	33.9			No
6	44.2	33.5			No
7	44.2	36.0			No
NIGHTTIME					
1	50.0	37.3	45.0	65.0	No
2	50.0	42.0			No
3	50.0	39.1			No
4	50.0	38.6			No
5	34.2	33.4			No
6	34.2	32.9			No
7	34.2	35.6			No

Sources: Tables 14 and 15, Noise Study
[1]See **Figure 27-1**

Special Events. The Project proposes to host special events, such as weddings, receptions, and parties, which may generate additional noise from amplified music, live bands, singing, and other activities. A special event noise analysis has been performed during daytime hours (7 a.m. to 10 p.m.) and nighttime hours (10 p.m. to 7 a.m.). The noise analysis for special events assumes that all operational stationary noise sources (as described above) will continue to operate simultaneously during special events for a worst-case combined assessment of noise impacts. The results of the special event noise impact analysis are shown in **Table 27-3, *Special Event Noise Levels (Unmitigated)***, and **Table 27-4*, Special Event Noise Levels (Mitigated)***. It should be noted that special events will not be conducted during normal winery operations which will help reduce potential noise impacts. Weddings will take place on the lawn area and noise from the ceremony may include amplified speech, processional music, and crowd noise. Receptions will take place on the patio area and would include amplified speech and music, dancing, and crowd noise.

Noise levels generated by special events have the potential to exceed the County's Ordinance 847 noise standards at all receptor locations during both daytime and nighttime hours. To ensure the Project is consistent with the findings and mitigation requirements of the Wine Country Community Plan Program EIR No. 524, the *Noise Study* recommended five (5) project design features plus the noise consultant added a measure specifying an ongoing monitoring program. All of these have been incorporated as **Mitigation Measures MM-NOI-1** through **MM-NOI-6** in this Initial Study. The Project noise consultant evaluated all the proposed mitigation measures and determined that with implementation of the monitoring program outlined in **Mitigation Measure MM-NOI-6**, noise impacts from Project special events will comply with Ordinance 847 noise thresholds and be reduced to less than significant levels, as demonstrated in **Figures 27-**

2, ***Mitigated Special Events - Daytime Noise Contours*** and **27-3,** ***Mitigated Special Events - Day/Night Noise Levels (dBA)***.

Table 27-3
Special Event Noise Levels (Unmitigated)

Receptor Location[1]	Ambient Noise Levels (Leq)	Project Noise (Leq)	Ord. 847 Threshold	Genera Plan Threshold	Exceeds[2] Standards?
DAYTIME					
1	60.0	55.9	45.0	65.0	Yes - No
2	60.0	58.6			Yes - No
3	60.0	49.1			Yes - No
4	60.0	56.2			Yes - No
5	44.2	54.2			Yes - No
6	44.2	55.2			Yes - No
7	44.2	58.3			Yes - No
NIGHTTIME					
1	60.0	55.9	45.0	45.0	Yes - Yes
2	60.0	58.6			Yes - Yes
3	60.0	49.1			Yes - Yes
4	60.0	56.2			Yes - Yes
5	44.2	54.2			Yes - Yes
6	44.2	55.2			Yes - Yes
7	44.2	58.3			Yes - Yes

Sources: Tables 16 and 17 and revised special event analysis, *Noise Study 2024*
[1] See Figure 27-1
[2] Yes – No = exceeds only Ord. 847 standard
No – Yes = exceeds only General Plan Standard
Yes – Yes = exceeds both standards

Table 27-4
Special Event Noise Levels (Mitigated)

Receptor Location[1]	Ambient Noise Levels (Leq)	Project Noise (Leq)	Ord. 847 Threshold	Genera Plan Threshold	Exceeds[2] Standards?
DAYTIME					
1	60.0	42.2	45.0	65.0	No - No
2	60.0	44.7			No - No
3	60.0	39.9			No - No
4	60.0	41.2			No - No
5	44.2	41.5			No - No
6	44.2	42.7			No - No
7	44.2	44.6			No - No
NIGHTTIME					
1	60.0	42.1	45.0	45.0	No - No
2	60.0	44.4			No - No
3	60.0	39.7			No - No
4	60.0	41.1			No - No
5	44.2	41.5			No - No
6	44.2	42.7			No - No
7	44.2	44.6			No - No

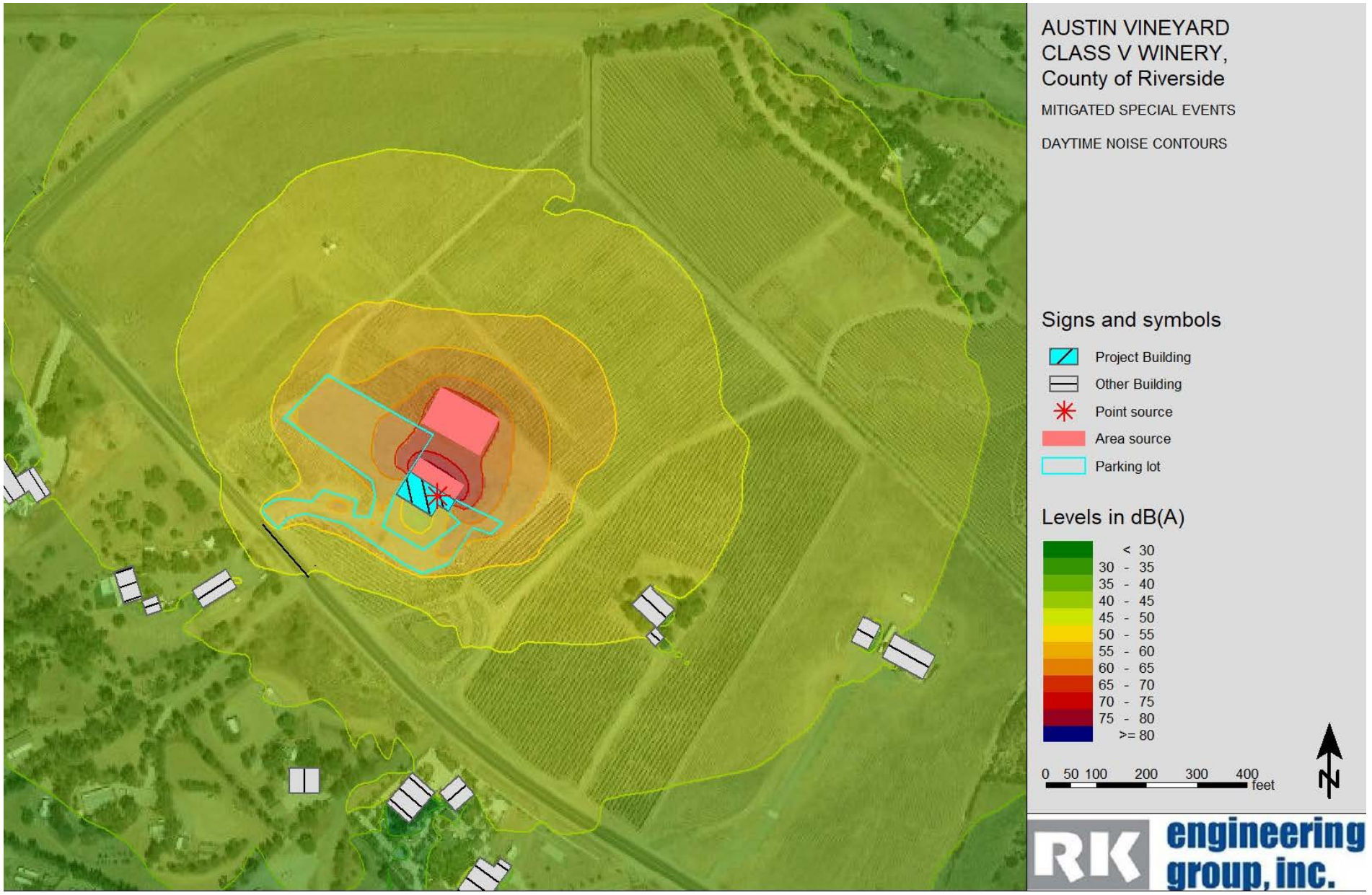
Sources: Tables 18 and 19 and revised special event analysis, *Noise Study 2024*
[1] See **Figures 27-1** through **27-3**
[2] Yes – No = exceeds only Ord. 847 standard
No – Yes = exceeds only General Plan Standard
Yes – Yes = exceeds both standards
Project will comply with Ordinance 847 45 dBA standard with implementation of **Mitigation Measure1 NOI-1** through **NOI-6**

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 Rancho California Road or Glen Oaks Road, 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.

