



RIVERSIDE COUNTY
PLANNING DEPARTMENT

RIVERSIDE COUNTY PLANNING COMMISSION

9:00 AM

FEBRUARY 17, 2016

**PLANNING
COMMISSIONERS
2016**

1st District
Charissa Leach
Chairman

2nd District
Aaron Hake
Vice Chairman

3rd District
Ruthanne Taylor
Berger

4th District
Bill Sanchez

5th District
Mickey Valdivia

Planning Director
Steven Weiss, AICP

Legal Counsel
Michelle Clack
Deputy
County Counsel

Phone
951 955-3200

Fax
951 955-1811

AGENDA

• REGULAR MEETING • RIVERSIDE COUNTY •
RIVERSIDE COUNTY PLANNING COMMISSION

COUNTY ADMINISTRATIVE CENTER
FIRST FLOOR BOARD CHAMBERS
4080 LEMON STREET
RIVERSIDE, CA 92501

If you wish to speak, please complete a "SPEAKER IDENTIFICATION FORM" and give it to the Hearing Secretary. The purpose of the public hearing is to allow interested parties to express their concerns. Please do not repeat information already given. If you have no additional information, but wish to be on record, simply give your name and address and state that you agree with the previous speaker(s).

Should an applicant or any interested party wish to present a PowerPoint presentation, or electronic or digital material, it must be provided by the Project Planner 48-hours in advance of the meeting.

In compliance with the Americans with Disabilities Act, if you require reasonable accommodations, please contact Mary Stark at (951) 955-7436 or e-mail at mcstark@rctlma.org. Requests should be made at least 72 hours in advance or as soon as possible prior to the scheduled meeting. Alternative formats are available upon request.

**CALL TO ORDER - ROLL CALL
SALUTE TO THE FLAG**

- 1.0 CONSENT CALENDAR: 9:00 a.m. or as soon as possible thereafter. (Presentation available upon Commissioners' request)
 - 1.1 **NONE**
- 2.0 GENERAL PLAN AMENDMENT INITIATION PROCEEDINGS: 9:00 a.m. or as soon as possible thereafter. (Presentation available upon Commissioners' request)
 - 2.1 **NONE**
- 3.0 PUBLIC HEARING – CONTINUED ITEMS: 9:00 a.m. or as soon as possible thereafter:
 - 3.1 **NONE**

Riverside Office · 4080 Lemon Street, 12th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 · Fax (951) 955-3157


Desert Office · 77588 El Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7040

PUBLIC HEARING - NEW ITEMS: 9:00 a.m. or as soon as possible thereafter:

- 4.1 **PLOT PLAN NO. 25422, ENVIRONMENTAL IMPACT REPORT NO. 537** – Intent to Certify an Environmental Impact Report – Applicant: Tom Simmons/Blackridge – Engineer/Representative: Warren Williams/DRC Engineering – First Supervisorial District – March Zoning District – Lake Mathews/Woodcrest Area Plan: Community Development: Light Industrial (CD: LI) (0.25-0.60 Floor Area Ratio) – Location: Southerly of Alessandro Boulevard, easterly of Gem Lane, and westerly of Brown Street – 54.39 Gross Acres - Zoning: Industrial Park (I-P) – **REQUEST:** The Plot Plan proposes an industrial development comprised of 3 buildings totaling 918,150 sq. ft.. The Revised Draft EIR studies the impacts of the project. Staff is recommending a continuance. Project Planner: Matt Straite at (951) 955-8631 or email mstraite@rctlma.org.
- 4.2 **GENERAL PLAN AMENDMENT NO. 1157** – Intent to Consider Addendum to a Certified Environmental Impact Report (EIR No. 524) – Applicant: County of Riverside – Third Supervisorial District – Rancho California Zoning Area - Southwest Area Plan: Rural: Rural Residential (R:RR), Rural: Rural Mountainous (R:RM), Rural Community: Estate Density Residential (RC:EDR), Community Development: Commercial Tourist (CD:CT), Open Space: Rural (OS:RUR) and Agriculture: Agriculture (AG:AG) – Temecula Valley Wine Country Policy Area – Equestrian District – Location: The proposed amendment is approximately 58 acres located on the southern portion of the Temecula Valley Wine Country Policy Area of the Southwest Area Plan; more specifically, the project is located southerly of Santa Rita Road, easterly of Anza Road, and westerly of Los Caballos Road – Approximately 3,032 gross acres – Zoning: Residential Agricultural – 2.5, 5, 10 and 20 Acre Minimum (R-A-2.5, R-A-5, R-A-10, and R-A-20), Rural Residential (RR), Light Agricultural – 10 and 20 Acre Minimum) (A-1-10, A-1-20) – **REQUEST:** The Amendment proposes to revise Figure 4b of the General Plan, Southwest Area plan to remove parcels 966-380-028 through 966-380-032, known as the “Redhawk Property” from the Temecula Valley Wine Country Policy Area boundary. Per a settlement and release agreement, the Board of Supervisors agreed to process these revisions in settling the case entitled “J to the 5th, et. al. v County of Riverside, Riverside County Superior Court, Case No. 1400542”. Project Planner: Matt Straite at (951) 955-8631 or email mstraite@rctlma.org.
- 5.0 WORKSHOPS:
- 5.1 **NONE**
- 6.0 ORAL COMMUNICATION ON ANY MATTER NOT ON THE AGENDA
- 7.0 DIRECTOR'S REPORT
- 8.0 COMMISSIONERS' COMMENTS

Agenda Item No.: 4 . 2
Area Plan: Southwest
Zoning Area: Rancho California
Supervisorial District: Third
Project Planner: Matt Straite
Planning Commission: February 17, 2016

GENERAL PLAN AMENDMENT NO. 1157
ADDENDUM NO. 1 to ENVIRONMENTAL
IMPACT REPORT NO. 524
Applicant: TLMA – PLANNING DEPARTMENT



Steve Weiss, AICP
Planning Director

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

General Plan Amendment No. 1157 (GPA1157) proposes General Plan revisions that the Board of Supervisors agreed to process as in the settling the case entitled "*J to the 5th, et. al. v County of Riverside*, Riverside County Superior Court, Case No. 1400542." Pursuant to the settlement and release agreement, GPA No. 1157 proposes to revise Southwest Area Plan Figure 4B of the General Plan by removing assessor parcel numbers 966-380-028 through 966-380-032, known as the "Redhawk Property" from the Temecula Valley Wine Country Policy Area boundary as shown on Exhibit 1 of this staff report. The Project will revert the area to the General Plan requirements that existed for these 60 acres prior to approval of the Temecula Valley Wine Country Policy Area.

The proposed amendment is approximately 60 farmed acres located on the southern portion of the Temecula Valley Wine Country Policy Area of the Southwest Area Plan; more specifically, the project is located southerly of Santa Rita Road, easterly of Anza Road, and westerly of Los Caballos Road.

BACKGROUND

Litigation

The Board of Supervisors approved the Wine Country Community Plan and certified its Environmental Impact Report No. 524 on March 11, 2014. The Community Plan included a GPA that established the Temecula Valley Wine Country Policy Area with guiding policies. The policy area boundary included the Redhawk Property. Soon after the approval of the Community Plan, Redhawk Petitioners filed an action in the Superior Court of the State of California, Court of Riverside, entitled "*J to the 5th et al. v. County of Riverside*," challenging the approval of the Wine Country Community Plan under the California Environmental Quality Act (CEQA).

Additionally, the owners of the 60 acre property have filled an application for a GPA, GPA920. To date this application has not been brought to the Planning Commission for consideration or the Board for any final action. GPA920 has been on hold until the litigation was completed.

On August 31, 2015, without admission of any fault or wrongdoing, the County and Redhawk Petitioners entered into a settlement and release agreement subject to the terms and conditions outlined in the agreement. This GPA, GPA No. 1157, is a County initiated amendment. The amendment carries forward a condition of the settlement. The agreement required the County to process an application requesting that the Redhawk property be removed from the Temecula Valley Wine Country Policy Area, more specifically that the boundary be revised to exclude the Redhawk property. If the Board approves removal of the Redhawk Property from the policy area, the County would be required to subsequently

continue the processing of General Plan Amendment No. 920 at the owners expense. There is no requirement under the settlement agreement or otherwise that GPA No. 920 be approved, GPA No. 920 had been taken off-calendar, and the settlement agreement merely requires that the County continue to process GPA No. 920 as it would any other land use application. If the Board of Supervisors elects not to approve the removal of the Redhawk Property from the Wine Country Community Plan, the settlement agreement will be terminated or allowed to expire, and the Redhawk Action lawsuit may recommence.

Senate Bill 18 (SB18)

The project is a General Plan Amendment which requires the County to request Tribal Consultation pursuant to Senate Bill No. 18 (SB-18). The county is required to contact a list of tribes provided by the Native American Heritage Commission (NAHC) and they each get 90 days to request consultation if so desired. The 90 day period ran between November 16th 2015 and February 5, 2016. Only one tribe requested consultation, the Pechanga Tribe. Consultations were held and concluded. No mitigation was added.

Findings

The General Plan explains that an amendment to the Plan requires certain findings to be made. Entitlement/Policy Area General Plan Amendment Findings:

- a. The proposed change does not involve a change in or conflict with:
 - 1) The Riverside County Vision
 - 2) Any General Plan Principle; or
 - 3) Any Foundation Component designation in the General Plan except as otherwise expressly allowed.

The proposed amendment does not involve a change in or conflict with the Riverside County Vision. The Temecula Valley Wine Country Policy Area was established as part of the Temecula Valley Wine Country Community Plan approved by the Board on March 11, 2014. The Policy Area promotes large lot estates and limited commercial uses that are consistent with the areas rural agricultural characteristics. The Redhawk Property will be surrounded by the Policy Area to the north, west, east and portion it's southern boundary. The parcels' existing rural land use designations would also accommodate rural residential development and therefore is consistent with the land use development pattern of this region.

The proposed amendment does not change in or conflict with any of the General Plan Principle. The Community Plan's potential environmental impacts were analyzed through Environmental Impact Report (EIR) No. 524. The removal of these parcels from the policy area does not represent new regional impacts in EIR No. 524. The removal would result in fewer limited commercial uses than what would have contributed to the potential environmental impacts disclosed in the EIR No. 524. There is no currently pending development application for these parcels. Any future development of these parcels will be guided by the existing land use designations and the General Plan Policies.

The proposed amendment does not involve a change in or conflict with any Foundation Component designation in the General Plan. The parcels would retain its existing Foundation Component and land use designations.

- b. The proposed amendment would either contribute to the achievement of the purposes of the General Plan or, at a minimum, would not be detrimental to them.

The proposed amendment would not be detrimental to the development pattern of this region. The parcels' existing land use designation is consistent with the rural characteristics of this region and would not conflict with the adjacent Policy Area.

- c. Special circumstances or conditions have emerged that were unanticipated in preparing the General Plan.

The proposed amendment carries forward revisions that the Board of Supervisors agreed to process as part of the settlement and release agreement entered by the County of Riverside and J to the 5th et al. on August 31, 2015.

SUMMARY OF FINDINGS:

- | | |
|--|---|
| 1. Existing General Plan Land Use (Ex. #5): | Rural: Residential (R:RR) and Rural: Rural Mountainous (R:RM) within the Wine Country Policy Area |
| 2. Surrounding General Plan Land Use (Ex. #5): | Rural: Residential (R:RR) within the Temecula Valley Wine Country Policy Area and Rural: Rural Mountainous (R:RM), Open Space – Conservation (OS: C), and Community Development: Medium Density Residential (CD: MDR) |
| 3. Existing Zoning (Ex. #2): | Residential Agricultural 10 acre min. (R-A-10) and Rural Residential (R-R) |
| 4. Surrounding Zoning (Ex. #2): | Wine Country – Equestrian (WC-E), Residential Agricultural 10 acre min. (R-A-10), Residential Agricultural 20 acre min. (R-A-20), and Rural Residential (R-R) |
| 5. Existing Land Use (Ex. #1): | Citrus Grove |
| 6. Surrounding Land Use (Ex. #1): | Single Family Residential units, equestrian and agricultural uses, water tanks |
| 7. Project Data: | Total Acreage: 58.74 |
| 8. Environmental Concerns: | See attached environmental assessment |

RECOMMENDATIONS:

ADOPT PLANNING COMMISSION RESOLUTION No. 2016-XX recommending adoption of General Plan Amendment No. 1157 to the Riverside County Board of Supervisors;

PLANNING STAFF RECOMMENDS THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS TAKE THE FOLLOWING ACTIONS:

CONSIDER an **ADDENDUM** for **ENVIRONMENTAL ASSESSMENT NO. 524**, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment; and,

TENTATIVELY APPROVE GENERAL PLAN AMENDMENT NO. 1157, amending the Southwest Area Plan Figure 4b of the General Plan to exclude assessor parcels numbers 966-380-028 through 966-380-

032 from the Temecula Valley Wine Country Policy Area, in accordance with Exhibit 1, based on the findings and conclusions incorporated in the staff report.

FINDINGS: The following findings are in addition to those incorporated in the summary of findings and in the attached environmental assessment, which is incorporated herein by reference.

1. The project site is designated Rural: Rural Residential (R:RR) and Rural: Rural Mountainous (R:RM) on the Southwest Area Plan. The general plan amendment will remove the existing policy area from the project site and will not change the Land Use Designations of the property.
2. The proposed amendment does not involve a change in or conflict with the Riverside County Vision. The Temecula Valley Wine Country Policy Area was established as part of the Temecula Valley Wine Country Community Plan approved by the Board on March 11, 2014. The Policy Area promotes large lot estates and limited commercial uses that are consistent with the area's rural agricultural characteristics. The Redhawk Property will be surrounded by the Policy Area to the north, west, east and a portion of its southern boundary. The parcels' existing rural land use designations would also accommodate rural residential development and therefore the proposed amendment is consistent with the land use development pattern of this region.
3. The proposed amendment does not change in or conflict with any of the General Plan Principles. The Community Plan's potential environmental impacts were analyzed through EIR No. 524. The removal of these parcels from the policy area does not represent new regional impacts that were disclosed in EIR No. 524. The removal would result in fewer limited commercial uses what would have contributed to the potential environmental impacts disclosed in the EIR No. 524 and merely reverts to what applied to the parcels prior to adoption of the Wine Country Community Plan and associated approvals. There is no currently pending development application for these parcels. Any future development of these parcels will be guided by the existing land use designations and the General Plan Policies.
4. The proposed amendment does not involve a change in or conflict with any Foundation Component designation in the General Plan. The parcels would retain their existing Foundation Component and land use designations. Additionally, GPA No. 1157 is not considered a Foundation Component Amendment under the General Plan's Southwest Area Plan Policy 1.1 (SWAP 1.1) because this is a County-initiated General Plan amendment. SWAP 1.1 requires boundary changes to the Temecula Valley Country Policy Area to be subject to the Foundation Component Amendment process unless it is a County-initiated amendment.
5. The proposed amendment would not be detrimental to the development pattern of this region. The parcels' existing land use designation is consistent with the rural characteristics of this region and would not conflict with the adjacent Policy Area.
6. The proposed amendment carries forward revisions that the Board of Supervisors agreed to process and consider as part of the settlement and release agreement entered by the County of Riverside and J to the 5th et al. on August 31, 2015. There is no requirement that they be approved, but litigation will recommence if they are not approved.
7. The project site is surrounded by properties which are designated Rural: Residential (R:RR) within the Temecula Valley Wine Country Policy Area and Rural: Rural Mountainous (R:RM), Open Space – Conservation (OS: C), and Community Development: Medium Density Residential (CD: MDR).