With implementation of **Mitigation Measures MM-NOI-1** through MM-**NOI-6**, 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 significant, and no mitigation is required.

In summary, with implementation of **Mitigation Measures MM-NOI-1** through **MM-NOI-6,** plus 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.

FIGURE 27-2
Mitigated Special Events - Daytime Noise Contours



Source: Noise Study (**Appendix H**)

FIGURE 27-3
Mitigated Special Events - Day/Night Noise Levels (dBA)

Source: Noise Study (**Appendix H**)

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

Less Than Significant Impact

The *Noise Study* included an assessment of vibration impacts using referenced vibration levels and methodology set forth in the Caltrans Transportation and Construction Induced Vibration Guidance Manual. To determine the vibratory impacts during construction, reference construction equipment vibration levels were utilized and then extrapolated to the façade of the nearest adjacent structure. For the proposed Project, the closest sensitive receptors are residential homes located within 100 feet of the Project site boundary to the southwest, southeast, and northeast (see **Figure 27-1**). 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 27-5, *Construction Vibration Impacts***, shows the Project's construction-related vibration analysis at the residential structures to the west.

Table 27-5
Construction Vibration Impacts

Construction Activity	Distance to Closest Structure	Duration	Calculated Vibration Level - PPV (in/sec)	Damage Potential Level	Annoyance Criteria Level
Vibratory Roller	120 feet	Continuous/ Frequent	0.037	No Impact	Barely Perceptible
Large Bulldozer	120 feet	Continuous/ Frequent	0.016	No Impact	Barely Perceptible
Loaded Trucks	120 feet	Continuous/ Frequent	0.014	No Impact	Barely Perceptible

Source: Table 21, Noise Study

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 0.037 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-NOI-1 **HVAC Shielding.** 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.

MM-NOI-2 **Delivery Limits.** Deliveries, loading and unloading activities, and trash pick-up hours shall be limited to daytime hours only (7 a.m. – 10 p.m.).

MM-NOI-3 **Idling Limits.** 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.

MM-NOI-4 **Noise Variance.** Prior to issuance of a Certificate of Occupancy, the owner shall apply for and obtain a noise variance permit from the County of Riverside for continuous event exceptions.

MM-NOI-5 **Special Occasion Facility.** 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.
- The special events facility shall be restricted to not be used at the same time as winery operations.

MM-NOI-6 **Event Noise Monitoring Program.** Maximum noise levels generated during special events shall not exceed 45 dBA when measured at the property line of any adjacent residential land use. To comply with this requirement, the project shall implement a noise monitoring program during all special events. The noise monitoring program shall report the continuous event noise level at the property line and notify management personnel when noise levels approach the maximum allowable limit of 45 dBA at any time. If noise levels are observed at or above the allowable limit, event activities will need to be immediately modified or cease entirely to avoid a potential noise violation. To ensure compliance, it is expected that the maximum noise levels generated at the outdoor patio

area will not be allowed to exceed 100 dBA, and the maximum noise levels generated at the outdoor lawn area will not be allowed to exceed 95 dBA. Sound checks for all amplified equipment should be performed prior to an event starting. A noise monitoring log shall be maintained by the site operator and be made available to Code Enforcement should noise complaints arise. Failure to comply with the County's Noise Ordinance may result in the revocation of the project's special event permit.

Monitoring: Measures shall be monitored during operation of the winery as appropriate to assure compliance with County noise thresholds, regulations, and guidelines.

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 Impact Mitigation Program (PRIMP), Austin Winery*, prepared by CRM Tech, 2-13-2019 (*PRIMP*, **Appendix I1**); *Paleontological Monitoring Program for the Austin Vineyard Program*, prepared by CRM Tech, 10-23-2019 (*Paleo Monitoring*, **Appendix I2**); and County Geologist.

Findings of Fact:

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

No 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.

A records review of the San Bernardino County Museum's Regional Paleontologic Locality Inventory for a paleontological resource assessment of a property in the same immediate area along Glenoaks Road, and in the same geologic formation, stated that the sandstone facies of the Pauba Formation

(Qpfs) has previously proven abundantly fossiliferous. More than 400 paleontologic resource localities have been recorded from the Pauba Formation and the underlying unnamed sandstone formation in the Murrieta and Temecula areas. These localities include fossil vertebrates including ground sloth, mammoth, mastodon, 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.

Since the Pauba Formation is known to be extremely fossiliferous and the alluvium and colluvium on the property is derived from this Formation, paleontological monitoring is recommended for earthmoving activities in all areas and all soil types on the property. Any fossils recovered from the study area will be considered to be of significant scientific interest if they are unique, unusual, rare, uncommon, diagnostically or stratigraphically important; provide new, important information about evolutionary relationships and developmental trends; if they provide data regarding the development of biological communities and of interaction between paleobotanical and paleozoological biotas; if the fossils demonstrate unusual or spectacular circumstances in the history of life; if they add, stratigraphically, taxonomically, and/or regionally to the knowledge of the specific area; and/or if the fossil types are in danger of being depleted or destroyed. Significant paleontological resources can include fossil remains of large to very small aquatic and terrestrial vertebrates, remains of plants or animals previously not represented in certain portions of the stratigraphic column, and fossils that might aid in stratigraphic correlations, particularly those offering data for the interpretation of tectonic events, geomorphologic evolution, paleoclimatology, and the relationships of aquatic and terrestrial species. Analyses of recovered paleontological resources will include a determination of their significance based on their potential to add to our knowledge of paleo-lifeforms in the area.

In 2019 the owner of the Project site obtained a Building Grading Review approval (BGR1800141) for grading a small pad in the southern portion of the Project site. At that time, the County required preparation of a Paleontological Resources Impact Mitigation Program (PRIMP). Excavations for this Project could range from approximately one to five feet below the original ground surface. Alluvial soils, consisting of a light brown, fine to coarse grain sand with occasional cobble-size rocks, were observed in the southwestern area of the property. Shallow (0 to 2 feet) deposits of colluvial soils were observed throughout most of the Project area. Pauba Formation sediments, consisting of a dark yellowish-brown fine to medium grain silty sand, were present beneath the colluvium and occasionally present on the surface. The surface and near-surface soils had been disturbed by previous agricultural activities and the removal of the citrus trees that were previously present on the property. As a result, most of the Pauba Formation soils were found to not be extremely compact and had been mostly previously disturbed at the relatively shallow depths of the excavations for this Project.

No paleontological resources, including small fossils in the sifted soils, were discovered throughout the course of the monitoring program. On August 16, 2019, after confirming with the grading contractor that all additional earth-moving activities would only be in areas of fill material that had already been monitored, it was determined that field monitoring for the previous BGR1800141 project was no longer required (*Paleo Monitoring*). As a result, grading for the current proposed Project will be minimal so there will be no impacts to paleontological resources.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

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

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

Findings of Fact:

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

No Impact

The proposed Project site is currently in use as an active vineyard with a single caretaker's residence, which is to remain in place. Therefore, implementation of the proposed Project will not displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere. No impacts will occur.

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

No Impact

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

c) Would the Project induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?

Less Than Significant Impact

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

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

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

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

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

Findings of Fact:

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

Less Than Significant Impact

The Project site is served by the Riverside County Fire Department/CAL Fire. The closest station to the Project site is the Glen Oaks Fire Station-96, located at 37700 Glen Oaks Road, Temecula, CA 92592. This station is located approximately 1.7 miles east of the Project site.