8. The zoning for the subject site is Residential Agricultural 10 acre min. (R-A-10) and Rural Residential (R-R).
9. The project site is surrounded by properties which are zoned Wine Country – Equestrian (WC-E), Residential Agricultural 10 acre min. (R-A-10), Residential Agricultural 20 acre min. (R-A-20), and Rural Residential (R-R).
10. Single Family Residential Units, equestrian and agricultural uses have been constructed and are operating in the project vicinity.
11. This project is not located within the Western Riverside County Multiple Species Habitat Conservation Plan.
12. This project is not within a City Sphere of Influence.
13. The CEQA Guidelines section 15164(a) provides that an addendum to a previously certified EIR shall be prepared if some changes or additions are necessary but none of the conditions described in Section 15162 have occurred. The County determined that an Addendum should be prepared, rather than a Supplemental or Subsequent EIR, based on the following facts:
 - a. The proposed Project would not require “major revisions” to the certified EIR No. 524 for the Temecula Valley Wine Country Community Plan because, as analyzed in the Addendum, the Project will not involve any substantial increases in the severity of the previously identified significant impacts. Revising Figure 4B will not change the parcels’ land use designations. Revising Figure 4B just removes the parcels from the boundaries of the Temecula Valley Wine Country Policy Area and, as a result, the Policy Area’s policies no longer apply to the properties. The properties will continue to maintain their existing land use Foundation Components and designations whether or not the Project is approved.
 - b. As a result of the Project, the boundary of the Temecula Valley Wine Country Policy Area will be reduced by approximately 60 acres by leaving the five parcels out of the 17,852-acre Policy Area. The Temecula Valley Wine Country Policy Area, which was analyzed in Environmental Impact Report (EIR) No. 524, incorporated various Project Design Features specifically intended to maintain and protect the rural Wine Country character, including limitations on the location, nature and allowed density of the implementing project, and requirements for all future implementing projects to adhere to the proposed Temecula Valley Wine Country Design Guidelines. While the 60 acres will no longer be required to comply with the provisions of the Policy Area, they will still be required to adhere to all existing County standards that exist for development outside the Policy Area such as all General Plan and Zoning requirements.
 - c. The Temecula Valley Wine Country Policy Area has eight policies that apply to the entire Policy area, and two additional policies that apply to the Equestrian District. These include policies that require the character of the Equestrian district to be maintained, specifies where wineries can and cannot go, addresses residential densities, addresses small scale industries like cottage inns and other home based businesses, requires trails, and generally requires that all project further the ideal of an equestrian lifestyle in the area. These policies do not conflict with the hundreds of other policies in the General Plan, they act in concert with them to further craft goals and ideals specific to this Wine County community. If the boundary is changed through this amendment, the Wine Country Policies will no longer apply to this area. That means that any

project on these 60 acres will not be required to further an equestrian lifestyle, or allow wineries or any of the other specific Wine County policies. They will however still be required to adhere to the hundreds of other policies that are in the rest of the General Plan, including a need to be compatible with surrounding development and communities, the need to adhere to certain sound levels, certain healthy community requirements and hundreds of other policies. Thus, this change would alter the nature of the eventual development of the 60 acre property because they would no longer be required to gear the development to the goals of the Wine Country; however, they would have to comply with all other policies that were in effect prior to the change, and will still be in effect after the change. Mitigation that was included in the Wine Country EIR will no longer apply to the 60 acres, however, that mitigation was intended to specifically further the goals of the plan, to craft an aesthetic, to craft a targeted pattern of development for the area (wineries, grapes and horses). If the 60 acres is no longer required to reach the goals of the Wine Country plan, then the mitigation from the Wine Country EIR is no longer needed. The potential impacts the EIR was mitigating will no longer be applicable to this property and they will, therefore, not be needed. Removal of Wine Country EIR mitigation from the 60 acres will not mean that the 60 acres no longer has mitigation. In fact, the property will still be required to adhere to all mitigation done for the 2003, and the 2015 General Plans. It is important to keep in mind that this addendum is not analyzing the future impacts of potential development of the 60 acres. It is analyzing the elimination of the Wine Country policy from them. Overall, the loss of the mitigation on these 60 acres is appropriate because the need for the mitigation, to further the goals of the policies, will no longer apply. Any proposed discretionary development of these 60 acres will require its own CEQA review.

- d. The General Plan has Land Use Designations that dictate the allowable density for a property. The 60 acres currently feature Land Use Designations of Rural Residential (RR) and Rural Mountainous (RM) with an allowable maximum density of one home per 5 acres and 10 acres respectively. The Wine Country Policy SWAP 1.5 further refines these density requirements:

Require a density of ten (10) acres minimum for tentative approval of residential tract and parcel maps after March 11, 2014 regardless of the underlying land use designation except in the Wine Country – Residential District where a density of five (5) acres minimum shall apply.

Thus the General Plan requires the density to be further reduced in the Wine Country through implementation of this policy, in all parts of the 60-acre property that has a Rural Residential Land Use Designation. The elimination of the Wine Country Policies from a portion of these 60 acres will allow a project (subdivision map) to use only the Land Use density requirements and not the further limitation SWAP 1.5. Thus the elimination of the policy will effectively allow the density to be doubled from the 10 acre minimum required in SWAP 1.5 to the 5 acre minimum required by the RR Land Use Designation. Again, the limitation in density was required to further the goals of the Policy Area which is being removed. The elimination of the Policy Area will revert the area to the General Plan density requirements that existed for these 60 acres prior to the policy approval. All 2003 and 2015 General Plan mitigation will still apply to these 60 acres.

- e. Overall, the proposed Project would result in impacts that are equal to those addressed in EIR No. 524. As demonstrated in the accompanying Environmental Assessment No. 42841 (EA42841), changes proposed as part of the Project would not substantially increase the severity of impacts to the environment as compared to impacts that were evaluated and disclosed as part of EIR No. 524.

- f. Subsequent to the certification of EIR No. 524 and approval of the Temecula Valley Wine Country Community Plan, no new information of substantial importance has become available which was not known at the time the previous EIR was prepared.
- g. The proposed Project would result in a comparable level of development permitted under the approved Temecula Valley Wine Country Community Plan, because the Land Use designation is not changing. The density and zoning are not changing. The General Plan still contains other policies that will pertain to the site. The Project, therefore, would not result in a substantial increase in the severity of previously identified significant effects analyzed in the previous EIR No. 329.

CONCLUSIONS:

1. The proposed project is in conformance with the Southwest Area Plan and with all other elements of the Riverside County General Plan.
2. The public's health, safety, and general welfare are protected through project design.
3. The proposed project is compatible with the present and future logical development of the area.
4. The proposed project will not have a significant effect on the environment.
5. The proposed project will not preclude reserve design for the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP).

INFORMATIONAL ITEMS:

1. As of this writing, no letters, in support or opposition have been received.
2. The project site is not located within:
 - a. A City sphere of influence;
 - b. A 100-year flood plain, an area drainage plan, or dam inundation area;
 - c. The Stephens Kangaroo Rat Fee Area or Core Reserve Area; or,
 - d. A MSHCP Criteria Area;
3. The project site is located within:
 - a. Liquefaction Area;
 - b. Subsidence Area;
 - c. Fault Zone;
 - d. A State Fire Responsibility Area; and;
 - e. Ordinance. No. 655 Mount Palomar Lighting Influence Area, Zone A (13.04 miles).
4. The subject site is currently designated as Assessor's Parcel Numbers: 966-380-028, 966-380-029, 966-380-030, 966-380-031, and 966-380-032.
5. Because this project is changing the boundary of the General Plan Policy Area, public notice would have gone to over 1,000, which, according to Department Policy, requires only a

newspaper ad. However, in an abundance of caution, a paper notice was mailed to all owners surrounding the 60 acres proposed for removal from the policy area.

Y:\Planning Master Forms\Staff Report.doc
Date Prepared: 01/25/16
Date Revised: 02/11/16

RESOLUTION 2016-005
RECOMMENDING ADOPTION OF
GENERAL PLAN AMENDMENT NO. 1157

WHEREAS, pursuant to the provisions of Government Code Section(s) 65350/65450 et. seq., a public hearing was held before the Riverside County Planning Commission in Riverside, California on February 17, 2016, to consider the above-referenced matter; and,

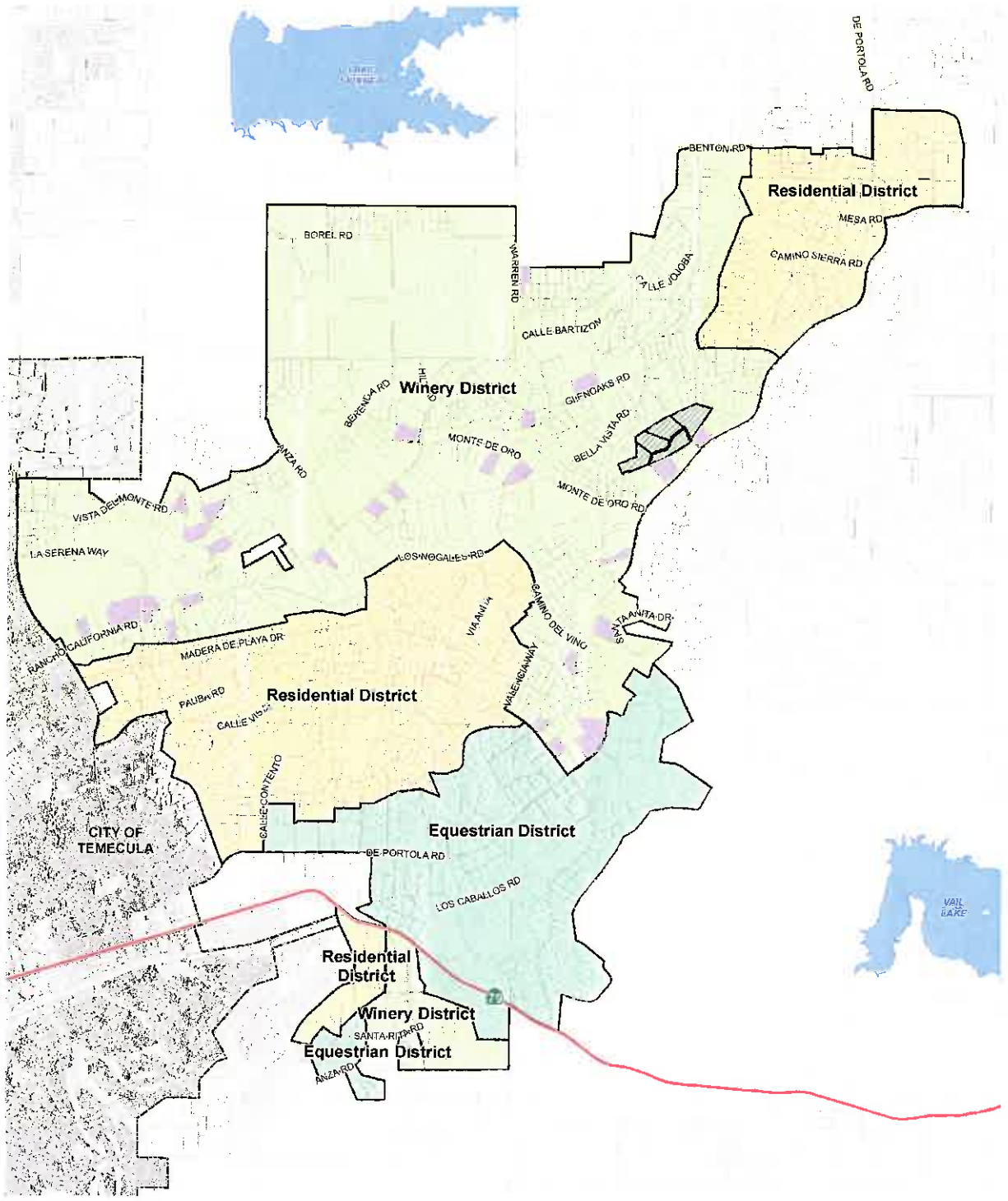
WHEREAS, all the procedures of the California Environmental Quality Act and the Riverside County Rules to Implement the Act have been met and the environmental document prepared or relied on is sufficiently detailed so that all the potentially significant effects of the project on the environment and measures necessary to avoid or substantially lessen such effects have been evaluated in accordance with the above-referenced Act and Procedures; and,

WHEREAS, the matter was discussed fully with testimony and documentation presented by the public and affected government agencies; now, therefore,

BE IT RESOLVED, FOUND, DETERMINED, AND ORDERED by the Planning Commission of the County of Riverside, in regular session assembled on February 17, 2016, that it has reviewed and considered the environmental document prepared or relied on and recommends the following based on the staff report and the findings and conclusions stated therein:

CONSIDER of the environmental document, Addendum No 1 to Environmental Impact Report No. 524; and,

APPROVAL of **GENERAL PLAN AMENDMENT NO.1157** amending the Southwest Area Plan Figure 4b of the General Plan to exclude assessor parcels numbers 966-380-028 through 966-380-032 from the Temecula Valley Wine Country Policy Area, in accordance with Exhibit 1, based on the findings and conclusions incorporated in the staff report.



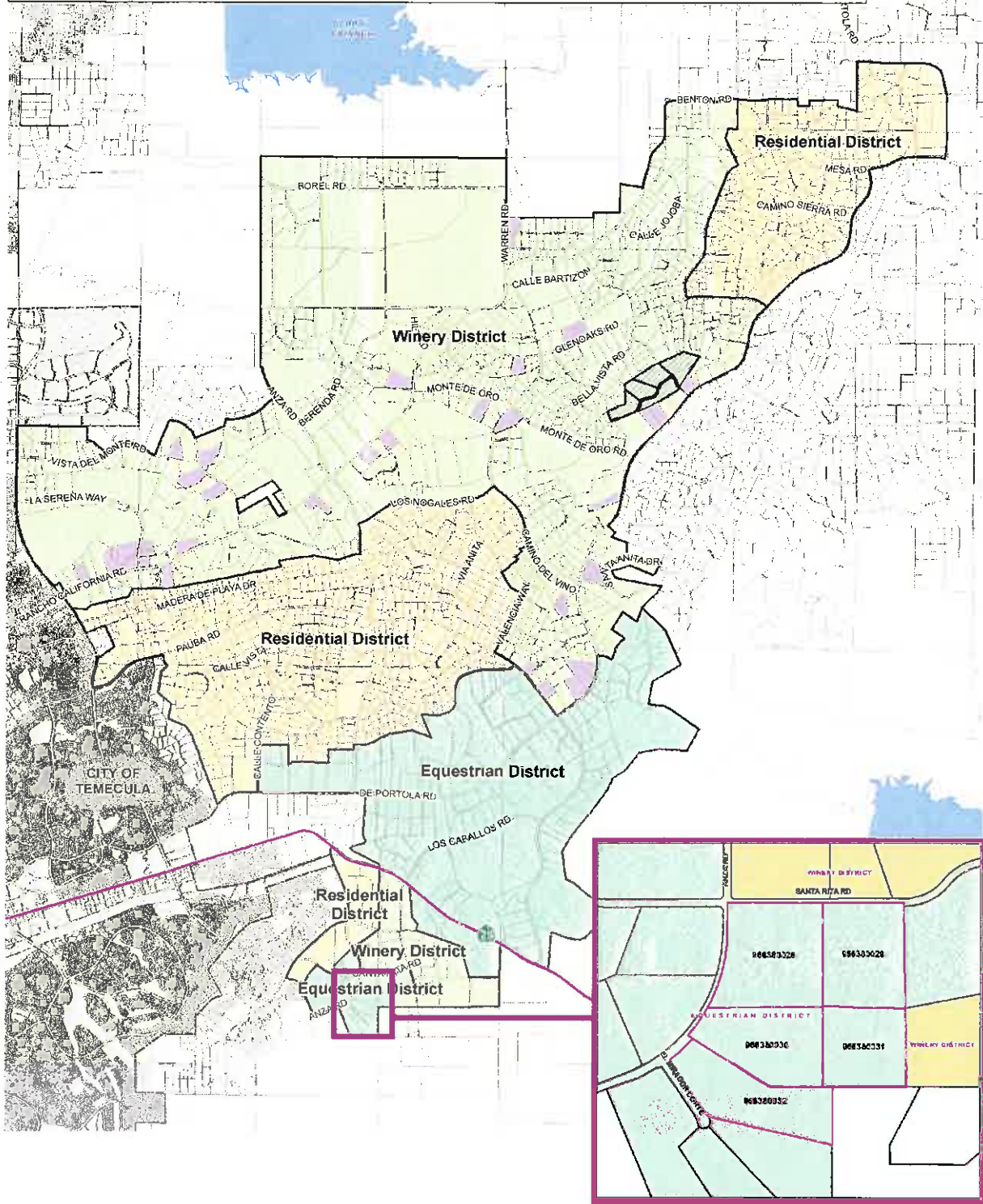
Data Source: Riverside County 2011

- Existing Wineries (Less than 20 acres gross)
- Equestrian District
- Residential District
- Winery District
- Winery District Overlay
- Highways
- City Boundary
- Waterbodies

Figure 4B



GENERAL PLAN AMENDMENT NO. 1157:
 Remove parcels 966380028 through 966380032 from Temecula Valley Wine Country Policy Area












-  Existing Wineries (Less than 20 acres gross)
-  Highways
-  Equestrian District
-  City Boundary
-  Residential District
-  Winery District Overlay
-  Winery District
-  Waterbodies

Figure 4B

Plan: \temp\fig4b\fig4b.dwg - Win Country Policy Area - 12/2/13

 December 2, 2013
 0 0.5 1 Miles

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

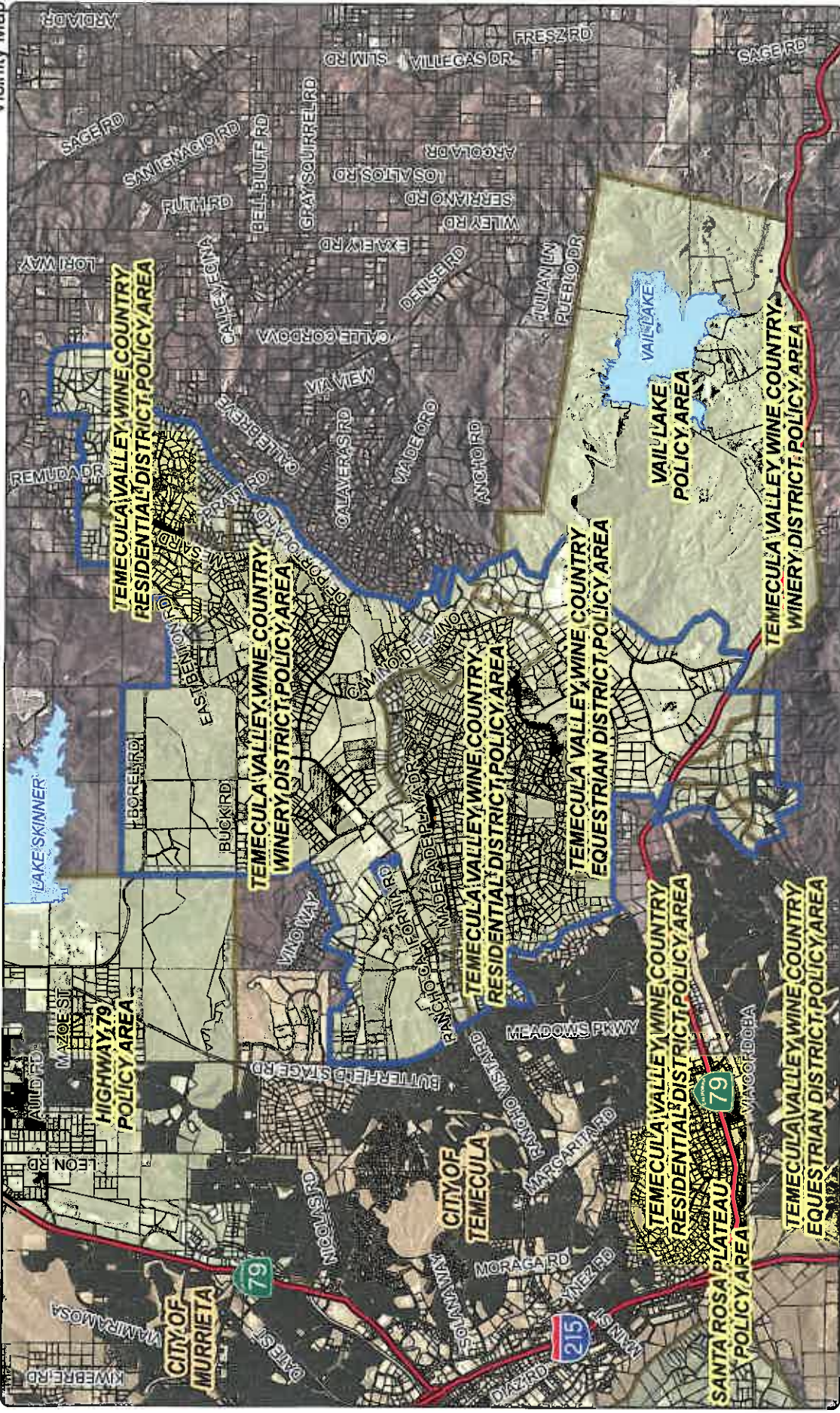


**PROPOSED TEMECULA VALLEY
 WINE COUNTRY POLICY AREA
 WITH DISTRICTS**

RIVERSIDE COUNTY PLANNING DEPARTMENT
GPA01157
VICINITY/POLICY AREAS

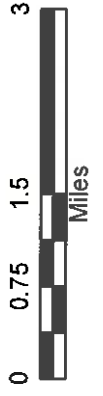
Supervisor: Washington
 District 3

Date Drawn: 01/29/2016
 Vicinity Map



Zoning Area: Rancho California

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2015, the County of Riverside adopted a new General Plan. This map and its associated information are based on the previous General Plan. The use of this map and its associated information is provided for informational purposes only. For further information, please contact the Riverside County Planning Department at (951) 863-8277. (Riverside County) or WebSite: <http://www.riverside.ca.gov>

RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA01157

LAND USE

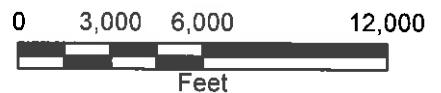
Supervisor: Washington
District 3

Date Drawn: 01/29/2016
Exhibit 1



Zoning Area: Rancho California

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website <http://planning.rcdnet.org>

RIVERSIDE COUNTY PLANNING DEPARTMENT

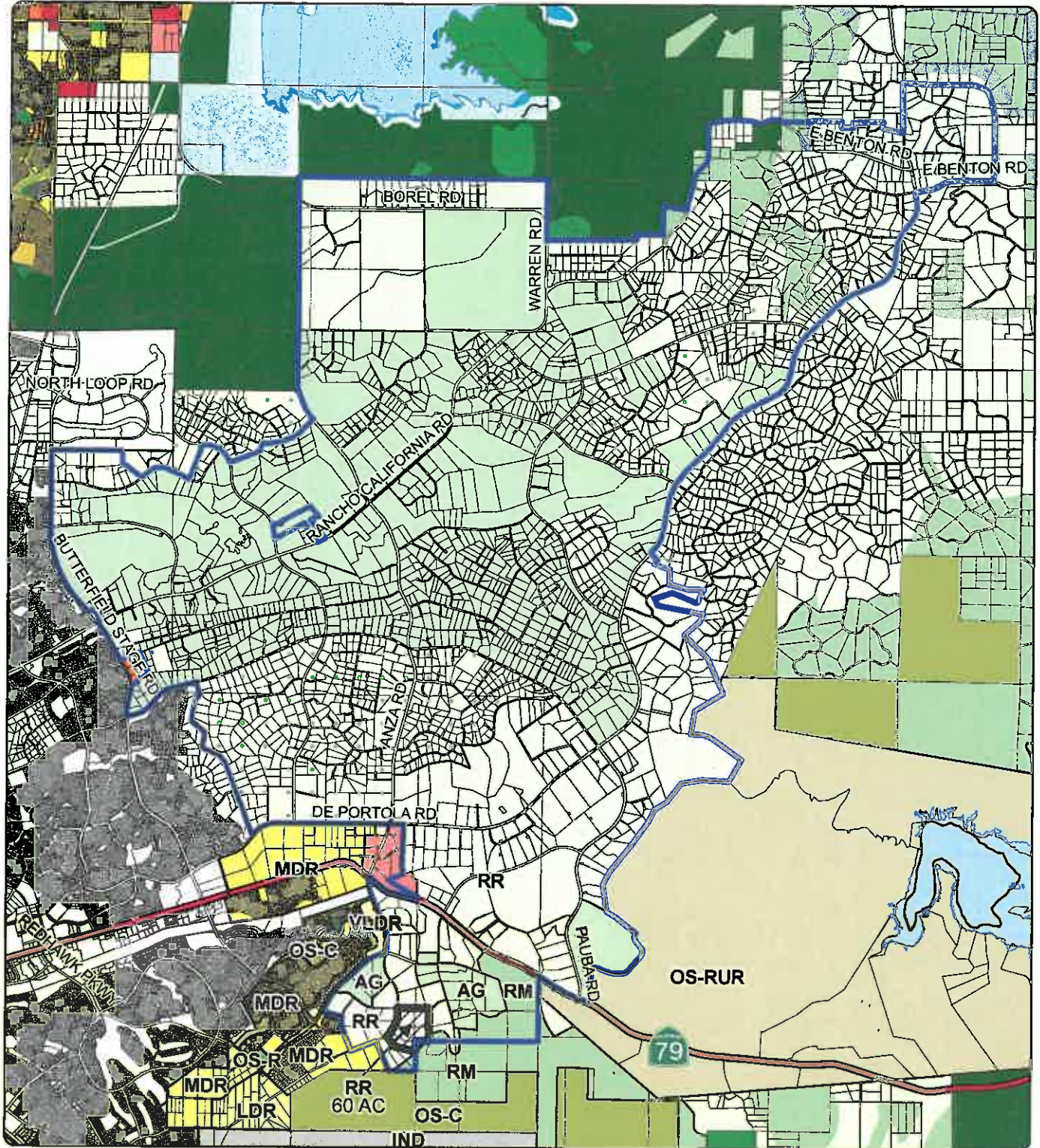
GPA01157

PROPOSED GENERAL PLAN

Supervisor: Washington
District 3

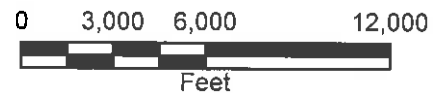
Date Drawn: 01/29/2016

Exhibit 6



Zoning Area: Rancho California

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)953-8277 (Eastern County) or Website <http://planning.rcplma.org>

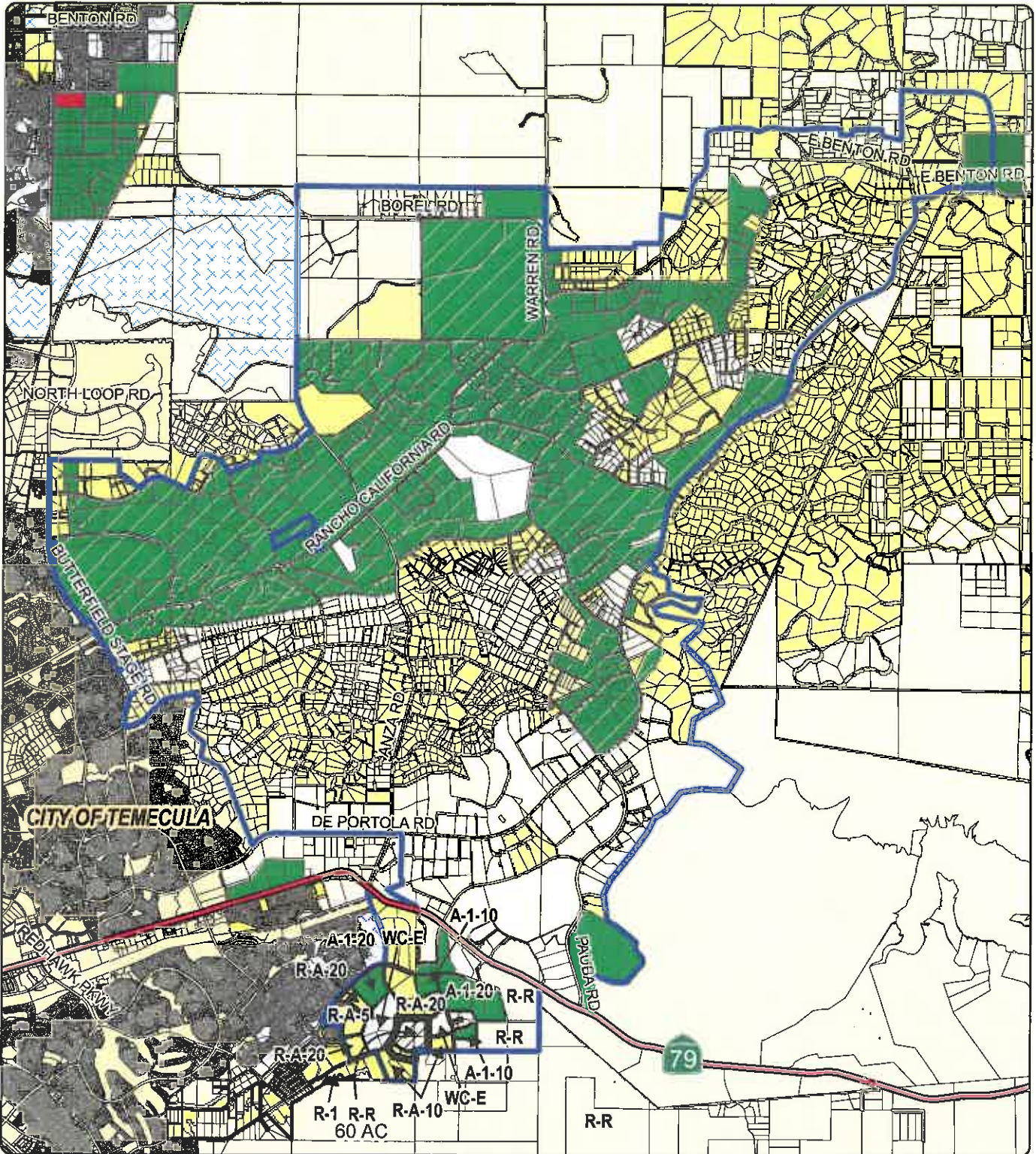
RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA01157

EXISTING ZONING

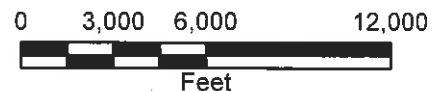
Supervisor: Washington
District 3

Date Drawn: 01/29/2016
Exhibit 3



Zoning Area: Rancho California

Author: Vinnie Nguyen



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COUNTY OF RIVERSIDE

ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (E.A.) Number: 42841
Project Case Type (s) and Number(s): General Plan Amendment No. 01157 (GPA01157)
Lead Agency Name: County of Riverside Planning Department
Address: P.O. Box 1409, Riverside, CA 92502-1409
Contact Person: Matt Straite
Telephone Number: 951-955-8631
Applicant's Name: County of Riverside
Applicant's Address: 4080 Lemon St., 12th Floor; Riverside, CA 92501

I. PROJECT INFORMATION

Project Description: **General Plan Amendment No. 1157** proposes General Plan revisions in accordance with the settlement and release agreement approved by the Board of Supervisors for the lawsuit entitled *J to the 5th, et al. v. County of Riverside et al.*, Riverside County Superior Court, Case No. MCC 1400542. Pursuant to the settlement and release agreement, GPA No. 1157 proposes to revised Figure 4B of the General Plan by removing the parcels identified as APs 966-380-028 through 966-380-032, known as the "Redhawk Property," from the Temecula Valley Wine Country Policy Area boundary as shown on Exhibit 1 of Addendum. The Project will revert the area to the General Plan requirements that existed for these 60 acres prior to approval of the Temecula Valley Wine Country Policy Area.

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

B. Total Project Area: 19,228 Acres

Residential Acres: 11,232	Lots: N/A	Units: N/A	Projected No. of Residents: N/A
Commercial Acres: N/A	Lots: N/A	Sq. Ft. of Bldg. Area: N/A	Est. No. of Employees: N/A
Industrial Acres: N/A	Lots: N/A	Sq. Ft. of Bldg. Area: N/A	Est. No. of Employees: N/A
Other: 7,996			

C. Assessor's Parcel No(s): The Project proposes the removal of five parcels from the Wine Country Community Plan boundaries, they are: APNs 966-380-028 through 966-380-032, which total 60 acres.

D. Street References: The policy area region is generally east of the City of Temecula, south of Lake Skinner, west of Vail Lake; roughly framed by Butterfield stage Rd, State Route 79 (SR-79), De Portola Rd, and Borel Rd. – Wine Country Study Area encompasses approx. 19,200 acres). The 5 parcels being removed consist of approximately 60 acres located on the southern portion of the Temecula Valley Wine Country Policy Area of the Southwest Area Plan; more specifically, the project is located southerly of Santa Rita Road, easterly of Anza Road, and westerly of Los Caballos Road.

E. Section, Township & Range Description or reference/attach a Legal Description: Section 13, Township 8 South, Range 2 West; Section 14, Township 8 South, Range 2 West; Section 23, Township 8 South, Range 2 West; Section 24, Township 8 South, Range 2 West

F. Brief description of the existing environmental setting of the project site and its surroundings: The site generally features rolling hills and citrus groves.

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

1. **Land Use:** The project will remove 5 parcels from a policy area, the current Land Use Designation will remain. The project is consistent with the underlying land use designation and all General Plan Policies.
2. **Circulation:** No streets will be changing, the project is consistent with all General Plan roadway designations.
3. **Multipurpose Open Space:** The project will not alter any open space areas, the project is consistent with all policies of the open space element.
4. **Safety:** The project will not alter any aspect of the General Plan that will impact the Safety element. The project is consistent with all policies of the Safety element.
5. **Noise:** The project will not alter any aspect of the General Plan that will impact the Noise element. The project is consistent with all policies of the Noise element.
6. **Housing:** The project will not alter any aspect of the General Plan that will impact the Housing element. The project is consistent with all policies of the Housing element.
7. **Air Quality:** The project will not alter any aspect of the General Plan that will impact the Housing element. The project is consistent with all policies of the Housing element.