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

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

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

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

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

Less Than Significant Impact

The proposed Project would have law enforcement services available from the County Sheriff's Department and the California Highway Patrol. The California Highway Patrol has jurisdiction along 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 5.2 miles northwesterly of the Project site at 30755 Auld Rd.

As part of the Project approval(s), standard conditions are assessed on the proposed Project to reduce impacts from the proposed Project to sheriff services. The Project applicant shall comply with the provisions of Ordinance No. 659, which requires payment of the appropriate fees set forth in the Ordinance. Furthermore, the Project must comply with 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 measures are required.

Monitoring: No mitigation monitoring is required.

32. Schools	☐	☐	☐	☒

Source(s): Temecula Valley Unified School District website; and Google Maps.

Findings of Fact:

Would the Project result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in

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

order to maintain acceptable service ratios, response times or other performance objectives for schools?

No Impact

The Project is a Class V Winery to include tasting room, office, and production, special occasions facility, and restaurant. The closest school is a private school, St. Jeannie De Lestonnac, which is located 3.8 miles southwesterly from the Project site. The next closest schools are Bella Vista Middle School and French Valley Elementary School, both which are located approximately 4.3 miles westerly of the Project site. No housing, which could potentially increase the demand for school services, is being proposed. No impacts will occur.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

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:

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

Less Than Significant Impact

The County of Riverside operates a system of thirty five (35) libraries and two (2) book mobiles to serve unincorporated populations. The library system manages a library catalog consisting of 1.3 million items in the library system and the annual checkout of over 3.5 million books, audios and videos. The closest library is the Ronald H. Roberts Temecula Public Library located at 30600 Pauba Road, approximately 6.9 miles southwesterly of the Project site.

Library impacts are typically attributed to residential development as reflected in Ordinance No. 659. The Project is a Class V Winery to include tasting room, office, and production, special occasions facility and restaurant, and would result in a very limited impact on library services.

Implementation of the proposed Project is not anticipated to result in the expansion of the existing library system or require any new construction of library facilities. The Project site's proposed commercial development will result in an incremental, but not significant increase the demand of library services.
The Project applicant shall comply with the provisions of Ordinance No. 659, which requires payment of the appropriate fees set forth in the Ordinance. Adherence to the Ordinance No. 659 is typically a standard condition of approval and is not considered unique mitigation pursuant to CEQA.

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

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

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

34. Health Services	☐	☐	☐	☒

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

Findings of Fact:

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

No Impact

The Project will not result in the need to alter any existing health service facilities or result in the need to construct new facilities. The Project is a Class V Winery to include tasting room, office, and production, special occasions facility, restaurant, production expansion, and a country inn. The closest health services facility is the Temecula Valley Hospital approximately 6.3 miles southwesterly of the Project site. No housing, which could increase the demand for health services, is being proposed. No impacts will occur.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
RECREATION Would the Project:				
35. Parks and Recreation a) Include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	☐	☐	☐	☒
b) Increase the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	☐	☐	☐	☒
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) Include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

No Impact

The proposed Project does not include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment. A vineyard and related improvements do not create impacts to these facilities. In addition, the future community events facility may actually reduce demand on local park or recreational facilities to host such events. Therefore, no impacts will occur, and no mitigation is required.

b) Increase the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?

No Impact

The proposed Project does not include the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated. A vineyard and supporting improvements do not create impacts to these facilities. In addition, the future community events facility may actually reduce demand on local park or recreational facilities to host such events. Therefore, no impacts will occur, and no mitigation is required.

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

No Impact

A vineyard does not create impacts to a C.S.A. or recreation and park district with a Community Parks and Recreation Plan (Quimby fees). In fact, the proposed outdoor event facility may

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

incrementally reduce demand of County park facilities to host such events. Therefore, no impacts will occur, and no mitigation is required.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation 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 N**).

Findings of Fact:

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

Less Than Significant Impact

According to SWAP Figure 8, *Southwest Area Plan Trails and Bikeway System*, a Wine Country Roadside Trail shall be located on Glen Oaks Road, along the Project frontage. Provisions for this trail must be made if it is adjacent to the Project site at this location. If so, the Project plans will reflect a 4'-8' wide trail easement inside the right-of-way (ROW) along Glen Oaks Road adjacent to the Project site. If so required, the Project will include the construction or expansion of this trail system during Project site improvements. Any impacts will be less than significant, and no mitigation is required.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

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?	☐	☐	☒	☐

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
f) Result in inadequate emergency access or access to nearby uses?	☐	☐	☐	☒

Source(s): *Austin Vineyard Class V Winery Project Traffic Impact Analysis, County of Riverside*, prepared by RK Engineering Group, Inc., 8-9-2022 (*TIA*, **Appendix K1**);*Austin Vineyard Class V Winery Project Vehicle Miles Traveled Analysis*, prepared by RK Engineering Group, Inc., 6-7-2021 (*VMT Analysis,* **Appendix K2**); *General Plan*; *SWAP,* Figure 8, *Southwest Area Plan Trails and Bikeway System*; Ordinance No. 348; *Map My County* (**Appendix A**); Riverside Transit Agency (RTA) website; Riverside County Transportation Commission website; Riverside County Transportation Commission website; Ordinance No. 659 (An Ordinance of the County of Riverside Establishing a Development Impact Fee Program); Ordinance No. 824 (An Ordinance of the County of Riverside Authorizing Participation in the Western Riverside County Transportation Uniform Mitigation Fee Program); and Ordinance No. 461 (County of Riverside, State of California Road Improvement Standards and Specifications); and Project Plans (**Appendix N**).

Findings of Fact:

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

Less Than Significant Impact

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

To summarize General Plan consistency, the *TIA* determined that all five (5) local intersections, including Glen Oaks Road/Rancho California Road, will operate at LOS D or better with proposed improvements in the opening year with Project and cumulative traffic. 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.

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. There is no bus service in the immediate 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 Rancho California Road and a Wine Country Roadside Trail is proposed on Glen Oaks Road 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) Would the Project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?

Less Than Significant Impact

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

According to the *VMT Analysis*, the County of Riverside has recently released 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 540.96 MTCO2e of GHGs which is well below the County's adopted GHG screening threshold of 3,000 MTCO2e. Therefore, the Project may be presumed to 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) Would the Project substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?

Less Than Significant Impact

The Project Plans show a driveway off of Glen Oaks Road that will be used to access the new Project winery, tasting room, and outdoor events center. Any 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) Would the Project cause an effect upon, or a need for new or altered maintenance of roads?

Less Than Significant Impact

The development of the Project site would 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 Glen Oaks Road or Rancho California Road since no new roads are being constructed and no existing roads are being substantially altered. Per the Project Plans, all traffic-related improvements for the Project will be on the Project site. Therefore, impacts will be less than significant.

e) Would the Project cause an effect upon circulation during the Project's construction?

Less Than Significant Impact

A limited potential exists to interfere with an emergency response or evacuation plan during construction. The majority of construction work on Glen Oaks Road associated with the Project (i.e., accel/decel lane on the east side of the road) will be limited to lateral utility connections (i.e., water) that will be limited to nominal potential traffic diversion. Control of access will ensure emergency access to the site and Project area during construction through the submittal and approval of a traffic control plan (TCP). In addition, compliance with Ordinance No. 457 regulating construction hours of operation and other County of Riverside Transportation Department procedures and permits will ensure that the safety of the traveling public is protected during construction. Following construction, emergency access to the Project site and area will remain as was prior to the proposed Project.

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) Would the Project result in inadequate emergency access or access to nearby uses?

No Impact

The Project as proposed is a relatively low intensity land use and will not cause inadequate emergency access or access to 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. No impacts will occur.

Mitigation: No mitigation measures are required

Monitoring: No mitigation monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 N**).

Findings of Fact:

a) Would the Project include the construction or expansion of a bike system or bike lanes?