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

C. Foundation Component(s): Rural

D. Land Use Designation(s): Rural Residential (RR), Rural Mountainous (RM)

E. Overlay(s), if any: N/A

F. Policy Area(s), if any: Wine Country-Equestrian District within the Temecula Valley Wine Country Policy Area

G. Adjacent and Surrounding:

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

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

3. **Land Use Designation(s):** Rural Residential (RR) to the north, east, and west, Rural Mountainous (RM) to the south

4. **Overlay(s), if any:** N/A

5. **Policy Area(s), if any:** Wine Country-Equestrian District within the Temecula Valley Wine Country Policy Area

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: Residential Agriculture (R-A-10), Rural Residential (R-R)

J. Proposed Zoning, if any: N/A

K. Adjacent and Surrounding Zoning: Residential Agriculture (R-A-20) to the north, Residential Agriculture (R-A-10), Rural Residential (R-R) to the south, Residential Agriculture (R-A-20) to the east, and Rural Residential (R-R) to the west

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.

- | | | |
|---|--|---|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Hazards & Hazardous Materials | <input type="checkbox"/> Recreation |
| <input type="checkbox"/> Agriculture & Forest Resources | <input type="checkbox"/> Hydrology / Water Quality | <input type="checkbox"/> Transportation / Traffic |
| <input type="checkbox"/> Air Quality | <input type="checkbox"/> Land Use / Planning | <input type="checkbox"/> Utilities / Service Systems |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Mineral Resources | <input type="checkbox"/> Other: |
| <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Noise | <input type="checkbox"/> Other: |
| <input type="checkbox"/> Geology / Soils | <input type="checkbox"/> Population / Housing | <input type="checkbox"/> Mandatory Findings of Significance |
| <input type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> 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

Matt Straite
Printed Name

1/26/16
Date

For Steve Weiss AICP, Director

V. ENVIRONMENTAL ISSUES ASSESSMENT

In accordance with the California Environmental Quality Act (CEQA) (Public Resources Code section 21000 et seq.), 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.

Findings of Fact applicable to all environmental issues below:

As approved on March 11, 2014, the Temecula Valley Wine Country Policy Area covers approximately 17,9000 acres in the Temecula Valley area of unincorporated Riverside County. Two lawsuits, including *J to the 5th et al. v. County of Riverside*, Riverside County Case No. MCC-1400542 (the Redhawk Action), were filed challenging the approval of the Policy Area and related documents. A settlement and release agreement for the Redhawk Action was subsequently executed which stipulates that the County consider removing APN's 966-380-028 through 966-380-032, an area of approximately 60 acres, from the Temecula Valley Wine Country Policy Area. This potential change is being considered under proposed GPA No. 1157 (the Project). If the County approves GPA No. 1157 and approves the General Plan Initiation Proceeding of General Plan Amendment No. 920 (a separate application filed by Petitioners in the Redhawk Action covering the same Redhawk Property), Petitioners will enter into a stipulated judgment resolving and terminating all of the issues in the Redhawk Litigation. There is no requirement that the County approve the Project, but, if it does not, the litigation will recommence.

As a result of the Project, the boundary of the Temecula Valley Wine Country Policy Area will be reduced by approximately 60 acres by leaving the five parcels out of the Policy Area. The Temecula Valley Wine Country Policy Area, which was analyzed in Environmental Impact Report (EIR) No. 524, incorporated various Project Design Features specifically intended to maintain and protect the rural Wine Country character, including limitations on the location, nature and allowed density of the implementing project, and requirements for all future implementing projects to adhere to the proposed Temecula Valley Wine Country Design Guidelines. While the 60 acres will no longer be required to comply with the provisions of the Policy Area, they will still be required to adhere to all existing County standards that exist for development outside the Policy Area such as all General Plan and Zoning requirements.

To be more specific the Temecula Valley Wine Country Policy Area has eight policies that apply to the entire Policy area, and two additional policies that apply to the Equestrian District. These include policies that require the character of the Equestrian district to be maintained, specifies where wineries can and cannot go, addresses residential densities, addresses small scale industries like cottage inns and other home based businesses, requires trails, and generally requires that all project further the ideal of an equestrian lifestyle in the area. These policies do not conflict the hundreds of other policies in the General Plan, they act in concert with them to further craft goals and ideals specific to this Wine County community. If the boundary is changed through this amendment, the Wine Country Policies will no longer apply to this area. That means that any project on these 60 acres will not be required to further an equestrian lifestyle, or allow wineries or any of the other specific Wine County policies. They will however still be required to adhere to the hundreds of other policies that are in the rest of the General Plan, including a need to be compatible with surrounding development and communities, the need to adhere to certain sound levels, certain healthy community requirements and hundreds of other policies. Thus, this

change would alter the nature of the eventual development of the 60 acre property because they would no longer be required to gear the development to the goals of the Wine Country; however, they would have to comply with all other policies that were in effect prior to the change, and will still be in effect after the change. Mitigation that was included in the Wine Country EIR will no longer apply to the 60 acres, however, that mitigation was intended to specifically further the goals of the plan, to craft an aesthetic, to craft a targeted pattern of development for the area (wineries, grapes and horses). If the 60 acres is no longer required to reach the goals of the Wine Country plan, then the mitigation from the Wine Country EIR is no longer needed. The potential impacts the EIR was mitigating will no longer be applicable to this property and they will, therefore, not be needed. Removal of Wine Country EIR mitigation from the 60 acres will not mean that the 60 acres no longer has mitigation. In fact, the property will still be required to adhere to all mitigation done for the 2003, and the 2015 General Plans. It is important to keep in mind that this addendum is not analyzing the future impacts of potential development of the 60 acres. It is analyzing the elimination of the Wine Country policy from them. Overall, the loss of the mitigation on these 60 acres is appropriate because the need for the mitigation, to further the goals of the policies, will no longer apply. Any proposed discretionary development of these 60 acres will require their own CEQA review.

Additionally, the General Plan has Land Use Designations that dictate the allowable density for a property. The 60 currently feature Land Use Designations of Rural Residential (RR) and Rural Mountainous (RM) with an allowable maximum density of one home per 5 acres and 10 acres respectively. The Wine Country Policy SWAP 1.5 further refines these density requirements:

Require a density of ten (10) acres minimum for tentative approval of residential tract and parcel maps after March 11, 2014 regardless of the underlying land use designation except in the Wine Country – Residential District where a density of five (5) acres minimum shall apply.

Thus the General Plan requires the density to further reduced in the Wine Country through implementation of this policy, in all parts of the 60 property that has a Rural Residential Land Use Designation. The elimination of the Wine Country Policies from these 60 acres will allow a project (subdivision map) to use only the Land Use density requirements and not the further limitation SWAP 1.5. Thus the elimination of the policy will effectively allow the density to be doubled from the 10 acre minimum required in SWAP 1.5 to the 5 acre minimum required by the RR Land Use Designation. Again, the limitation in density was required to further the goals of the Policy Area which is being removed. The elimination of the Policy Area will revert the area to the General Plan density requirements that existed for these 60 acres prior to the policy approval. All 2003 and 2015 General Plan mitigation will still apply to these 60 acres.

Further, no construction or development is proposed as part of the Project, and there is no change to the five parcels' General Plan Land Use Designation or zoning classification that is part of the Project or any pending application. Therefore, the Project will result in no direct impacts. However, because the removal of some of the policies in the Temecula Valley Wine Country Policy Area could allow for slightly different development under a future, separate application than it could be if the Wine Country policies continued to apply, there may be some minor indirect impacts related to the Project. Overall, however, as demonstrated below in this Addendum, the proposed Project would result in impacts that are equal to or less than those addressed in EIR No. 524, which analyzed the build out of the entirety of the Temecula Valley Wine Country Policy Area, including the Redhawk Property. Changes proposed as part of this Project would not substantially increase the severity of environmental impacts as compared to impacts that were evaluated and disclosed as part of EIR No. 524 and, therefore, an Addendum is appropriate.

Lastly, it is important to acknowledge that the landowner for the 60 acres has a private application (not County initiated), submitted prior to approval of the Temecula Valley Wine Country

Community Plan, requesting a change to the Land Use Designation on the property from Rural: Rural Residential (R:RR) and Rural Mountainous (R:RM) to Community Development: Medium Density Residential (CD:MDR). Their application is General Plan Amendment No. 920 (GPA No. 920). GPA No. 920 is not part of GPA No. 1157 and is not part of the eventual action that will be before the Board of Supervisors for GPA No. 1157, as they are two completely separate applications. In addition, there is no requirement, under the settlement and release agreement or otherwise, that GPA No. 920 be approved. However, before GPA No. 920 can continue to be processed, GPA No. 1157 would have to be approved. Therefore, this Addendum below acknowledges that GPA No. 1157 may be the first step in a potential, future approval of GPA No. 920 and therefore looks at some of the indirect impacts that could result from if GPA No. 920 were approved in the future. Under the settlement and release agreement and under the law, GPA No. 920 will have separate environmental review, separate processing by the planning department, and separate consideration in a public hearing if the GPA No. 920 project applicants continue pursuing that project.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	Fully Analyzed in EIR 524
AESTHETICS Would the project				
1. Scenic Resources				
a) Have a substantial effect upon a scenic highway corridor within which it is located?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan Figure C-9 "Scenic Highways", Environmental Impact Report No. 524 (EIR No. 524), RESOLUTION NO. 2014-004

EIR No. 524 Conclusion:

a-b) Potential aesthetic impacts to scenic highways were previously evaluated in EIR No. 524, which found SR-79, which runs east to west through the southern portion of the Project area, is a County Eligible Scenic Highway and may one day be designated as a State Scenic Highway. The construction of buildings, fencing, signage, and lighting could detract from the scenic country feel for travelers using this highway. Operational impacts will mainly be associated with the change in visual character of the Project area resulting from implementing projects associated with new wineries and equestrian uses on vacant/ agricultural lands and/or the expansion of existing uses (i.e., wineries, equestrian facilities, single-family homes). Construction activities in the Wine Country Community Plan comply with applicable County policies and standard conditions, as well as the mitigation measures from General Plan EIR No. 441, which was the EIR used for the General Plan in 2003.

Additionally, the Wine Country Community Plan allows Winery Hotels to have three (3) habitable stories for terraced designs and it maintains the overall building height limitation to 40 feet. Based on the above, and even with the implementation of the Temecula Valley Wine Country Design Guidelines and Temecula Valley Wine Country Sign Program, potential visual impacts from construction and implementation of future projects within the Project area could occur.

Findings of Fact:

a-b) The Project is not proposing a physical disturbance of the property; therefore, there is no potential for any direct impacts to aesthetics. The Project would permit development with a minimum lot size of 5 acres instead of 10 in some locations of the 60 acre property; however, lot sizes that are that large would not create any increase in possible indirect impacts related to the visual aesthetics of the community. As indicated previously, the Project simply removes the five subject parcels from the Temecula Valley Wine Country Policy Area. In the future if a development application is submitted for the property associated with General Plan Amendment No. 1157, a subsequent review and Environmental Assessment shall be prepared assessing any potential impacts. Evaluation of the potential for these impacts for the area covered by the Wine Country Community Plan, including the parcels in question, was done in EIR No. 524. Since the Project is not proposing a physical disturbance of the Redhawk Property, further evaluation of site-specific impacts would be infeasible and beyond the scope of environmental review for the currently proposed Project because the location, extent, and timing of an individual implementing project or projects is unknown. In addition, any implementing project will be required to prepare appropriate CEQA compliance documentation.

Due to the nature of the proposed Project, there would be no impact to the closest County Eligible Scenic Highway Corridor, SR-79, which is located approximately 1.9 miles from the Project site.

Mitigation: No new mitigation measures are required.

Monitoring: No monitoring is required.

2. Mt. Palomar Observatory

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

Source: GIS database, Ord. No. 655 (Regulating Light Pollution), Environmental Impact Report No. 524 (EIR No. 524), RESOLUTION NO. 2014-004

EIR No. 524 Conclusion:

a) The Wine Country Community Plan is located within both Zones B and A of the Mount Palomar Nighttime Lighting Policy area. Development of the Project area is expected to occur over a 25-year period and will involve constructing buildings, signage, lighting and utilities. The Project would introduce new sources of light within 15-45 miles of the Palomar Observatory. New sources of light from the Project would contribute to the overall skyglow of the region, which interferes with nighttime operations at the Observatory. However, compliance with existing regulatory programs, including General Plan policies, County ordinances, and standard conditions or requirements would reduce impacts to the operation of the Palomar Observatory to less than significant.

Findings of Fact:

a) Riverside County Ordinance No. 655 identifies portions of the County that have the potential to adversely affect the Mt. Palomar Observatory. Specifically, Ordinance No. 655 identifies Zone "A" as comprising lands within a 15-mile distance of the observatory, while Zone "B" comprises lands located greater than 15 miles, but less than 45 miles from the observatory. The Project site is located approximately 13.10 miles northwest of the Mt. Palomar Observatory, and is therefore subject to the provisions of Ordinance No. 655, which would serve to minimize impacts associated

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	Fully Analyzed in EIR 524
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with project lighting. The Project is not proposing a physical disturbance of the property. As indicated previously, the Project simply removes the five subject parcels from the Temecula Valley Wine Country Policy Area and will not directly result in any construction, development or lighting or any direct impacts.. In addition, EIR No. 524 fully analyzed impacts to the Palomar Observatory from build out of the entire Wine Country Community Plan area, including the Redhawk Property, and found there would be less than significant impacts. Therefore, this has been fully covered in EIR No. 524.

Implementation of the proposed Project would not result in any new or more severe impacts upon Mt. Palomar Observatory than was previously disclosed in EIR No. 524. Therefore, there would be a less than significant impact.

Mitigation: No new mitigation measures are required.

Monitoring: No monitoring is required.

3. Other Lighting Issues

a) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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b) Expose residential property to unacceptable light levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: On-site Inspection, Project Application Description, Environmental Impact Report No.524 (EIR No. 524), RESOLUTION NO. 2014-004

EIR No. 524 Conclusion:

a-b) Implementation of the Wine Country Community Plan could increase the effects of light and glare upon existing day or nighttime views by introducing development into previously undeveloped areas. Construction and infrastructure-related lighting impacts will not be significant due to their short-term natures and underground locations, respectively, and the application of requirements already imposed under Riverside County's existing ordinances and policies. However, operational lighting impacts could be potentially significant unless limited by a Mitigation Measure.

Findings of Fact:

a) As indicated in Threshold 3.a) "Riverside County Ordinance No. 655 identifies portions of the County that have the potential to adversely affect the Mt. Palomar Observatory. Specifically, Ordinance No. 655 identifies Zone "A" as comprising lands within a 15-mile distance of the observatory, while Zone "B" comprises lands located greater than 15 miles, but less than 45 miles from the observatory. The Project site is located approximately 13.10 miles northwest of the Mt. Palomar Observatory, and is therefore subject to the provisions of Ordinance No. 655, which would serve to minimize impacts associated with project lighting. Because any future development on the Projects site would be subject to the provisions of Ord. No. 655, Project lighting would not create or contribute to sky glow that could adversely affect operations at the Observatory, and impacts would be less than significant."

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	Fully Analyzed in EIR 524
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The Project is not proposing a physical disturbance of the property; therefore, there is no potential for direct lighting impacts. As indicated previously, the Project simply removes the five subject parcels from the Temecula Valley Wine Country Policy Area. Since the Project is not proposing a physical disturbance of the Redhawk Property, further evaluation of potential future site-specific impacts would be infeasible and beyond the scope of environmental review for the currently proposed Project because the location, extent, and timing of any specific development is unknown. If a development application for the property associated with General Plan Amendment No. 1157 is submitted, a subsequent review and Environmental Assessment shall be prepared assessing potential impacts at that time. Moreover, because the area surrounding the Redhawk Property is largely developed with residential uses, with compliance with Ordinance No. 655 and other applicable requirements, lighting impacts even of full build-out of the Redhawk Property even under the maximum density that could be permitted under GPA No. 920 would be less than significant.

Therefore, there would be a less than significant impact.

Mitigation: No new mitigation measures are required.

Monitoring: No 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm")?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan Figure OS-2 "Agricultural Resources," GIS database, and Project Application Materials, Environmental Impact Report No.524 (EIR No. 524), RESOLUTION NO. 2014-004

EIR No. 524 Conclusion:

a-d) The Wine Country Community Plan establishes new General Plan policies for the 17,910-acre area to, in large part, preserve and protect the agricultural value of the Temecula Valley Wine Country. The Project establishes 9,734 acres of Winery Districts, in addition to establishing 75% vineyard set-asides for Clustered Subdivisions and Wineries within the Residential District and a 75% vineyard set-aside for Wineries within the Equestrian District. Assuming all land anticipated to be

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	Fully Analyzed in EIR 524
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designated for agricultural use is actively utilized as such at the time of buildout of the Project, implementation of the proposed zoning and policies and other options proposed under this Project would result in an increase of designated Agriculture land uses compared to existing agricultural uses presently existing in the Project area. In addition, compliance with County regulations would prevent or reduce significant impacts due to, or resulting in, the limited conversion of Farmlands to non-agricultural uses. The existing regulations and policies include Riverside County Ordinance No. 509 (Establishing Agricultural Preserve), Ordinance No. 625 ("Right to Farm"), and applicable General Plan policies. Refer to Section 4.5.3, "Regulatory Framework", for an explanation of the use of these regulations. While the proposed zoning and policies would increase the acreage of designated Agricultural land uses and may in turn increase the acreage of agricultural uses, it is possible that implementing project sites could be located on Prime Farmland (or another designation indicating agricultural suitability). Under the Wine Country Community Plan, such development would allow development of only up to 25 percent of the total project area based on Policy SWAP 1.4, which allows up to 25 percent of a subject site to be developed with winery and associated facilities (e.g., delicatessens, tasting rooms, special event facilities, etc.). Therefore, the Wine Country Community Plan could convert agriculturally suitable farmland and active agricultural land to non-agricultural operational uses. Despite the potential for the Wine Country Community Plan to result in an overall increase of land within agricultural production, land uses that do not involve agricultural production could, on a project-specific basis result in Prime or Unique Farmland, or Farmland of Statewide Importance (Farmland) being taken out of agricultural production. This is a potentially significant impact for which mitigation is required. Additionally, the Wine Country Community Plan does not require the cancellation of any Williamson Act contracts, it is possible that future implementing projects may propose development inconsistent with existing Williams Act contracts.

Findings of Fact:

a-d) According to Map My County, the Project site is designated as Other, Prime, Unique, and Urban-Built Up land. There are existing citrus groves on the Project site. However, the Project is not proposing a physical disturbance of the property; therefore, there is no potential for any direct impacts to agriculture resources. As indicated previously, the Project simply removes the five subject parcels from the Temecula Valley Wine Country Policy Area. In addition, there is no requirement that the Redhawk Property remain in citrus production; however the change will permit 5 acre lots instead of 10 acre lots. Five acre lots are still considered larger lots and will likely continue to foster an agricultural use currently on site, similar to that of the 10 acre lots permitted previously. Wineries will no longer be permitted. The Redhawk Property has the potential to be taken out of agricultural production and developed to single family residences with or without the Project. Therefore, approval of the Project will result in less than significant impacts to agricultural resources.

Mitigation: No new mitigation measures are required.

Monitoring: No monitoring is required.

5. Forest

a) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	Fully Analyzed in EIR 524
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Figure OS-3 "Parks, Forests and Recreation Areas," and Project Application Materials, Environmental Impact Report No.524 (EIR No. 524), RESOLUTION NO. 2014-004

EIR No. 524 Conclusion:

a-c) No land zoned as forest land or timberland occurs within the area under consideration for the Wine Country Community Plan. According to Riverside County GIS data, no timber resources or related activities would be affected by the Project. The County does not identify any existing or currently proposed zoning of forest land, timberland or Timberland Production Zones within the County. Thus, no impacts would occur in this regard. No timber resources, forest land, or related activities occur within the boundary of the Project. Thus, no such resources would be affected by the Project.

Findings of Fact:

a-c).The Project is not proposing a physical disturbance of the property; therefore, there is no potential for forest impacts. As indicated previously, the Project simply removes the five subject parcels from the Temecula Valley Wine Country Policy Area. In addition, no lands within the Project site are zoned for forest land, timberland, or timberland zoned Timberland production. Therefore, the Project would have no potential to conflict with forest land, timberland, or timberland zoned Timberland Production, nor would the Project result in the loss of forest land or cause other changes in the existing environment which would result in the conversion of forest land to non-forest use. Moreover, forestry impacts were previously analyzed in EIR No. 524 and found to have no impacts for the entirety of the area covered by the Wine Country Community Plan, including the Redhawk Property. Therefore, this has been fully covered in EIR No. 524, and no additional impacts will occur.

Mitigation: No new mitigation measures are required.

Monitoring: No monitoring is required.

AIR QUALITY Would the project

6. Air Quality Impacts

a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) 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 (including releasing emissions which	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	Fully Analyzed in EIR 524
exceed quantitative thresholds for ozone precursors)?				
d) Expose sensitive receptors which are located within 1 mile of the project site to project substantial point source emissions?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Involve the construction of a sensitive receptor located within one mile of an existing substantial point source emitter?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: SCAQMD CEQA Air Quality Handbook, Environmental Impact Report No.524 (EIR No. 524), RESOLUTION NO. 2014-004

EIR No. 524 Conclusion:

a-c) The improvements planned under the Wine Country Community Plan would serve to accommodate anticipated growth within the County of Riverside and southern California. Specifically, the Wine Country Community Plan contains land use planning policies and programs designed to comply with the implementation of all applicable air quality plans. In addition, the California Air Resources Board (CARB) has regulatory authority over motor vehicle emissions, and the South Coast Air Quality Management District (SCAQMD) has regulatory authority over stationary source emissions and is empowered to enact regulations toward implementing the South Coast Air Basin's Air Quality Management Plan. The Wine Country Community Plan is consistent with overall land use density contained in the current County General Plan, and is therefore consistent with regional growth planning by CARB and SCAQMD. Therefore, the Wine Country Community Plan will result in less than significant impact with mitigation with respect to clean air attainment plans. Although the Wine Country Community Plan's accommodation of growth and provision of jobs is consistent with the applicable Air Quality Management Plan, the Wine Country Community Plan's implementing projects will increase vehicle miles traveled as they will bring in more tourism, employment, and residential land uses to the area. The emissions resulting from this increase in VMT could be potentially significant, such that mitigation is required to ensure consistency with the Air Quality Management Plan's requirements.

Construction of implementing projects within the Wine Country Community Plan have the potential to create air quality impacts through the use of heavy-duty construction equipment and through vehicle trips generated from construction workers traveling to and from the project site. In addition, fugitive dust emissions would result from demolition and construction activities. Nonetheless, the Project would exceed the South Coast Air Quality Management District (SCAQMD) Regional Construction Thresholds for: Volatile Organic Compounds (VOC); Nitrogen Oxides (NOx); Carbon Monoxide (CO); PM10 and PM2.5.

Air pollutant emissions associated with Wine Country Community Plan implementing projects' operations would be generated by the consumption of natural gas, electricity, water conveyance and agricultural operations and by the consumption of fossil fuels in vehicles. As shown in Table 4.3-3, *Project Operation Stationary and Mobile Source Emissions*, of the Final Program EIR No. 524, regional emissions associated with the Project would exceed the SCAQMD daily significance thresholds for:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	Fully Analyzed in EIR 524
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Volatile Organic Compounds (VOC); Nitrogen Oxides (NOx); Carbon Monoxide (CO); PM10 and PM2.5. Also, shown on Table 4.3-4, *Net Increase in San Diego County Regional Mobile Source Emissions*, of the Final Program EIR No. 524, mobile source emissions from vehicles traveling within San Diego County to and from the Project area will exceed SDAPCD daily significance thresholds for Carbon Monoxide.

Additionally, as noted in Chapter 4.3 of the Final Program EIR No. 524, the growth allowed under the Wine Country Community Plan is less intensive than allowed under current zoning, and is therefore considered consistent with the assumptions of the current AQMP and with applicable air quality plans and policies. Thus, the Wine Country Community Plan will not jeopardize attainment of clean air standards, although it will result in potentially significant operational emissions. Accordingly, mitigation is required.

d-f) As analyzed in Chapter 4.3 of the Final Program EIR No. 524, the South Coast Air Basin, which includes the Wine Country Community Plan area, already exceeds the ambient air quality standards for ozone, PM10, and PM2.5. The Wine Country Community Plan area has registered values above the ambient air quality standards for ozone, PM10, and PM2.5. VOCs and NOx are ozone precursors and are thus relevant to the ozone standards. An exceedance of the SCAQMD threshold levels means that a project could potentially cause or substantially contribute to an exceedance of the ambient air quality standards. Therefore, the Wine Country Community Plan could potentially contribute to the adverse health effects of these pollutants (ozone, PM10, PM2.5, NOx, and VOCs), as described in the Final Program EIR No. 524 (Chapter 4.3 pages 4.3-4 through 4.3-6 under "Health Effects of Air Pollutants"), which are presumed to already occur in the Wine Country Community Plan area from existing Basinwide emissions. Accordingly, mitigation is required.

Findings of Fact:

a-c) The Project is not proposing a physical disturbance of the property; therefore, there is no potential for any direct impacts to air quality related to construction or Project operation. As indicated previously, the Project simply removes the five subject parcels from the Temecula Valley Wine Country Policy Area.

Additionally, the Project site is located within the South Coast Air Basin (SCAB), which is under the jurisdiction of the South Coast Air Quality Management District (SCAQMD). The SCAQMD is principally responsible for air pollution control, and has adopted a series of Air Quality Management Plans (AQMP's) to meet the state and federal ambient air quality standards. Most recently, the SCAQMD Governing Board adopted the Final 2012 AQMP on December 7, 2012. The 2012 AQMP was based on assumptions provided by both the California Air Resources Board (CARB) and the Southern California Association of Governments (SCAG) in the latest available EMFAC model for the most recent motor vehicle and demographics information, respectively. The air quality levels projected in the 2012 AQMP are based on several assumptions. For example, the 2012 AQMP has assumed that development associated with general plans, specific plans, residential projects, and wastewater facilities will be constructed in accordance with population growth projections identified by SCAG in its 2012 Regional Transportation Plan (RTP). The 2012 AQMP also has assumed that such development projects will implement strategies to reduce emissions generated during the construction and operational phases of development.

Because the Zoning designations and General Plan Land Use designations for the Project site will be the same as those analyzed by SCAG in its 2012 Regional Transportation Plan (RTP), it can

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	Fully Analyzed in EIR 524
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be safely assumed that any future development would remain within the allowable density range, and be consistent with the AQMP. The density will increase from a 10 acre minimum lot size to a 5 acre minimum lot size, essentially doubling the permitted density. However, the effect is changing from 6 permitted homes 12 if the entire property were Rural Residential, which it is not (part of the property is Rural Mountainous which is a 10 acre minimum). A change this small will not create any increases in vehicle miles traveled that would result in any possible impacts or inconsistency with SCAG projections. Therefore, less than significant impacts will result.

d-f) The Project is not proposing a physical disturbance of the property; therefore, there is no potential for any direct impacts related to air quality or odors. As indicated previously, the Project simply removes the five subject parcels from the Temecula Valley Wine Country Policy Area.

In addition, even if GPA No. 920 were ultimately approved sometime in the future and subsequent development applications were also submitted and approved allowing the maximum residential density that could be permitted, land uses within one mile of the site are comprised of residential, schools, and undeveloped lands, none of which are considered sources of point source emissions. Accordingly, no impact would occur.

Mitigation: No new mitigation measures are required.

Monitoring: No monitoring is required.

BIOLOGICAL RESOURCES Would the project

7. Wildlife & Vegetation

a) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U. S. Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	Fully Analyzed in EIR 524
f) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: GIS database, WRCMSHCP and/or CVMSHCP, On-site Inspection, Environmental Impact Report No.524 (EIR No. 524), RESOLUTION NO. 2014-004

EIR No. 524 Conclusion:

a-g) A significant component of any MSHCP and, in particular the Western Riverside County MSHCP, is the recognition and advanced planning to cover potential cumulative impacts on sensitive habitats and covered species. Since implementing projects that would occur within the Wine Country Community Plan area will be in compliance with the Wine Country Community Plan policies, zoning, and guidelines and would comply with the MSHCP which provides full CEQA mitigation for all species and habitat related impacts, cumulative impacts associated with the Wine Country Community Plan would be considered less than significant. Therefore, construction would not result in cumulative impacts associated with implementation of the Wine Country Community Plan.

Findings of Fact:

a-g) The Project is not proposing a physical disturbance of the property; therefore, there will be no direct impacts related to biological resources or otherwise. In addition, the Project site is not located within a MSHCP conservation cell; therefore, the proposed Project would not result in any new or more severe impacts upon biological resources than was previously disclosed in EIR No. 524. The development patterns that happen on 10 acre lots are similar to those that happen on 5 acre lots, in other words each lot would likely feature a home and continued agricultural production. Therefore, the change in density that could result from this change would not alter the eventual development pattern for the 60 acres. Consequently, the proposed General Plan Amendment would not conflict with provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan. In addition, EIR No. 524 fully analyzed impacts to biological resources from build out of the entire Wine Country Community Plan area, including the Redhawk Property, and found there would be less than significant impacts due to the required compliance with the MSHCP. Because the Project will still be required to comply with the MSHCP even upon removal from the Policy Area, this has been fully covered in EIR No. 524, and no new impacts will result.

Therefore, the proposed General Plan Amendment would not 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). See above explanation of development patterns.

The proposed General Plan Amendment would not have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	Fully Analyzed in EIR 524
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special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U. S. Wildlife Service any more so than the development would have had in the event the policy was not removed. The development patterns for the 60 acres would be similar in nature and eventual possible impacts.

The parcels have not been identified as being in a corridor for any migratory species or established native resident, and therefore the proposed Project would not 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.

The proposed General Plan Amendment would not have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service beyond what was studied in the Wine Country EIR.

There are no federally protected wetlands onsite or near the parcels at issue in the Project. Therefore, the proposed General Plan Amendment would not have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means.

The proposed General Plan Amendment would not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance, because the Project is not proposing a physical disturbance of the property, and, other than the MSHCP discussed above which will be complied with, there are no applicable local policies or ordinance protecting biological resources.

Mitigation: No new mitigation measures are required.

Monitoring: No monitoring is required.

CULTURAL RESOURCES Would the project

8. Historic Resources	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Alter or destroy an historic site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: On-site Inspection, Project Application Materials, Environmental Impact Report No. 524 (EIR No. 524), RESOLUTION NO. 2014-004

EIR524 Conclusion:

a-b) While substantial historical resources exist in the vicinity of the Wine Country Community Plan area, no known historical-era resources are identified within the boundaries of the Wine Country Community Plan. The existing structures and facilities within the Wine Country Community Plan area are less than 50 years of age and do not meet the established criteria for historical landmarks or historic resources pursuant to federal, State, or County criteria at this time. However, over the life of

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	Fully Analyzed in EIR 524
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the Wine Country Community Plan, original structures and features associated with winery and equestrian uses or other potentially significant structures and sites, may attain historic status, or become eligible for historic status. Portions of the original Wolf Ranch and Vail Ranch are included in the Wine Country Community Plan area, and there is potential for historic artifacts associated with these ranches, or the ranchos that preceded them, to be unearthed within the Wine Country Community Plan area. Ground-disturbing activities associated with implementing projects within, the Wine Country Community Plan area could unearth previously unknown historic resources, including historic infrastructure or buried resources. The EIR found it less than significant.

Findings of Fact:

a-b) The Project is not proposing a physical disturbance of the property; therefore, there is no potential for any direct impacts to cultural resources. As indicated previously, the Project simply removes the five subject parcels from the Temecula Valley Wine Country Policy Area. In addition, there are no known historical-era resources identified on the parcels in question. The potential for cultural resources will be evaluated during the processing of a development application for the property, including an Environmental Assessment for assessing potential impacts, and any future development on the project site would be required to comply with county wide programs, ordinances, and General Plan policies from EIR No. 441, the General Plan EIR. In addition, EIR No. 524 fully analyzed impacts to the historical resources from build out of the entire Wine Country Community Plan area, including the Redhawk Property, and found there would be less than significant impacts. Therefore, this has been fully covered in EIR No. 524.

Mitigation: No new mitigation measures are required.

Monitoring: No monitoring is required.

9. Archaeological Resources

a) Alter or destroy an archaeological site.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Restrict existing religious or sacred uses within the potential impact area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Cause a substantial adverse change in the significance of a tribal cultural resource as defined in Public Resources Code 21074?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Project Application Materials, Environmental Impact Report No. 524 (EIR No. 524), RESOLUTION NO. 2014-004

EIR No. 524 Conclusion:

a-e) Adoption of the Wine Country Community Plan could facilitate development that has the potential to disturb or destroy archaeological resources, and thus the Project could indirectly result in impacts to these resources. Although the County has complied with Traditional Tribal Cultural Places Law

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	Fully Analyzed in EIR 524
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("Senate Bill 18") as defined in California Government Code 65352 and other analysis and notification requirements concerning the identification of archeological resources, there remains a possibility that unanticipated discoveries will be made during actual construction. Accordingly, mitigation is required.