Less Than Significant Impact

According to SWAP Figure 8, *Southwest Area Plan Trails and Bikeway System*, a Regional Open Space Trail is proposed along Rancho California Road and a Wine Country Roadside Trail is proposed on Glen Oaks Road in the vicinity of the Project site. If the trail alignment is on the east 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 measures are required.

Monitoring: No mitigation monitoring is required.

TRIBAL CULTURAL RESOURCES Would the Project cause a substantial adverse change in the significance of a Tribal Cultural Resource, defined in Public Resources Code section 21074 as either a site, feature, place, or cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American Tribe, and that is:

39. Tribal Cultural Resources a) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1 (k)?	☐	☐	☒	☐
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): *Phase 1 Historical/Archaeological Resources Survey, Austin Vineyard, 35598 Glenoaks Road*, prepared by CRM TECH, 4-17-2019 (*CRA,* **Appendix D1**); *Archaeological Monitoring Program for the Austin Vineyard Project (BGR1800141),* prepared by CRM TECH, 10-23-2019 (*AMP*, **Appendix D2***);* and Assembly Bill (AB) 52.

Findings of Fact:

a) *Would the Project cause a substantial adverse change in the significance of a Tribal Cultural Resource, defined in Public Resources Code section 21074 as either a site, feature, place, or cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American Tribe, and that is listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1 (k)?*

Less Than Significant Impact

Pursuant to the California Environmental Quality Act, effective July 2015, it is required that the County (as Lead Agency) address tribal cultural resources. Tribal Cultural Resources are those resources with inherent tribal values that are difficult to identify through the same means as archaeological resources. These resources can be identified and understood through direct consultation with the tribes who attach tribal value to the resource. Tribal cultural resources may include Native American archaeological sites, but they may also include other types of resources such as cultural landscapes or sacred places. The appropriate treatment of tribal cultural resources is determined through consultation with tribes.

Because California Native American tribes culturally affiliated with a geographic area may have expertise concerning their tribal cultural resources, information submitted through consultation with a California Native American tribe is to be considered by a lead agency in identifying tribal cultural resources, determining whether the project may adversely affect tribal cultural resources, and how such effects may be avoided or mitigated.

In compliance with Assembly Bill 52 (AB52), notices regarding this project were mailed to all requesting tribes on September 30, 2021. No response was received from Rincon Band of Luiseno Indians, Soboba Band of Indians, Cahuilla Band of Indians, Ramona Band, Santa Rosa Band, Colorado River Indian Tribes, or the Morongo Band. The Agua Caliente Band of Cahuilla Indians deferred to closer tribes.

Consultation was requested by the Pechanga Band of Luiseno Indians and the Pala Band of Mission Indians.

The Pechanga Band of Luiseno Indians responded in an email dated September 23, 2021, requesting consultation. The band told the Planning Division that the Project area is part of *'Ataaxum* (Luiseño), and therefore the Tribe's, aboriginal territory as evidenced by the existence of cultural resources, named places, *tóota yixélval* (rock art, pictographs, petroglyphs), and an extensive *'Ataaxum* artifact record in the vicinity of the Project. The band said that this culturally sensitive area is affiliated with the Pechanga Band of Luiseño Indians because of the Tribe's cultural ties to this area. Consultation was initiated on September 30, 2021, and the Project was discussed during a meeting on October 08, 2021. During this meeting the tribe provided information regarding the sensitivity of the area however no specific impacts to Tribal Cultural Resources were identified.

The Pala Band of Luiseno Indians requested cultural studies associated with the property to determine whether or not they would request consultation. The 2019 *CRA* was provided to them on September 30, 2021. After review, no consultation was requested.

No tribal cultural resources were identified on the Project site by any consulting tribal group. However, the Project has been conditioned for a Native American monitor to be present during ground disturbance in the event any unanticipated subsurface tribal cultural resources are identified they will be handled in a culturally appropriate manner. State CEQA Guidelines section 15064.5 (e) specifically addresses what to do in the event human remains of Native American descent are identified. Conditions of approval for these items will be attached to this Project that reiterates that State law will be followed (Public Resources Code Section 5097.98; Health and Safety Code Section 7050.5) with the inclusion of these conditions impacts to previously unidentified Tribal Cultural Resources would be less than significant and no mitigation is required.

b) *Would the Project cause a substantial adverse change in the significance of a Tribal Cultural Resource, defined in Public Resources Code section 21074 as either a site, feature, place, or cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American Tribe, and that is a resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1? (In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.)*

Less Than Significant Impact

Please reference the discussion in Threshold 39.a. The proposed Project would not cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a Cultural Native American tribe, and that is a resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1.

It should be noted that the Project site was graded in 2019 to remove the citrus trees and plant a new vineyard. An Archaeological Monitoring Program (*AMP*) was developed and implemented during grading on the site in 2019 (BGR1800141). This Program was intended to assure that earthwork would not result in any impacts to significant but previously unknown archaeological resources which may be present on the site. The *AMP* found no archaeological or other cultural resources during grading associated with BGR1800141. The limited grading for the new proposed Project would be within the footprint of and at shallower depths than the original grading in 2019 that created the vineyard. Therefore, the results of the *AMP* would still be applicable to the proposed Project.

As stated in Threshold 39.a, in the event unanticipated resources are identified, the Project has been conditioned for a Native American monitor to be present during ground disturbance in the event any unanticipated subsurface tribal cultural resources are identified they will be handled in a culturally appropriate manner. State CEQA Guidelines section 15064.5 (e) specifically addresses what to do in the event human remains of Native American descent are identified. Conditions of approval for these items will be attached to this Project that reiterates that State law will be followed (Public Resources Code Section 5097.98; Health and Safety Code Section 7050.5) with the inclusion of these conditions impacts to previously unidentified Tribal Cultural Resources would be less than significant, and no mitigation is required.

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

The Project must comply with the following procedures in the event that unanticipated resources are identified during ground disturbing activities. With this regulatory compliance, potential impacts to tribal cultural resources will be less than significant and no mitigation is required.

If Human Remains Found. State CEQA Guidelines section 15064.5 (e) specifically addresses what to do in the event that human remains are accidentally discovered in any location other than a dedicated cemetery. Although this is State law, a condition of approval has been placed on this and every project so that in the event previously unidentified subsurface human remains are discovered during grading they will be handled appropriately and impacts in this regard will be less than significant with mitigation incorporated.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

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 N**); *Preliminary Hydrology and Hydraulics Report for Austin Vineyards, City of Temecula*, prepared by JLC Engineering and Consulting, Inc., 6-10-2022 (*Hydro Report*, **Appendix G1**); *Project Specific Water Quality Management Plan, Austin Vineyards*, prepared by JLC Engineering and Consulting, Inc., 11-26-2023 (*WQMP*, **Appendix G2**); *Report of Waste Discharge, Proposed Austin Vineyards*, prepared by CW Soils, 7-5-2022 (*RWD*, **Appendix E2**); *Plot Plan, Category II Development, Austin Vineyards*, prepared by Bratene Construction & Engineering, 6-6-2022 (*Plot Plan*, **Appendix L1**); *Water Availability, 35620 Glen Oaks Road*, prepare by Rancho California Water District, 5-31-2022 (*RCWD Letter*, **Appendix L2**); *Austin Vineyards OWTS 1500 GPD System Email Confirmation*, prepared by the San Diego Regional Water Quality Control Board, 6-21-2022 (*SDRWQCB Email*, **Appendix L3**); Rancho California Water District, Engineering Services Group, *"As-Built" Water Line Plans* (*RCWD "As-Built" Drawings*); County of Riverside, General Plan Amendment No. 960, Environmental Impact Report No. 521, *Section 4.19, Water Resources*, February 2015; Rancho California Water District *2020 Urban Water Management Plan* (*2020 UWMP*) dated 6-10-2021; Metropolitan Water District *2020 Urban Water Management Plan* (*2020 RUWMP*) dated 3-2-2021

Findings of Fact:

a) Would the Project require or result in the relocation or construction of new or expanded water, wastewater treatment, or storm water drainage systems, whereby the construction or relocation would cause significant environmental effects?