The Wine Country Community Plan area has a long history of occupation by Native American peoples and may include areas of prehistoric habitation where human remains may have been interred. Ground-disturbing activities in the Plan area such as grading, excavation, or tilling have the potential to disturb as yet unidentified human remains.

Findings of Fact:

a-e) The Project is not proposing a physical disturbance of the property, and therefore there are no ground-disturbing activities in the Plan area such as grading, excavation, or tilling that have the potential to disturb as yet unidentified human remains. Because there are no known archaeological resources on site, no reason to believe they are likely to be found on site, and the site is already disturbed due to citrus plantings, impacts to archaeological resources are considered to be less than significant. In addition, future development on the Project site would also still be required to comply with county-wide programs, ordinances, and General Plan policies from EIR No. 441, as well as AB 52, which should ensure adequate evaluation of any potential cultural resources and development of any necessary mitigation measures at that time.

Mitigation: No new mitigation measures are required.

Monitoring: No monitoring is required.

10. Paleontological Resources

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

Source: Riverside County General Plan Figure OS-8 "Paleontological Sensitivity", Environmental Impact Report No. 524 (EIR No. 524), RESOLUTION NO. 2014-004

EIR No. 524 Conclusion:

a) The County's General Plan identified the Wine Country Community Plan area as an area with high sensitivity for the presence of paleontological resources. Additionally, significant resources have been uncovered within or abutting the Wine Country Community Plan area. Implementing projects facilitated by the Wine Country Community Plan could indirectly result in ground-disturbing activities, including excavation for site development, grading, and trenching.

Given the underlying geology of the area, such excavation required for implementing projects could result in disturbance or destruction of paleontological resources. In addition, maintenance activities associated with future infrastructure installed to support implementing projects facilitated by the Wine Country Community Plan could result in additional ground-disturbing activities such as additional excavation that could result in the disturbance or destruction of paleontological resources. The Wine Country Community Plan is required to comply with existing policies and regulations intended to protect the integrity of paleontological resources. These policies and regulations correspond to policies contained in the County's General Plan and would be applied to all implementing projects,

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	Fully Analyzed in EIR 524
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both public and private, that could arise out of the adoption of the proposed Wine Country Community Plan. Nonetheless, mitigation is required to ensure that any potentially significant impacts are reduced to a level of less than significant.

Future implementing projects facilitated by the Wine Country Community Plan would likely involve grading, tilling, subsurface excavation, and other ground-disturbing activities that may uncover paleontological resources. However, compliance with existing applicable federal, State, and local laws and regulations protecting paleontological resources basis, will help to ensure that significant resources, if encountered, would be preserved through avoidance or preservation in an appropriate repository or by other appropriate measures. Nonetheless, mitigation is required to further reduce any potential cumulative impact.

Findings of Fact:

- a) The area covered by the Wine Country Community Plan, including the Project site, is identified by the County's General Plan as an area with high sensitivity for the presence of paleontological resources. However, the Project is not proposing a physical disturbance of the property; therefore, there is no potential for any direct impacts to paleontological resources.

As indicated previously, the Project simply removes the five subject parcels from the Temecula Valley Wine Country Policy Area. The Project is not proposing a physical disturbance of the property, and therefore there are no ground-disturbing activities in the Plan area such as grading, excavation, or tilling that have the potential to disturb paleontological resources. Because there are no known such resources on site, no reason to believe they are likely to be found on site, and the site is already disturbed due to citrus plantings, impacts to paleontological resources are considered to be less than significant. In addition, future development on the Project site would also still be required to comply with applicable federal, state, and local laws and regulations, which will ensure that any potential impacts by future development would be less than significant, and therefore indirect impacts to paleontological resources associated with this Project are less than significant.

Mitigation: No new mitigation measures are required.

Monitoring: No monitoring is required.

GEOLOGY AND SOILS Would the project

11. Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zones	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Figure S-2 "Earthquake Fault Study Zones," GIS database, Geologist Comments, Environmental Impact Report No. 524 (EIR No. 524), RESOLUTION NO. 2014-004

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	Fully Analyzed in EIR 524
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EIR No. 524 Conclusion:

a-b) Geologic hazards are generally localized in nature, as they are related to the soils and geologic character of a particular site. Cumulative impacts could occur related to an earthquake, depending on the magnitude of the earthquake and location of the fault(s) traversing the region. Impacts due to seismic activity would be cumulative if State and local building and development codes and regulations were not actively being implemented throughout the region.

All implementing projects within the Wine Country Community Plan area, as well as all future development within surrounding areas, would be subject to applicable State and local building codes, ordinances, and policies, and site-specific design measures intended to reduce the potential for significant damage to occur as the result of seismic activity, landslides, and other such geologic hazards.

For the reasons stated above, the Wine Country Community Plan is not considered to result in significant cumulative impacts relative to geology or soils. Impacts would be less than significant, and no additional mitigation measures are required or proposed. This analysis is consistent with the requirements of a program EIR and future site-specific implementing projects proposed within the Wine Country Community Plan area will require site-specific CEQA analysis at a later date.

Findings of Fact:

a-b) The proposed project site is not located in an Alquist-Priolo Earthquake Fault Zone; however it is located within a half mile of Agua Tibia Mountain Fault in a County Fault Hazard Zone. Analysis of the project site and its surrounding area in EIR No. 524 found that "All implementing projects within the Project area, as well as all future development within surrounding areas, would be subject to applicable State and local building codes, ordinances, and policies, and site-specific design measures intended to reduce the potential for significant damage to occur as the result of seismic activity, landslides, and other such geologic hazards. For the reasons stated above, the Project is not considered to result in significant cumulative impacts relative to geology or soils. Impacts would be less than significant, and no additional mitigation measures are required or proposed." (EIR No. 524)

The Project is not proposing a physical disturbance of the property; therefore, there is no potential for any direct impacts resulting from earthquake fault zones or hazard zones. As indicated previously, the Project simply removes the five subject parcels from the Temecula Valley Wine Country Policy Area. In addition, EIR No. 524 fully analyzed impacts to earthquakes and faults from build out of the entire Wine Country Community Plan area, including the Redhawk Property, and found there would be less than significant impacts. Therefore, this has been fully covered in EIR No. 524.

Mitigation: No new mitigation measures are required.

Monitoring: No monitoring is required.

12. Liquefaction Potential Zone

a) Be subject to seismic-related ground failure,

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	Fully Analyzed in EIR 524
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including liquefaction?

Source: Riverside County General Plan Figure S-3 "Generalized Liquefaction" Environmental Impact Report No.524 (EIR No. 524), RESOLUTION NO. 2014-004

EIR No. 524 Conclusion:

a) Areas susceptible to liquefaction are found within the Wine Country Community Plan area. Implementation of the Wine Country Community Plan would not result in any new or more severe impacts than was previously disclosed in EIR No. 524. Implementation of the Wine Country Community Plan would potentially increase exposure of future development associated with implementing projects within the Wine Country Community Plan area to damage caused by secondary seismic impacts such as ground failure, soil settlement, subsidence or liquefaction during an earthquake associated with an earthquake event.

Findings of Fact:

a) The County's General Plan identified the Project area as an area with very low sensitivity for liquefaction. Therefore, impacts to the Project related to damage caused by secondary seismic impacts such as ground failure, soil settlement, subsidence or liquefaction during an earthquake associated with an earthquake event would be less than significant. In addition, the Project is not proposing a physical disturbance of the property. As indicated previously, the Project simply removes the five subject parcels from the Temecula Valley Wine Country Policy Area. Because the Project is not proposing a physical disturbance of the property; therefore, there is no potential for any direct impacts resulting from liquefaction. In addition, EIR No. 524 fully analyzed impacts relating to liquefaction from build out of the entire Wine Country Community Plan area, including the Redhawk Property, and found there would be less than significant impacts. Therefore, this has been fully covered in EIR No. 524.

Mitigation: No new mitigation measures are required.

Monitoring: No monitoring is required.

13. Ground-shaking Zone

a) Be subject to strong seismic ground shaking?

Source: Riverside County General Plan Figure S-4 "Earthquake-Induced Slope Instability Map," and Figures S-13 through S-21 (showing General Ground Shaking Risk), Environmental Impact Report No.524 (EIR No. 524), RESOLUTION NO. 2014-004

EIR No. 524 Conclusion:

a) The Temecula Valley Wine Country region is approximately four miles from Elsinore Fault, which runs through the cities of Murrieta and Temecula, then south to San Diego County. The County also has zoned fault systems mapped in the area. Both fault types trigger similar special studies prior to development to ensure structures are not built upon active faults and that structures are engineered to appropriate seismic building standards. Existing County Fault Zones associated with potentially active

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	Fully Analyzed in EIR 524
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faults occur within the Wine Country region; specifically the Buck Mesa Faults, Agua Tibia Mountains Faults and Elsinore Faults. Seismic activity along regional and local faults will produce ground-shaking effects and, during a seismic event, these faults could shift resulting in ground rupture. Development accommodated by the Wine Country Community Plan has the potential for increasing the number of people and properties at risk for significant seismic impacts due to ground fault rupture, strong seismic shaking and other seismic-related hazards.

Findings of Fact:

a) First, the Project is not proposing a physical disturbance of the property; therefore, there is no potential for any direct impacts resulting from ground shaking zones. As indicated previously, the Project simply removes the five subject parcels from the Temecula Valley Wine Country Policy Area. In addition, the proposed project site is not located in an Alquist-Priolo Earthquake Fault Zone; however it is located within a half mile of Agua Tibia Mountain Fault in a County Fault Hazard Zone. Analysis in EIR No. 524 of the entirety of the area covered by the Wine Country Community Plan, including the Project site, and its surrounding area found that "All implementing projects within the Project area, as well as all future development within surrounding areas, would be subject to applicable State and local building codes, ordinances, and policies, and site-specific design measures intended to reduce the potential for significant damage to occur as the result of seismic activity, landslides, and other such geologic hazards. For the reasons stated above, the Project is not considered to result in significant cumulative impacts relative to geology or soils. Impacts would be less than significant, and no additional mitigation measures are required or proposed". (EIR No. 524) Even ultimate development of the parcels would not substantially increase the severity of environmental impacts as compared to impacts that were evaluated and disclosed as part of EIR No. 524, and therefore even potential indirect impacts were fully analyzed in EIR No. 524 with no additional potential impacts related to strong seismic ground shaking.

Mitigation: No new mitigation measures are required.

Monitoring: No monitoring is required.

14. Landslide Risk

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

Source: On-site Inspection, Riverside County General Plan Figure S-5 "Regions Underlain by Steep Slope", Riverside County General Plan Figure S-4 "Earthquake Induced Slope Instability Map", Environmental Impact Report No. 524 (EIR No. 524), RESOLUTION NO. 2014-004

EIR No. 524 Conclusion:

a) The Temecula Valley Wine Country region is approximately four miles from Elsinore Fault, which runs through the cities of Murrieta and Temecula, then south to San Diego County. The County also has zoned fault systems mapped in the area. Both fault types trigger similar special studies prior to development to ensure structures are not built upon active faults and that structures are engineered to appropriate seismic building standards. Existing County Fault Zones associated with potentially active

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	Fully Analyzed in EIR 524
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faults occur within the Wine Country region; specifically the Buck Mesa Faults, Agua Tibia Mountains Faults and Elsinore Faults. Seismic activity along regional and local faults will produce ground-shaking effects and, during a seismic event, these faults could shift resulting in ground rupture. Development accommodated by the Wine Country Community Plan has the potential for increasing the number of people and properties at risk for significant seismic impacts due to ground fault rupture, strong seismic shaking and other seismic-related hazards.

Findings of Fact:

a) First, the Project is not proposing a physical disturbance of the property; therefore, there is no potential for any direct impacts resulting from landslide risk. As indicated previously, the Project simply removes the five subject parcels from the Temecula Valley Wine Country Policy Area. In addition, the proposed project site is not located in an Alquist-Priolo Earthquake Fault Zone; however it is located within a half mile of Agua Tibia Mountain Fault in a County Fault Hazard Zone. The Project site is identified by the Riverside County General Plan Figure S-4 "Earthquake Induced Slope Instability Map" as having "Low to locally moderate susceptibility to seismically induce landslides and rockfalls." In addition, analysis in EIR No. 524 of the entirety of the area covered by the Wine Country Community Plan, including the Project site, and its surrounding area found that "All implementing projects within the Project area, as well as all future development within surrounding areas, would be subject to applicable State and local building codes, ordinances, and policies, and site-specific design measures intended to reduce the potential for significant damage to occur as the result of seismic activity, landslides, and other such geologic hazards. For the reasons stated above, the Project is not considered to result in significant cumulative impacts relative to geology or soils. Impacts would be less than significant, and no additional mitigation measures are required or proposed." (EIR No. 524) Even ultimate development of the parcels would not substantially increase the severity of environmental impacts as compared to impacts that were evaluated and disclosed as part of EIR No. 524, and therefore even potential indirect impacts were fully analyzed in EIR No. 524 with no additional potential impacts related to landslide risk.

Mitigation: No new mitigation measures are required.

Monitoring: No monitoring is required.

15. Ground Subsidence

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

Source: Riverside County General Plan Figure S-7 "Documented Subsidence Areas Map", Environmental Impact Report No.524 (EIR No. 524), RESOLUTION NO. 2014-004

EIR No. 524 Conclusion:

a) As identified in the Final Program EIR No. 524, areas subject to subsidence are found within the Wine Country Community Plan area. All implementing projects would be subject to the provisions of the California Building Standards Code in Title 24, which provides regulations for structural design and construction with regard to seismic safety, as well as local regulations, ordinances, General Plan

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	Fully Analyzed in EIR 524
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policies, and standard conditions or requirements. Nonetheless, mitigation is required to ensure that impacts remain less than significant.

Findings of Fact:

a) According to "Map My County," portions of the Project site are susceptible to liquefaction. The 60 acre property received the liquefaction designation with the General Plan 2003, and the EIR that studied the plan, EIR No. 411. EIR No. 411 mitigation that was required would still be in effect if the policy area were removed. While EIR No. 411 did not add any mitigation for subsidence, it did propose many new General Plan Policies (new in 2003) that would continue to mitigate any possible subsidence impacts. Thus, policy mitigation in effect from EIR No. 411 will remain in effect because the Land Use Designation is not changing, only the policy area. The minor increase in unit count that could occur with the Project would not increase or otherwise affect the risk of ground subsidence. In addition, the Project is not proposing a physical disturbance of the property; therefore, there is no potential for any direct impacts resulting from ground subsidence. As indicated previously, the Project simply removes the five subject parcels from the Temecula Valley Wine Country Policy Area.

Mitigation: No new mitigation measures are required.

Monitoring: No monitoring is required.

16. Other Geologic Hazards

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

Source: On-site Inspection, Project Application Materials, Environmental Impact Report No. 524 (EIR No. 524), RESOLUTION NO. 2014-004

EIR No. 524 Conclusion:

a) Two lakes (Lake Skinner and Vail Lake) are located near the Wine Country Community Plan; however, it is not likely that the Wine Country Community Plan would be inundated by seiche from either body of water due to intervening topography and distance from the site. The Wine Country Community Plan is located approximately 44 miles inland from the Pacific coast and protected by the Santa Margarita Mountains. It is unlikely that the Wine Country Community Plan would be inundated by a tsunami. Mudflow could occur in any area, especially with the mixture of wildfires and rain. There is a high potential for mudflows to occur in some areas of unincorporated Riverside County which contain areas with steep slopes.

All implementing projects within the Wine Country Community Plan would be required to comply with the requirements of the California Building Standards Code in Title 24. In areas where steep slopes occur that are susceptible to mudflow hazards, proponents for implementing projects would be required to prepare a site-specific geologic and geotechnical investigation to identify potential impacts and provide recommendations as to slope stability and design requirements to reduce potential hazards.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	Fully Analyzed in EIR 524
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The Wine Country Community Plan would not directly result in degradation of surface water quality, groundwater, drainage or erosion, or flooding impacts. Compliance with Federal, State, and local requirements on a project-by-project basis would reduce cumulative impacts to a less than significant level at the time of an implementing project is developed. In addition, cumulative impacts to surface water resources are also regulated and mitigated by regional plans, permits and programs managed by the Riverside County Flood Control and Water Conservation District and U.S. Army Corps of Engineers.

Findings:

a) The Project is not proposing a physical disturbance of the property; therefore, there is no potential for any direct impacts to related to seiche, mudflow, volcanic hazard, or other geologic hazards. As indicated previously, the Project simply removes the five subject parcels from the Temecula Valley Wine Country Policy Area. In addition, EIR No. 524 found that compliance with Federal, State, and local requirements on a project-by-project basis throughout the Wine Country Community Plan area would reduce any geologic impacts to a less-than-significant level at the time of an implementing project is developed. Accordingly, ultimate development of the parcels in question was evaluated as part of EIR No. 524, and no additional potential impacts related to geologic hazards would result.

Mitigation: No new mitigation measures are required.

Monitoring: No monitoring is required.

17. Slopes

a) Change topography or ground surface relief features?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create cut or fill slopes greater than 2:1 or higher than 10 feet?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in grading that affects or negates subsurface sewage disposal systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riv. Co. 800-Scale Slope Maps, Project Application Materials, Environmental Impact Report No.524 (EIR No. 524), RESOLUTION NO. 2014-004

EIR No. 524 Conclusion:

a-c) The Wine Country Community Plan area includes slopes that are greater than 15%. Slope stability would be specific to the physical characteristics of a site, such as underlying soil and rock type, slope steepness, and water content of the soils.

All implementing projects within the Wine Country Community Plan would be required to comply with the requirements of the California Building Standards Code in Title 24. In areas where steep slopes occur that are susceptible to mudflow hazards, proponents for implementing projects would be required to prepare a site-specific geologic and geotechnical investigation to identify potential impacts and provide recommendations as to slope stability and design requirements to reduce potential hazards. The EIR found all impacts less than significant.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	Fully Analyzed in EIR 524
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Findings of Fact:

a-c) The Project is not proposing a physical disturbance of the property; therefore, there is no potential for any direct impacts to slopes. As indicated previously, the Project simply removes the five subject parcels from the Temecula Valley Wine Country Policy Area. In addition, the parcels in question are among those fully evaluated in EIR No. 524 for impacts related to slopes, and no additional or different impacts will result indirectly as a result of the Project. Any future development on the Project site would be required to comply with the California Building Code. In the case of proposed development on steep slopes, which some of the property features, proponents of a future development would be required to prepare a site-specific geologic and geotechnical investigation to identify potential impacts and provide recommendations as to slope stability and design requirements to reduce potential hazards. Accordingly, this was fully analyzed in EIR No. 524.

Mitigation: No new mitigation measures are required.

Monitoring: No monitoring is required.

18. Soils				
a) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Be located on expansive soil, as defined in Section 1802.3.2 of the California Building Code (2007), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: U.S.D.A. Soil Conservation Service Soil Surveys, Project Application Materials, On-site Inspection, Environmental Impact Report No. 524 (EIR No. 524), RESOLUTION NO. 2014-004

EIR No. 524 Conclusion:

a-c) The Wine Country Community Plan would not directly result in degradation of surface water quality, groundwater, drainage or erosion, or flooding impacts. Compliance with Federal, State, and local requirements on a project-by-project basis would reduce cumulative impacts to a less than significant level at the time of an implementing project is developed. In addition, cumulative impacts to surface water resources are also regulated and mitigated by regional plans, permits and programs managed by the Riverside County Flood Control and Water Conservation District and U.S. Army Corps of Engineers.

Findings of Fact:

a) Because the Project is not proposing a physical disturbance of the property, ;there is no potential for any direct impacts to soils. As indicated previously, the Project simply removes the five subject parcels from the Temecula Valley Wine Country Policy Area. In addition, development of the area covered by the Wine Country Community Plan, including the parcels in question, was fully

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	Fully Analyzed in EIR 524
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analyzed in EIR No. 524, and, as found in EIR No. 524, any potential development would be required to comply with Federal, State, and local requirements, which would be sufficient to reduce impacts to a less-than-significant level. Therefore, this has been fully covered in EIR No. 524, and no new indirect impacts will occur.

Mitigation: No new mitigation measures are required.

Monitoring: No monitoring is required.

19. Erosion

a) Change deposition, siltation, or erosion that may modify the channel of a river or stream or the bed of a lake?

b) Result in any increase in water erosion either on or off site?

Source: U.S.D.A. Soil Conservation Service Soil Surveys, Environmental Impact Report No. 524 (EIR No. 524), RESOLUTION NO. 2014-004

EIR No. 524 Conclusion:

a-b) The Wine Country Community Plan would not directly result in degradation of surface water quality, groundwater, drainage or erosion, or flooding impacts. Compliance with Federal, State, and local requirements on a project-by-project basis would reduce cumulative impacts to a less than significant level at the time of an implementing project is developed. In addition, cumulative impacts to surface water resources are also regulated and mitigated by regional plans, permits and programs managed by the Riverside County Flood Control and Water Conservation District and U.S. Army Corps of Engineers.

Temporary construction-related impacts associated with implementing projects are anticipated to involve grading to construct buildings, access roads, signage, lighting, landscaping, onsite utilities, trails and necessary infrastructure improvements to support implementing projects. Due to the rural nature of the area, the pre-existing drainage patterns will generally be maintained. Specifically, future implementing projects within the Winery, Equestrian, and Residential Districts will be required to avoid the alteration of existing drainages, whenever possible. Drainage modifications, if necessary, will be subject to County and RCFCWCD discretionary review relative to flood control and water quality, and review by RWQCB, ACOE, CDFG and USFWS relative to effects upon drainage courses and associated wildlife and water quality. The construction of new infrastructure will avoid the alteration of existing drainages whenever possible. Any drainage modifications, if required, would be designed in accordance with County of Riverside (e.g., EPD, Planning Department, and RCFCWCD) and outside resource agency (e.g., ACOE, CDFG, RWQCB, USFWS) criteria, as appropriate. Nonetheless, potential erosion and siltation impacts caused during construction are a potentially significant impact requiring mitigation.

Findings of Fact:

a) The Project is not proposing a physical disturbance of the property; therefore, there is no potential for any direct impacts resulting from erosion. As indicated previously, the Project simply removes the five subject parcels from the Temecula Valley Wine Country Policy Area. In addition, EIR No.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	Fully Analyzed in EIR 524
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524 evaluated build-out of areas covered by the Wine Country Community Plan, which includes the parcels in question, and found that most impacts related to degradation of surface water quality, groundwater, drainage or erosion, or flooding impacts, were less than significant upon compliance with applicable laws and requirements. However, it also found that construction-related potential erosion and siltation impacts could be significant. However, for the 60 acre property being studied, the areas that feature slopes also feature a Land Use Designation of Rural Mountainous, which has a 10 acre minimum lot size. The General Plan established this designation in 2003 and studied all possible impacts that could result from the designation in the General Plan EIR in 2003. The removal of the policy area will also remove any mitigation from EIR No. 524, thus reverting to any required mitigation from the General Plan EIR. Therefore any potential impacts that could result from the elimination of the EIR No. 524 mitigation is addressed through the mitigation that would be required by the General Plan EIR No. 411. All other portions of the property that are currently Rural Residential Land Use Designations do not feature slopes that would result in any erosion. Regarding a potential increase in density, the development patterns that were permitted under the policy, 10 acre residential lots, are similar to those that would result on the parcels if the policy were removed, mostly 5 acre lots. No development proposal has been submitted for the parcels in question; if a development proposal for the property associated with General Plan Amendment No. 1157 is submitted, subsequent review, an Environmental Assessment, and any necessary studies and reports shall be prepared assessing potential construction-related impacts at that time.

Mitigation: No new mitigation measures are required.

Monitoring: No monitoring is required.

20. 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: Riverside County General Plan Figure S-8 "Wind Erosion Susceptibility Map," Ord. No. 460, Article XV & Ord. No. 484, Environmental Impact Report No. 524 (EIR No. 524), RESOLUTION NO. 2014-004

EIR No. 524 Conclusion:

a) As lands within the Wine Country Community Plan develop over the next 25 years, an increase in the disturbance of existing land surfaces from grading, development, or removal of existing vegetation/topsoil would potentially occur. As a result, the potential for erosion caused by wind and/or water would increase. Implementing projects within the Wine Country Community Plan are required to comply with County of Riverside Ordinance No. 484, which provides requirements intended to reduce the potential for blowing sand within areas designated as Agricultural Dust Control Areas. Ordinance No. 484 identifies certain restrictions on land disturbance activities within these areas and identifies procedures necessary to obtain valid permit. As needed, an erosion control plan would be prepared and submitted to the County to identify methods by which potential soil run-off during rain events and erosion hazards would be minimized to ensure that no adverse effects on water quality occur to downstream properties or water bodies.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	Fully Analyzed in EIR 524
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Additionally, implementing projects within the Wine Country Community Plan are required to comply with County of Riverside General Plan Policies S 3.5 and S 3.6 to minimize the potential effects of soil erosion and loss of topsoil. These policies require the identification of design and/or other measures to address onsite and offsite slope instability, debris flow, and erosion hazards on properties where substantial land disturbance is required to allow for the proposed implementing project. As applicable, proposed implementing projects are required to comply with National Pollutant Discharge Elimination System (NPDES) requirements and Best Management Practices (BMPs) to reduce potential effects on downstream water bodies, as the result of erosion. Applicants of implementing projects within the Project area are required to include erosion and sediment control measures as part of the grading plan in order to minimize land modification and potential erosional effects. Specific design measures would be implemented on a project-specific basis, thereby reducing potential impacts caused by erosion and/or the loss of topsoil to less than significant.

Findings of Fact:

- a) The Project is not proposing a physical disturbance of the property; therefore, there is no potential for any direct impacts resulting from wind erosion or blowsand. As indicated previously, the Project simply removes the five subject parcels from the Temecula Valley Wine Country Policy Area. In addition, EIR No. 524 analyzed build-out of the entire area covered by the Wine Country Community Plan, including the parcels in question, and found less-than-significant impacts related to wine erosion and blowsand upon compliance with state law and local ordinances. To the extent a development application is submitted for the parcels, as under EIR No. 524, compliance with state laws and local ordinances would, the same as under the EIR, be sufficient to reduce impacts to a less-than-significant level.

Mitigation: No new mitigation measures are required.

Monitoring: No monitoring is required.

GREENHOUSE GAS EMISSIONS Would the project

21. 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: Environmental Impact Report No. 524 (EIR No. 524), RESOLUTION NO. 2014-004

EIR524 Conclusion:

a-b) Emissions of GHGs were calculated for the worst-case year of Project construction in CalEEMod. Construction emissions were calculated in five-year increments to correspond with the expected rate of build-out. Emissions for each 5-year period take into account projected policies regarding construction waste diversion and anticipated advancement in equipment technology. Results of this analysis are presented in, *Year 2035 Construction Greenhouse Gas Emissions*. As shown on Table 4.7-2 of the Final Program EIR No. 524, the average annual emissions would not likely exceed the

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	Fully Analyzed in EIR 524
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GHG interim threshold of 3,000 metric tons, if an equal number of implementing projects are assumed to be constructed in each of the five year spans. However, as the actual rate of construction cannot be accurately estimated, a plausible scenario of three times the average construction activity occurring in a single year was considered for determining potential worst-case mass emissions from construction under the Project. The GHG emissions resulting from this worst-case construction activity would exceed the SCAQMD's threshold, and result in a potentially significant impact. Accordingly, mitigation is required.

Wine Country Community Plan operations would result in a change in land use from relatively vacant land to residential, commercial or agricultural use. As a result, the Wine Country Community Plan would generate an increase in long-term GHG emissions from a number of sources as a result of development, including: mobile sources, residential and commercial building energy consumption, water consumption, waste generation, area sources, and wine production. The individual implementing projects built in accordance with the Wine Country Community Plan would achieve reductions in GHG emissions consistent with the State's overall reduction goal of 28.5 percent compared to "Business as Usual" (BAU) through the implementation of Mitigation Measures AQ-1 and AQ-2 which provide a suite of measures that will reduce implementing projects' emissions.

However, the construction and long-term operation of these new residences, wineries, and agricultural developments will result in an increase in total GHG emissions as compared to the existing condition, and will result in emissions, when averaged over the new residents and employees, which exceed the per capita threshold of 4.1 MT/yr (adopted from the SCAQMD efficient-based standard for Year 2035).

With implementation of Project Design Features and Mitigation Measures GHG-1 and GHG-2, along with all applicable and feasible federal, state and local policies and regulations, the Wine Country Community Plan would be consistent with and not conflict with the statewide goals of AB 32 and regional targets under SB375.

Findings of Fact:

a-b) There are no ground disturbing implementing projects being proposed by this project, therefore implementation of the proposed Project would not result in any direct impacts related to GHGs. Additionally, because the Zoning designations and General Plan Land Use designations for the Project site will be the same as those analyzed by SCAG in its 2012 Regional Transportation Plan (RTP), it can be safely assumed that any future development would remain within the allowable density range, and be consistent with the AQMP. The density will increase from a 10 acre minimum lot size to a 5 acre minimum lot size, essentially doubling the permitted density. However, the effect is changing from 6 permitted homes 12 if the entire property were Rural Residential, which it is not (part of the property is Rural Mountainous which is a 10 acre minimum). A change this small will not create any increases in vehicle miles traveled that would result in any possible impact. Therefore, less than significant impacts will result. Further, any future ground disturbing activity will be required to do a project specific GHG review. Additionally, future development on the project site would also be required to comply with county-wide programs, ordinances, and General Plan policies from EIR 441; as well as project specific mitigation measures.

Mitigation: No new mitigation measures are required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	Fully Analyzed in EIR 524
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HAZARDS AND HAZARDOUS MATERIALS Would the project				
22. Hazards and Hazardous Materials	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Project Application Materials, Environmental Impact Report No. 524 (EIR No. 524), RESOLUTION NO. 2014-004

EIR No. 524 Conclusion:

a-c) The Wine Country Community Plan includes land use policy intended to promote the expansion and co-existence of winery, residential, and equestrian uses within this part of the County. Implementing projects allowed pursuant to the Wine Country Community Plan would require the use of hazardous materials during construction and operation of facilities. Typical hazardous materials on a construction site include concrete curing compounds, asphalt products, paints, petroleum products from equipment operation and maintenance, and pesticides. Pesticides are substances or mixtures of substances intended for preventing, destroying, repelling or mitigating any pest.

The term pesticide also applies to herbicides, fungicides and various other substances used to control pests. Typical hazardous materials found on agricultural sites include Ammonium nitrate and Anhydrous Ammonia fertilizers, pesticides/ herbicides/fungicides, and fuels for farm equipment such as diesel fuel, gasoline, and propane. Typical hazards associated with equestrian uses include pesticides, fertilizers, manure, and fuels for machinery. The use of these materials, however, is not anticipated to result in potentially significant impacts regarding the transport of materials because such uses are subject to federal, State, and local regulations, ordinances, General Plan policies, and standard conditions.

Moreover, future agricultural, viticulture or winery-related uses would be subject to implementing project site-specific development review pursuant to the County's standard development review process, including detailed development review process as well as site specific CEQA review. Likewise, implementing projects would be subject to the same site-specific/CEQA review, including the potential impacts of proximate agricultural operations on the new implementing project. All

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	Fully Analyzed in EIR 524
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implementing projects will be required to comply with federal, state, and local regulations regarding pesticide use for agricultural purposes. The California Environmental Protection Agency Department of Pesticide Regulation (DPR) is the agency responsible for a statewide pesticide regulatory program and has the authority to oversee, evaluate and improve local pesticide enforcement programs.

Impacts regarding pesticide use are anticipated to be less than significant because the DPR scientists perform continuous evaluation and reevaluation of registered pesticides or pesticides being considered for registration. Under California law (statutes of 1969, Chapter 1169) the DPR must eliminate from use any pesticide that endangers the agricultural or nonagricultural environment. The DPR conducts a human health risk assessment to estimate the nature and likelihood of adverse health effects in humans who may be exposed to pesticides now and in the future.

The DPR ensures safe pesticide use because of they perform the following actions:

- Scientific evaluation of products before they can be sold or used.
- Examination and licensing of individuals and businesses that recommend, perform, or supervise pest control. Surveillance of products sold in the marketplace to ensure they are registered and meet state health, environmental and safety standards.
- Site specific permitting for the use of certain hazardous pesticides.
- Full reporting of agricultural pesticide use.
- Sampling and residue testing of fresh produce.
- Strict laws, regulations and programs to protect workers and the environment, including field inspections and monitoring of air, soil and water.
- Grants and outreach promoting greater use of pest management strategies that lower risks associated with pesticides and reduce pesticide use where possible.
- Local enforcement agents in all 58 counties that conduct safety inspections and investigations.