Less Than Significant Impact

Water

The Project site is located within the water service district boundary of the Rancho California Water District (RCWD). RCWD has an existing water line located along the Project site's Glen Oaks Road frontage that can provide water for domestic consumption, fire protection, and landscaping per the Project Plans. Water service to the Project site is currently provided by RCWD via a 3" agricultural water meter along Glen Oaks Road which connects to the irrigation main lines serving the onsite vineyards.

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

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

RCWD's water supply includes a combination of local groundwater, imported water, and recycled water. RCWD owns Vail Lake, which provides a local water supply source for recharging the Temecula Valley Groundwater Basin. Vail Lake has a 318 square mile watershed, a storage capacity of approximately 45,206.7 acre feet (AF), and a surface area of 1,017 acres at the spillway elevation. RCWD has owned Vail Dam, Vail Lake, and the associated state water rights since 1978; more recently, in August 2014, RCWD purchased the ±7,000 acres surrounding the lake (open space/fishing and RV camping facilities) in order to further protect the quality and reliability of the water supply.

RCWD's three primary sources of potable water supply are summarized below:

- Imported State Water Project (SWP) and Colorado River water from the Southern California Metropolitan Water District (MWD) via the Eastern Municipal Water District (EMWD) and the Western Municipal Water District (WMWD) which has historically accounted for 60 - 70% of the total water supply;
- Local groundwater from the Temecula Valley Groundwater Basin which has historically provided 25 - 40% of the total water supply; and
- Recycled water from both RCWD and EMWD which accounted for approximately 6% of the total water supply in 2020.

RCWD receives its imported water (treated and untreated) directly through six (6) MWD water turnouts – three (3) in EMWD's service area and three (3) in WMWD's service area – and pumps groundwater from fifty-three (53) active production wells. RCWD owns one (1) surface reservoir, Vail Lake. Releases from Vail Lake, in accordance with SWRCQB Appropriation Permit No. 7032, are accounted for as part of the District's native groundwater supply.

Recycled water used by RCWD is produced at the Santa Rosa Regional Resources Authority's (SRRRA) Santa Rosa Water Reclamation Facility (SRWRF) or is purchased from EMWD's Temecula Valley Regional Water Reclamation Facility (TVRWRF).

- The SRRRA is constituted of three (3) member agencies including WMWD, the Elsinore Valley Municipal Water District (EVMWD), and RCWD, all of which generate wastewater that is ultimately treated at the SRWRF;
- Both the TVRWRF and the SRWRF produce disinfected tertiary recycled water meeting the State of California Title 22 regulations for such uses as recreational impoundments and surface irrigation for landscaping, golf courses, agriculture, parks and playgrounds, as well as certain industrial processes;
- In 2020, RCWD produced and was supplied with 3,681 AF of recycled water but no groundwater was pumped directly into the recycled water distribution system.

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

There are two Public Water Systems (PWS) contained within RCWD's service area: the Rancho California Water District PWS (CA3310038) and the Vail Lake Village Resort PWS (CA3303084).

- In 2020, the Rancho California Water District PWS had 43,764 municipal connections and supplied a total of 57,757 acre-feet (AF) of water;
- In 2020, the Vail Lake Village Resort PWS had approximately 300 municipal connections and supplied a total of 92 AF of water.

The RCWD Board of Directors adopted an updated 2020 Urban Water Management Plan (*RCWD 2020 UWMP*) in June 2021. The 2020 UWMP plan details RCWD's demand projections and provides information regarding RCWD's supply. It is noted, demand for RCWD water supplies included in the UWMP is calculated across RCWD's service area and is not project-specific.

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

RCWD's imported water is water that originated from outside of the Santa Margarita River Watershed (generally water from the Colorado River and the SWP). Imported water is acquired from the member agencies of MWD. The member agencies for RCWD include EMWD for the Rancho Division (Project site is a part) and WMWD for the Santa Rosa Division.

Imported water provided to RCWD is from MWD's Lake Skinner Reservoir and Water Treatment Facility, with back-up storage provided by Diamond Valley Lake. MWD has six (6) pipeline facilities that depart from MWD's Lake Skinner Reservoir and Water Treatment Facility and convey water south towards San Diego County. These include two (2) raw water pipelines (Pipeline Nos. 5 and 6) and two (2) treated water pipelines (Bypass Pipeline No. 3 and Pipeline No. 4). Bypass Pipeline No. 3 is a treated water pipeline ultimately planned to connect to Pipeline No. 3 in a future conversion

to potable water. EMWD and WMWD do not convey the water through their facilities to the District; rather, the District receives the water directly at these MWD turnouts.

RCWD quantified the 2020 potable and raw water system demands by sector at 57,667 AFY and projected these demands through 2045. These projections include water sales to other agencies, water transfers, and system water losses. The District projected future water use based on the specific land use and sector classification, number of proposed dwelling units, and/or gross acreage of a parcel.

As set forth above, RCWD's 154.7-square-mile service area currently (2020) has an estimated population of 151,412 persons. The population in RCWD's service area over the 25-year forecast period (2020 – 2045) is projected to increase moderately to 178,670 persons, an increase of 27,258 people or an 18% increase over the current (2020) population.

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

RCWD's Fiscal Year 2019-2020 potable water demand by sector indicates that single-family residential use is the dominant water user in the district consuming 35.8% of the water supply, followed by agricultural use at 18.9%, landscape at 6.6% (water use sector if the connection is solely for landscape irrigation [separate category in compliance with the California Department of Water Resources (DWR) Guidebook, Page 4-5]), commercial/industrial at 4.8%, multi-family residential at 3.5%, and the balance attributed to institutional/governmental (1.2%), wheeling to other agencies (0.5%), and other (construction) (0.1%).

RCWD projected future water use based on the specific land use and sector classification, number of proposed dwelling units, and/or gross acreage of a parcel:

- *Single-Family Residential* – In FY 2019-2020 there were 38,740 active Single-Family potable water connections, with an annual water demand of 20,670 AFY, which comprised 35.8% of the District's FY 2019-2020 total potable water demands. This includes the 692 connections classified Agriculture Residential, as well as the portion of water calculated as non-agriculture demand from each of these connections. Based on the residential growth rates developed by SCAG for the 2020-2045 Regional Transportation Plan, Single-Family Residential annual potable water demand is anticipated to increase to 29,868 AFY in 2045 (indicates an overall increase of 44.5% or 1.78% average annual increase non-compounded).
- *Multi-Family Residential* – In FY 2019-20, there were 219 active Multi-Family potable water connections, with an annual water demand of 2,018 AFY, which comprised 3.5% of the District's FY 2019-2020 total potable water demands. Based on the residential growth rates developed by SCAG for the 2020-2045 Regional Transportation Plan presented in Table 3-2, Multi-Family Residential annual potable water demand is anticipated to increase to 2,916 AFY in 2045 (indicates an overall increase of 44.5% or 1.78% average annual increase non-compounded).
- *Commercial* – In FY 2019-2020, there were 1,611 active Commercial potable water connections, with an annual water demand of 2,763 AFY, which comprised 4.8% of the District's FY 2019-2020 total potable water demands. This includes approximately 250 Industrial connections that

the District includes in the Commercial classification. Based on the non-residential growth rates developed by SCAG for the 2020-2045 Regional Transportation Plan, Commercial annual potable water demand is anticipated to increase to 3,993 AFY in 2045 (indicates an overall increase of 42.3% or 1.69% average annual increase non-compounded).

- *Industrial* – There are approximately 250 Industrial connections that the District includes in the Commercial classification. These are comprised predominately of an Industrial Park land use classification, which was studied separately from Commercial in the District's *2020 UWMP*. Based on the District's Customer Billing Record, it was determined that Commercial and Industrial water demand is similar per gross acre, and thus have identical water duty factors in the *2020 UWMP*. Accordingly, the District includes this small industrial sector within the District's commercial classification.
- *Landscape* – Includes water connections supplying water solely for landscape irrigation. Such landscapes may be associated with Multi-Family, Commercial, Industrial, or Institutional/Governmental sites, but are considered a separate water use sector if the connection is solely for landscape irrigation (DWR Guidebook, p. 4-5). In FY 2019-2020, there were 1,034 active potable water landscape connections, with an annual water demand of 3,825 AFY, which comprised 6.6% of the District's FY 2019-2020 total potable water demands. This includes the 6 connections classified as Golf Landscape in the District's Customer Billing Record. Based on the non-residential growth rates developed by SCAG for the 2020-2045 Regional Transportation Plan, Landscape annual potable water demand is anticipated to increase to 5,527 AFY in 2045 (indicates an overall increase of 44.5% or 1.78% average annual increase non-compounded).
- *Agriculture* – The District includes 10,371 irrigated acres of agriculture production, primarily vineyards, avocado, and citrus trees concentrated in the southwestern and eastern portions of the District. In FY 2014-2015, there were 830 active Agriculture and active 692 Agriculture Residential potable water connections, with an annual water demand of 10,910 AFY, which comprised 18.9% of the District's FY 2019-2020 total potable water demands. This includes the portion of water measured and calculated as agriculture demand from each of the Agriculture Residential accounts. Based on the non-residential growth rates developed by SCAG for the 2020-2045 Regional Transportation Plan presented in Table 3-2, Agriculture annual potable water demand is anticipated to increase to 15,765 AFY in 2045 (indicates an overall increase of 44.5% or 1.78% average annual increase non-compounded).
- *Other* – institutional/governmental, wheeling to other agencies, and other (construction) comprised about 671 AFY or 1.2% of the 2020 water supply. Given the relatively small portion of the total water demand, the reader is referred to the *202020 UWMP* for further details.

Based on the above, RCWD's total potable and raw water system demands are projected to increase from 57,667 AFY as of 2020 to 84,157 AFY in 2045, an overall increase of 45.9% or 1.84% average annual increase non-compounded. 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 5-31-22 that it had available capacity to serve the Project conditional on its meeting RCWD's permitting and connection processes (*RCWD Letter*).

Recycled water is and will continue to contribute to the water supply in order to meet existing and projected future demand. RCWD's existing recycled water distribution system provides water

through four (4) pressure zones, ranging from an elevation of 1,181 to 1,481 feet AMSL. The District operates six (6) recycled water pump stations and five (5) active recycled groundwater production wells. The District maintains four (4) recycled water storage reservoirs with a combined capacity of 7.5 MG, and 5 recycled water storage ponds with a total of 1,495 AF of storage. The recycled water system includes 58.9 miles of water pipelines that convey water from its source to water customers. The *2020 UWMP* identifies the recycled water distribution system's existing capacity, as well as future Capital Improvement Program projects to ensure the future capacity is available.

Historically, recycled water has provided less than 5% of total water supply for the District. In 2020, the total recycled water utilized for direct beneficial use was 4,020 AF. In comparison, the total recycled water utilized for beneficial use is projected to increase to 8,129 AF in 2045. With the exception of Superior Ready Mix, recycled water within the District is utilized solely for outdoor irrigation.

A summary of RCWD Total Water Demands expressed in acre-feet per year (AFY) in five-year increments from 2020 (Actual) through 2045 is set forth below in **Table 40-1***, **RCWD Total Water Demands (AFY)***.

Table 40-1
RCWD Total Water Demands (AFY)

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

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

In order to increase reliability to meet RCWD's long-term water needs, RCWD developed an Integrated Resources Plan (IRP), which identifies several near-term and long-term water supply projects from now until 2045. The IRP examined different alternatives such as increased water conservation, additional groundwater, conversion of agriculture currently using treated imported water to raw imported water and/or advanced-treated recycled water, groundwater recharge using advanced-treated recycled water, and water transfers.

Over a dozen alternatives were evaluated in the IRP. The preferred plan included the following components:

1) Implement baseline water conservation measures. (Ongoing)
2) Connect imported water connection EM-21 to Vail Lake to expand groundwater recharge. (Completed)
3) Construct up to 18 new groundwater wells, along with increased imported water for recharge during non-drought years. (Ongoing)
4) Recycled Water IPR of approximately 5,000 AFY by constructing a microfiltration/reverse osmosis (MF/RO) treatment facility to reduce the salinity of recycled water so that it can be used to meet western area agricultural demands, as well as potential groundwater replenishment in the future. (Feasibility study completed in 2013; implementation planned for 2025)

RCWD plans to meet increases in projected demands through a combination of local supply development and ongoing water conservation. It is emphasized, as stated above, MWD has determined it is able to meet the demands of all member agencies, inclusive of RCWD via member agencies WMWD/EVMWD and the proposed Project, through 2045. Nevertheless, RCWD will focus on the implementation of the recommended portfolio which increases long-term water supply reliability by reducing reliance on imported water supplies.

The proposed Project will have an incremental impact that is anticipated and planned for in the *2020 UWMP*. Therefore, it is anticipated that 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.

However, the Project site development plan proposes an on-site self-contained "advanced treatment" septic system approved by the County Department of Environmental Health that will allow the Project to operate below regional water quality thresholds. A "Report of Waste Discharge" prepared for the Project indicates this site can support the proposed septic system (*RWD*). In addition, The septic system indicated in the Project *Plot Plan* has received conceptual approval by the San Diego Regional Water Quality Control Board (*SDRWQCB Email*) 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 two drainage management areas (DMAs) to cover both the proposed improvement areas plus the remaining site planted in vineyards. The DMAs vary in size from 94,244 square feet to 113,031 square feet, comprising a total of 207,275 square feet (4.76 acres) or 21% of the approximately 22.3-acre site. The balance of the Project site will remain in its existing condition or be planted with additional vineyards. Each DMA will have its own biotreatment basin for both flood control and water quality purposes. 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 eventually flowing southwest and west toward Glen Oaks 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. Additionally, some parking areas are 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 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) Would the Project have sufficient water supplies available to serve the Project and reasonably foreseeable future development during normal, dry, and multiple dry years?

Less Than Significant Impact

As previously discussed in Threshold 40.a, the Project site is located within the water service boundary of the RCWD which has an existing water line located along the Project site's Glen Oaks Road frontage. Water service to the Project site is currently provided by RCWD via a 3-inch agricultural water meter along Glen Oaks Road which connects to the irrigation main lines serving the portion of the site presently planted as a vineyard. No additional off-site water infrastructure is anticipated in conjunction with the Project site development, as proposed.

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.

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

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 5-31-22 that it had available capacity to serve the Project conditional on its meeting RCWD's permitting and connection processes (*RCWD Letter*).

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 measures are required.

Monitoring: No mitigation monitoring is required.

41. Sewer a) Require or result in the construction of new wastewater treatment facilities, including septic systems, or expansion of existing facilities, whereby the construction or relocation would cause significant environmental effects?	☐	☐	☒	☐
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 Updated Geotechnical Feasibility Study, Austin Vineyard and Winery, Temecula, California*, prepared by EnGEN Corporation, 3-7-2019 (*Geo Report*, **Appendix E1**); *Preliminary Hydrology and Hydraulics Report for Austin Vineyards, City of Temecula*, prepared by JLC Engineering and Consulting, Inc., 6-10-2022 (*Hydro Report*, **Appendix G1**); Project Plans (**Appendix N**); 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:

a) Would the Project require or result in the construction of new wastewater treatment facilities, including septic systems, or expansion of existing facilities, whereby the construction or relocation would cause significant environmental effects?

Less Than Significant Impact

Refer to Thresholds 18.c and 40.a. The Project site is located within the EMWD wastewater/sewer service boundary. 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 extension of sewer service infrastructure into the Temecula Valley Wine Country was largely promulgated by the Temecula Valley Wine Country Community Plan which was initiated by the Riverside County Board of Supervisors in 2008. Subsequently, in 2010, the County of Riverside and area vintners approached EMWD to undertake a cooperative effort to extend sewer facilities into the Wine Country. The Wine Country sewer infrastructure serves a dual purpose to relieve existing establishments that are no longer able to be served by on-site wastewater systems and to accommodate projected growth under the Riverside County Temecula Valley Wine Country Community Plan.

The Project proposes to add a Class V commercial winery and tasting room to an existing vineyard. The Project has a moderate sewage generation factor (restroom facilities associated with winery, cave restaurant, and inn use) and is proposing a septic system instead of connecting to the municipal wastewater system.

As set forth on the Project Plans, a new subsurface waste disposal system will be installed onsite just southeast of the proposed winery improvements. The existing caretaker's residence also has its own septic system at present.

As indicated by the *Geo Study,* the Project site has sufficient percolation rates and site area to support the use of an on-site septic system that will meet current Riverside County Department of Environmental Health and the Regional Water Quality Control Board (RWQCB) standards. A "Report of Waste Discharge" prepared for the Project indicates this site can support the proposed septic system (*RWD*). In addition, The septic system indicated in the Project *Plot Plan* has received conceptual approval by the San Diego Regional Water Quality Control Board (*SDRWQCB Email*) subject to its permitting and approval processes.

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) *Would the Project result in a determination by the wastewater treatment provider that serves or may service the Project that it has adequate capacity to serve the Project's projected demand in addition to the provider's existing commitments?*

No Impact

As the Project site's development plan proposes an on-site septic system, 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 measures are required.

Monitoring: No mitigation monitoring is required.

42. Solid Waste a) Generate solid waste in excess of State or Local standards, or in excess of the capacity of local infrastructure,	☐	☐	☒	☐

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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): Riverside County General Plan EIR No. 521, Section 4.17.4, *Solid Waste Management*; Riverside County Ordinance No. 7632; 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 Landfill Fact Sheet, issued by Waste Management of California; El Sobrante Landfill Annual Monitoring Report, January 1, 2018 through December 31, 2018, by USA Waste of CA, Inc., April 2019.

Findings of Fact:

a) *Would the Project generate solid waste in excess of State or Local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?*

Less Than Significant Impact

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

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

The Countywide Summary Plan contains goals and policies, as well as a summary of integrated waste management issues faced by the County and its cities. The Summary Plan summarizes the steps needed to cooperatively implement programs among the County's jurisdictions to meet *and maintain* the 50% diversion mandates. The Countywide Siting Element demonstrates that there are at least 15 years of remaining disposal capacity to serve all the jurisdictions within the County. If

there is not adequate capacity, a discussion of alternative disposal sites and additional diversion programs must be included in the Siting Element.

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, east of Interstate 15 and Temescal Canyon Road, and south of Cajalco Road, at 10910 Dawson Canyon Road, Corona, CA 91719.

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 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 V Winery to include tasting room, outdoor special occasion areas, landscaping, and parking. The following solid waste generation analysis applies a commercial waste generation rate to the proposed 4,500 square feet for the new tasting room facility.

- Applying the County commercial Generation Rate of 2.4 tons per 1,000 square feet per year indicates the Project's proposed commercial component would generate 10.8 tons of solid waste per year (4,500 SF x (2.4 Tons/1,000 SF).
- Assuming a mandatory 50% recycling rate, daily solid waste generation is forecast to be approximately 5.4 tons per year for disposal at the El Sobrante Landfill. Based on the maximum allowable disposal volume of 16,054 tons per day, the Project represents a solid waste disposal increase of less than 0.001% of the landfill's capacity.

Therefore, the proposed Class V Winery use would not generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals. Impacts will be less than significant.

b) Would the Project comply with federal, state, and local management and reduction statutes and regulations related to solid wastes including the CIWMP (County Integrated Waste Management Plan)?

Less Than Significant Impact

All land uses within the unincorporated Riverside County area, inclusive of the Temecula Valley Wine Country, that generate waste are required to coordinate with the County's contracted waste hauler (Waste Management, Inc.) to collect solid waste on a common schedule as established in applicable local, regional, and State programs.

Additionally, all development within the unincorporated County jurisdiction is required to comply with applicable elements of AB 1327, Chapter 18 (California Solid Waste Reuse and Recycling Access Act of 1991), AB 939 (CalRecycle), Riverside County Ordinance No. 7632, 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 Riverside County Code of Ordinances. Ordinance No. 7632 provides 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, County Ordinance No. 7632, 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 measures are required.

Monitoring: No mitigation monitoring is required.

43. Utilities

Would the Project impact the following facilities requiring or resulting in the construction of new facilities or the expansion of existing facilities, whereby the construction or relocation would cause significant environmental effects?

a) Electricity?	☐	☐	☒	☐
b) Natural gas?	☐	☐	☐	☒
c) Communications systems?	☐	☐	☒	☐
d) Street lighting?	☐	☐	☒	☐
e) Maintenance of public facilities, including roads?	☐	☐	☒	☐

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
f) Other governmental services?	☐	☐	☒	☐

Source(s): *Austin Vineyard Class V Winery, Air Quality and Greenhouse Gas Impact Study*, prepared by RK Engineering, Inc., 10-14-2022 (*AQ/GHG Study*, **Appendix B**); Ordinance No. 461 (County of Riverside Road Improvement Standards and Specifications); Southern California Edison website; Ordinance No. 655 (An Ordinance of the County Of Riverside Regulating Light Pollution); Ordinance No. 659 (An Ordinance of the County of Riverside Establishing a Development Impact Fee Program); Riverside County Network of Care website; and *County of Riverside General Plan EIR No. 521,* Sec.4.10 Energy Resources.

Findings of Fact:

a) Would the Project impact the following facilities requiring or resulting in the construction of new facilities or the expansion of existing facilities, whereby the construction or relocation would cause significant environmental effects to electricity?

Less Than Significant Impact

The Project site consists of approximately 22.3 gross acres of land that currently supports an existing vineyard and a caretaker's facility.

The caretaker's residence is currently served with electricity via an overhead line from Glen Oaks Road. There are no other electricity connections currently serving the Project site; however, electrical service is currently in place serving adjacent properties along Glen Oaks Road just south of the site.

The Project site development plan, which proposes a Class V Winery use, will require electricity connections in conjunction with the Project construction and operations.
The electrical service provider to the area is Southern California Edison (SCE). Overhead electrical service lines currently exist within Glen Oaks 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, electric vehicle charging, and parking lot lighting. Indirect electricity usage is also required to supply, distribute, and treat water for the Project. Underground electrical service to the proposed winery will be extended from the existing line along Glen Oaks Road.

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 would consume 451,131 kilowatt-hours per year (kWh/year) of electricity based on calculations in the *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) Would the Project impact the following facilities requiring or resulting in the construction of new facilities or the expansion of existing facilities, whereby the construction or relocation would cause significant environmental effects to natural gas?

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 2,406.8 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 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) Would the Project impact the following facilities requiring or resulting in the construction of new facilities or the expansion of existing facilities, whereby the construction or relocation would cause significant environmental effects to communications systems?

Less Than Significant Impact

Communication systems for the Project area are provided by Verizon 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) Would the Project impact the following facilities requiring or resulting in the construction of new facilities or the expansion of existing facilities, whereby the construction or relocation would cause significant environmental effects to street lighting?

Less Than Significant Impact

The proposed Project will not require the installation of any new or additional streetlights along its Glen Oaks Road 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) Would the Project impact the following facilities requiring or resulting in the construction of new facilities or the expansion of existing facilities, whereby the construction or relocation would cause significant environmental effects to maintenance of public facilities, including roads?

Less Than Significant Impact

The proposed Project will have a less than significant impact on public facilities. 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.

f) Would the Project impact the following facilities requiring or resulting in the construction of new facilities or the expansion of existing facilities, whereby the construction or relocation would cause significant environmental effects to other governmental services?

Less Than Significant Impact

Regional Multi-Service Centers impacts are typically attributed to residential development. 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/future 10 room country inn will have a lesser impact and will be assessed accordingly.

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

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

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

WILDFIRE If located in or near a State Responsibility Area ("SRA"), lands classified as very high fire hazard severity zone, or other hazardous fire areas that may be designated by the Fire Chief, would the Project:				
44. Wildfire Impacts a) Substantially impair an adopted emergency response plan or emergency evacuation plan?	☐	☐	☒	☐
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**); Project Plans (**Appendix N**); *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*, (p. S-33); and Ordinance No. 659 (An Ordinance of the County of Riverside Amending Ordinance No. 659 Establishing a Development Impact Fee Program).

Findings of Fact:

a) Would the Project substantially impair an adopted emergency response plan or emergency evacuation plan?

Less Than Significant Impact

The entire Project site is located within a State Fire Responsibility Area (SRA) and a 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 (Glen Oaks Road) which connects to Rancho California Road, a major arterial through the Temecula Wine Country area. This roadway will connect into part of an adopted emergency response plan/emergency evacuation plan, as implemented by the County of Riverside.

The Project will result in construction of a Class V Winery to include tasting room, office, special occasions facility, production area, landscaping, drainage facilities, and roadway improvements. A limited potential exists to interfere with an emergency response or evacuation plan during construction. Control of access will ensure emergency access to the site and Project area during construction through the submittal and approval of a traffic control plan (TCP). The TCP is designed to mitigate any construction circulation impacts. The TCP is not considered unique mitigation under CEQA.

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

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

Another standard condition assessed on the proposed Project to reduce impacts from the proposed Project to fire services is Ordinance No. 659. The Project site is located within the Southwest Area Plan (SWAP). 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) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose Project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?

Less Than Significant Impact

The entire Project site is located within an SRA and a very high fire hazard area.

The Project site is relatively flat and not located within a designated floodplain. The 7.5-minute Bachelor Mountain, California USGS topographic quadrangle map shows no designated drainages on or adjacent to the site, although there are several upland swales that cross the site from east to west. The site has a gentle slope toward the south and west with an average elevation of 1,515 feet

above mean sea level. The site was previously planted as a citrus grove but the trees have been removed and it is currently planted with a vineyard.

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) *Would the Project require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?*

Less Than Significant Impact

The entire Project site is located within an SRA and a very high fire hazard area.

The Project does not include and or require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment. Any road improvements and/or utilities will be installed in Glen Oaks Road to the southwest which connects to Rancho California Road to the west. Both of these roads serve as fire breaks for the Project area. Refer also to Thresholds 44.b and 44.c above for Project conformance to applicable fire-related codes to reduce the potential for wildfire hazards to occur. Any impacts will be less than significant.

d) *Would the Project expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?*

Less Than Significant Impact

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 and 23.e relative to the potential for flooding and/or Threshold 14.a for landslides to occur.

The Project site is relatively flat and not located within a designated floodplain. The 7.5-minute Bachelor Mountain, California USGS topographic quadrangle map shows no designated drainages on or adjacent to the site, although there are several upland swales that cross the site from east to west. The site has a gentle slope toward the south and west with an average elevation of 1,515 feet above mean sea level. The site was previously planted as a citrus grove, but the trees have been removed and it is currently planted with a vineyard.

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

e) Would the Project expose people or structures either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires?

Less Than Significant Impact

The entire Project site is located within an SRA and a 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 within the Southwest Area Plan (SWAP). 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 measures are required.

Monitoring: No mitigation monitoring is required.

MANDATORY FINDINGS OF SIGNIFICANCE Does the Project:				
20. 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	☐	☐	☒	☐

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 N**)

Findings of Fact:

Less Than Significant Impact

Implementation of the proposed Project would not substantially degrade the quality of the environment, substantially reduce the habitat of fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, or reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory 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.

21. 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 N**)

Findings of Fact:

No 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. There will be no impact and no mitigation is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
22. 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 N**)

Findings of Fact:

Less Than Significant with Mitigation Incorporated

Effects on human beings were evaluated as part of this analysis of this Initial Study and found to be less than significant with implementation of mitigation measures, standard conditions, and/or Project design features in aesthetics, air quality, biological resources, cultural resources, geology and soils, greenhouse gas emissions, hydrology & water quality, paleontological resources, public services, transportation, and tribal cultural resources.

The noise analysis determined **Mitigation Measures MM-NOI-1** through **MM-NOI-6** were needed to assure potential noise from special events would not exceed County standards and guidelines.

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 92505

VII. AUTHORITIES CITED

Authorities cited: Public Resources Code – various Sections; California Code of Regulations – various Sections.

VII. SOURCES CITED

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https://www.airnav.com/

Assembly Bill 52
https://leginfo.legislature.ca.gov/faces/billNavClient.xhtml?bill_id=201320140AB52

Assembly Bill 939
https://leginfo.legislature.ca.gov/faces/billTextClient.xhtml?bill_id=198919900AB939

California Building Code
http://www.bsc.ca.gov/Home/Current2013Codes.aspx

California Code of Regulations
https://govt.westlaw.com/calregs/Index?bhcp=1&transitionType=Default&contextData=%28sc.Default%29

CalRecycle, SWIS Facility Detail, El Sobrante Landfill, 33-AA-0217
https://www.wmsolutions.com/pdf/factsheet/El_Sobrante_Landfill.pdf

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http://www.rivcocob.org/ordinances/

Eastern Municipal Water District 2019 Sewer System Management Plan
https://www.emwd.org/post/sewer-system-management-plan-ssmp

Eastern Municipal Water District 2020 Urban Water Management Plan
https://www.emwd.org/post/urban-water-management-plan

Eastern Municipal Water District Wine Country Infrastructure Update, February 14, 2019
https://board.emwd.org/Citizens/FileOpen.aspx?Type=4&ID=7305&MeetingID=1647

El Sobrante Landfill Annual Monitoring Report
http://www.rcwaste.org/Portals/0/Files/ElSobrante/2020/FINAL%20-2019_El_Sobrante_Landfill_Annual_Status_Report.pdf

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https://www.wmsolutions.com/locations/details/id/180

GEOTRACKER
http://geotracker.waterboards.ca.gov

Google Maps

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Health and Safety Code
https://leginfo.legislature.ca.gov/faces/codesTOCSelected.xhtml?tocCode=HSC&tocTitle=+Health+and+Safety+Code+-+HSC

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https://www.mwdh2o.com/media/21641/2020-urban-water-management-plan-june-2021.pdf

mindat.org website
https://www.mindat.org/loc-3522.html

Public Resources Code
https://leginfo.legislature.ca.gov/faces/codesTOCSelected.xhtml?tocCode=PRC&tocTitle=+Public+Resources+Code+-+PRC

Rancho California Water District
https://www.ranchowater.com

Riverside County Department of Waste Resources (RCDWR), Planning Section and Countywide Integrated Waste Management Plan
http://www.rcwaste.org/business/planning; and
http://www.rcwaste.org/business/planning/ciwmp

Riverside County General Plan
http://planning.rctlma.org/ZoningInformation/GeneralPlan.aspx

Riverside County General Plan Southwest Area Plan
https://planning.rctlma.org/Portals/14/genplan/2019/ap/SWAP_41619.pdf

Riverside County Code of Ordinances
https://library.municode.com/ca/riverside_county/codes/code_of_ordinances

Riverside County Network of Care
https://riverside.networkofcare.org/

Temecula Valley Unified School District
https://www.tvusd.k12.ca.us/

The Department of Toxic Substances Control's Hazardous Waste and Substances Site List (Cortese List)
http://www.envirostor.dtsc.ca.gov

Title 24 building requirements
http://www.bsc.ca.gov/codes.aspx

Title 50, Code of Federal Regulations
https://www.gpo.gov/fdsys/granule/CFR-2010-title50-vol2/CFR-2010-title50-vol2-sec17-11

Wine Country Community Plan EIR
https://www.dropbox.com/sh/urbe61vhagdzju1/AADwjlpTIDPLuurVesjCtQFla?dl=0

Wine Country Infrastructure Update, published by Eastern Municipal Water District, February 14, 2019
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