The Riverside County Agricultural Commissioner's Office has 4 District offices in 4 different regions of Riverside County (Corona District, San Jacinto District, Coachella Valley District, and Palo Verde Valley District). The Riverside County Pesticide Use Enforcement Work Plan (years 2011 - 2013) has been developed using the California Department of Pesticide Regulation Enforcement Letter ENF 08-18, *Pesticide Use Enforcement Program Planning and Evaluation Guidance*. This document is used as guidance to target core program priorities and evaluate the County pesticide use enforcement program. This document is used by the Agricultural Commissioner to analyze resources available to focus on core enforcement programs (restricted materials permitting, compliance monitoring and enforcement response) to assure high levels of compliance by the regulated community regarding pesticide laws and regulations. Riverside County pesticide enforcement program statistics can be found in the Pesticide Regulatory Activities Monthly Report and the DPR Regulation Pesticide Use Report Database. Pesticide use for agricultural purposes has been ongoing in the Wine Country Community Plan region and pesticides are anticipated to continue to be used in the future with implementing projects. The DPR has been and continues to monitor air, water and fresh produce to find out if there are residues of concern. The DPR also monitors pesticide exposure in the workplace and other settings, investigates and tracks pesticide illness and injury issues, and utilizes local enforcement to ensure laws and regulations are being obeyed. The DPR has a web-based database that is continually updated that includes enforcement actions and penalty actions on noncompliance pesticide use throughout the state. Other Wine Country Community Plan features that will help reduce impacts in regards to pesticide use is the large Jot size requirement of 10 acres per dwelling unit (1 acre minimum in clustered development) and the 50 foot minimum structural setback from the lot line requirements, which will create a buffer from pesticides used on an adjacent property. Furthermore, General Plan Land Use Element Policy 23.6 requires that commercial projects abutting residential properties are to

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	Fully Analyzed in EIR 524
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protect the residential use from the impacts of noise, light, fumes, odors, vehicular traffic, parking, and operational hazards. Because pesticide use is strictly regulated in California (as noted above), direct, indirect, and cumulative impacts associated with pesticide usage are anticipated to be less than significant. The Environmental Impact Report prepared for the Project is a "Program EIR", which evaluates broad-scale impacts of the Wine Country Community Plan that can be expected to result from the revision of the General Plan, Zoning Ordinance No. 348, and Design Guidelines pursuant to the Wine Country Community Plan. The EIR does not and cannot evaluate site specific impacts of each potential individual implementing project, because the location, extent, and timing of individual implementing projects is unknown. Any implementing project will be required to prepare appropriate CEQA compliance documentation in regards to hazards and hazardous materials. However, it is possible that - during construction - unanticipated hazardous materials (such as underground storage tanks) could be encountered. Such unanticipated discoveries could result in potentially significant impacts requiring mitigation.

d) Crowne Hill Elementary School is located within a quarter mile of the Wine Country Community Plan's Residential District and one existing private school is located within the Wine Country Community Plan. Given that approval of the Wine Country Community Plan does not authorize any site-specific development, and given that the timing and nature of future implementing projects is unknown, it is possible that the Wine Country Community Plan could generate construction-related impacts resulting from hazardous emissions or the handling of hazardous or acutely hazardous materials, substances or wastes within a quarter-mile of a school. Future agricultural, viticulture or winery-related uses would be subject to implementing project site-specific development review pursuant to the County's standard development review process, as modified and expanded through this Wine Country Community Plan, including a detailed development review process and project-level CEQA review. Likewise implementing project proposals for school expansions or new schools would be subject to the same review process and procedure and would necessarily take into consideration potential impacts from existing proximate land uses, including agricultural operations. Additionally, existing federal, State, and local school district policies and procedures, including the Federal CERCLA Program, Federal RCRA Program, Federal HMT A, State HWCL, State Health and Safety Code, State CCR Titles 22 and 26, and County Ordinance Nos. 615, 651, 718, and 348 (refer to Section 4.8.3 above for details regarding these regulations), would minimize risks to school facilities, students, faculty, as well as the general public related potential hazardous materials impacts. Nonetheless, mitigation for potential implementing projects is required.

e) There is one hazardous material site within the Project area (refer to Exhibit 4.8-1 *Hazards Material Site*). The Temecula Bomb Target #1 07 is a 160 acre property acquired by the Navy before October 1945. There is no information available detailing history of the site as a bombing target for rocket firing. The State actively began cleaning the site and disposing of unexploded ordnance on February 15, 2007. Development on or near the site could result in a potentially significant hazardous materials impact to the public by exposing the public to unexploded ordnance and other hazards, such that mitigation is required.

Findings of Fact:

a-c) The Project is not proposing a physical disturbance of the property; therefore, there is no potential for any direct impacts resulting from hazards and hazardous materials. As indicated previously, the Project simply removes the five subject parcels from the Temecula Valley Wine Country Policy Area.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	Fully Analyzed in EIR 524
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As indicated in EIR No. 524, any future development on the proposed Project site may require the use of hazardous materials during construction and operation of facilities. Typical hazardous materials on a construction site include concrete curing compounds, asphalt products, paints, petroleum products from equipment operation and maintenance. Pesticides, which are mentioned in EIR No. 524, would no longer be typical of development activity due to the removal of the Project site from the Policy Area. Evaluation of the potential for these impacts for the area covered by the Wine Country Community Plan, including the parcels in question, was done in EIR No. 524. Since the Project is not proposing a physical disturbance of the property, further evaluation of site-specific impacts would be out of scope because the location, extent, and timing of an individual implementing project or projects is unknown.

d) As indicated above, there are three schools within the policy area. Vail Ranch Middle School is approximate 1 mile from the 60 acre proposed area of the policy change. Therefore the project could not emit any hazardous materials that would be less than a ¼ mile from a school and the impacts would be less than significant.

e) The proposed 60 acre change to the policy area would not be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5. The 60 acre property is about 3 miles from the possible bombing site listed above. Therefore, no impacts would result.

Mitigation: No new mitigation measures are required.

Monitoring: No monitoring is required.

23. Airports

a) Result in an inconsistency with an Airport Master Plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Require review by the Airport Land Use Commission?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Figure S-19 "Airport Locations," GIS database, Environmental Impact Report No.524 (EIR No. 524), RESOLUTION NO. 2014-004

EIR No. 524 Conclusion:

a) EIR No. 524 concluded that the Wine Country Community Plan is not located within an Airport Influence Area and would not result in an inconsistency with an Airport Master Plan.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	Fully Analyzed in EIR 524
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b) EIR No. 524 concluded that the Wine Country Community Plan is not located within an Airport Influence Area and would not require review by an Airport Land Use Commission.

c-d) EIR No. 524 concluded that the Wine Country Community Plan is not located within two miles of a public airport or public use airport. Activities authorized under the Project would not result in a safety hazard for people residing or working in the Project area.

Findings of Fact:

a-d) The Project is not proposing a physical disturbance of the property; therefore, there is no potential for any impacts to airports or any impacts resulting from airport proximity. In addition, EIR No. 524 found that none of the area covered by the Wine Country Community Plan, including the parcels in question, were located in an Airport Influence Area or within two miles of a public airport or public use airport, and therefore there will be no impacts related to airports.

Mitigation: No new mitigation measures are required.

Monitoring: No monitoring is required.

24. Hazardous Fire Area

a) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?

Source: Riverside County General Plan Figure S-11 "Wildfire Susceptibility," GIS database, Environmental Impact Report No. 524 (EIR No. 524), RESOLUTION NO. 2014-004

EIR No. 524 Conclusion:

a) As shown in Exhibit 4.8-3 of EIR No. 524, Wildfire Susceptibility, the northeastern and southern portions of the Wine Country Community Plan are located in areas with high fire hazard risk. Portions of the Project's Residential and Equestrian Districts are located in high fire hazard areas. This will increase both the number of people and property potentially exposed to fire hazards. Additionally, there is the potential for an increase in the occurrence of fire, particularly in urban-wildland interface areas, due to increasing human encroachment. Accordingly, mitigation is required to reduce these impacts to a less than significant level.

Findings of Fact:

a) The Project is not proposing a physical disturbance of the property; therefore, there is no potential for any direct impacts resulting from fire hazard. In addition, according to Riverside County General plan Figure S-11 "Wildfire Susceptibility," the Project site is not located in a high fire hazard area. Therefore, any indirect impacts associated with wildfire susceptibility resulting from some future development of the parcels would still be less than significant.

Mitigation: No new mitigation measures are required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	Fully Analyzed in EIR 524
HYDROLOGY AND WATER QUALITY Would the project				
25. Water Quality Impacts				
a) Substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) 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)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Create or contribute runoff water that would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Include new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g. increased vectors or odors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County Flood Control District Flood Hazard Report/Condition, Environmental Impact Report No. 524 (EIR No. 524), RESOLUTION NO. 2014-004

EIR No. 524 Conclusion:

a-h) EIR No. 524 concluded that the Wine Country Community Plan will support new and existing rural residential, winery, and equestrian uses, as well as other commercial activities that encourage tourism. The goal of the Wine Country Community Plan is to expand development opportunities and attract tourists to the area. The operation of wineries, equestrian uses, and an increase in residential development would generate additional wastewater which would require treatment. Table 4.9-1 of EIR No. 524, *Agricultural and Equestrian Impacts on Water Quality*, lists a number of potential surface and groundwater impacts which could result from agricultural and equestrian uses. For example, it is possible that some implementing projects may propose uses that, in the aggregate, exceed the wastewater flow standards established by the Regional Water Quality Control Boards. Collectively, these impacts require mitigation in order to assure that any impacts to water quality standards are reduced to below a level of significance.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	Fully Analyzed in EIR 524
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The Wine Country Community Plan will support new and existing rural residential, winery, and equestrian uses, as well as other commercial activities that encourage tourism. Implementing projects would cause an increase in impervious surfaces, but by minimizing the amount of grading and utilizing existing drainage patterns projects should be able to minimize their effect on runoff, as well as their impacts on local groundwater recharge. Nonetheless, the operation and maintenance of the equestrian and agricultural uses in addition to an increase in residential development could have the potential to deplete groundwater supplies. In order to ensure a reliable water supply in a water shortage situation, Rancho California Water District ("RCWD") has developed a five stage water shortage contingency plan for agricultural, commercial, and domestic customers that would take effect and provide adequate water supply to the area. RCWD has determined that it has adequate capacity to serve the Project (refer to Section 4.13 of EIR No. 524, *Public Services & Utilities*).

Temporary construction-related impacts associated with implementing projects are anticipated to involve grading to construct buildings, access roads, signage, lighting, landscaping, onsite utilities, trails and necessary infrastructure improvements to support implementing projects. Due to the rural nature of the area, the pre-existing drainage patterns will generally be maintained. Specifically, future implementing projects within the Winery, Equestrian, and Residential Districts will be required to avoid the alteration of existing drainages, whenever possible. Drainage modifications, if necessary, will be subject to County and RCFCWCD discretionary review relative to flood control and water quality, and review by RWQCB, ACOE, CDFG and USFWS relative to effects upon drainage courses and associated wildlife and water quality. The construction of new infrastructure will avoid the alteration of existing drainages whenever possible. Any drainage modifications, if required, would be designed in accordance with County of Riverside (e.g., EPD, Planning Department, and RCFCWCD) and outside resource agency (e.g., ACOE, CDFG, RWQCB, USFWS) criteria, as appropriate. Nonetheless, potential erosion and siltation impacts caused during construction are a potentially significant impact requiring mitigation.

Implementing projects would cause an increase in impervious surfaces; however, by minimizing the amount of grading and utilizing existing drainage patterns projects should be able to minimize their effect on runoff, as well as their impacts on local groundwater recharge. Implementing projects that could be constructed pursuant to the implementation of the Project could increase the amount of urban runoff due to an increase in impervious area (i.e. roof tops and paving). Mitigation of increased runoff can typically be handled onsite through the use of detention facilities, stormwater improvements, infiltration, and maximizing pervious area. Project specific requirements would be evaluated on a project level during the County's entitlement and permitting process and would be beyond the scope of this programmatic evaluation; however, it is reasonable to assume that projects would be required to adhere to County standards for detention of incremental flows and management of storm water flows. Since the majority of the implementing projects proposed pursuant to the Wine Country Community Plan would be rural in nature, pre-existing drainage patterns will be maintained wherever possible. Potential impacts to natural drainage courses would be regulated by State, federal, regional, and county agencies to reduce or eliminate adverse impacts. With appropriate drainage, stormwater, and surface runoff design features integrated into implementing projects and the implementation of mitigation measures, described below, impacts to downstream drainage facilities would not be anticipated. Existing regulations would require implementing projects to provide their own flood protection for structures and access and conformance to those regulations would protect downstream properties from adverse impacts. With implementation of on-site drainage control and appropriate mitigation measures, and given the overwhelmingly agricultural nature of anticipated implementing projects within the Wine Country Community Plan Area, implementation of the Wine Country

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	Fully Analyzed in EIR 524
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Community Plan would not be expected to result in significant impacts related to surface runoff provided that site-specific studies are completed, the Area Drainage Plan is supported, and implementing projects use appropriate flood control measures. Accordingly, to ensure that any such surface runoff impacts are reduced to a level of less than significant, mitigation imposing these requirements is necessary.

Findings of Fact:

a-h) The Project is not proposing a physical disturbance of the property; therefore, there is no potential for any direct water quality impacts. As indicated previously, the Project simply removes the five subject parcels from the Temecula Valley Wine Country Policy Area. Evaluation of the potential for indirect impacts for the area covered by the Wine Country Community Plan, including the parcels in question, was done in EIR No. 524. Since the Project is not proposing a physical disturbance of the property, further evaluation of site-specific impacts at this time would be out of scope because the location, extent, and timing of an individual implementing project or projects is unknown. In addition, any implementing project will be required to prepare appropriate CEQA compliance documentation in regards to hydrology and water quality impacts. If a development proposal associated with General Plan Amendment No. 1157 is submitted, subsequent review, Environmental Assessment, and related studies and reports shall be prepared assessing potential impacts and imposing any necessary mitigation measures. The Land Use Designation was applied to the property in 2003 and analyzed in EIR No. 411. The elimination of the policy area will in essence revert the property to the same designation density permitted by the General Plan in 2003, and thus applying any required mitigation from EIR No. 411, resulting in no additional environmental impacts.

Mitigation: No new mitigation measures are required.

Monitoring: No monitoring is required.

26. Floodplains

Degree of Suitability in 100-Year Floodplains. As indicated below, the appropriate Degree of Suitability has been checked.

NA - Not Applicable <input checked="" type="checkbox"/>	U - Generally Unsuitable <input type="checkbox"/>	R - Restricted <input type="checkbox"/>
a) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Changes in absorption rates or the rate and amount of surface runoff?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam (Dam Inundation Area)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Changes in the amount of surface water in any water body?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Figure S-9 "100- and 500-Year Flood Hazard Zones," Figure S-10 "Dam Failure Inundation Zone," Riverside County Flood Control District Flood Hazard Report/

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	Fully Analyzed in EIR 524
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Condition, GIS database, Environmental Impact Report No. 524 (EIR No. 524), RESOLUTION NO. 2014-004

EIR No. 524 Conclusion:

a-d) The limits of each floodplain type is shown on Exhibit 4.9-3 of EIR No. 524, *FEMA Floodplain Areas*. Any project that requires fill to be placed within this area, which alters the limits of the floodplain will be required to process a Letter of Map Revision based on Fill (LOMR-F) with FEMA. Future implementing projects in this area would be subject to County and RCFCWCD review for drainage and flood control improvements necessary to accommodate the specific implementing project. Nonetheless, to ensure that all future implementing projects are subject to specific performance standards regarding flooding, mitigation is required.

Findings of Fact:

a-d) The Project is not proposing a physical disturbance of or construction on the property; as indicated previously, the Project simply removes the five subject parcels from the Temecula Valley Wine Country Policy Area. Therefore, there is no possibility of direct impacts related to flooding. In addition, according to the County of Riverside General Plan, the Project site is not located within a flood plain. Therefore, there is no potential for any significant impacts to floodplains or impacts resulting from floodplains even upon potential future build-out of the parcels.

Mitigation: No new mitigation measures are required.

Monitoring: No monitoring is required.

LAND USE/PLANNING Would the project

27. Land Use

a) Result in a substantial alteration of the present or planned land use of an area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Affect land use within a city sphere of influence and/or within adjacent city or county boundaries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan, GIS database, Project Application Materials, Environmental Impact Report No. 524 (EIR No. 524), RESOLUTION NO. 2014-004

EIR No. 524 Conclusion:

a-b) The EIR concluded that the Wine Country Community Plan would not result in any adverse cumulative impacts to land use and planning within the Project area. The Wine Country Community Plan would help to guide development in a way that preserves the existing land uses and rural feel while allowing for growth consistent with the established vision. The land use Districts in the Wine Country Community Plan includes Winery, Residential, and Equestrian. These Districts are part of the Wine Country Community Plan to guide development and meet the goals of the Wine Country Community Plan: to increase viticulture potential; protect rural lifestyle and equestrian activities; allow appropriate levels of commercial tourist activities; and so that future growth is coordinated to avoid land use conflicts and provide appropriate levels of public facilities, services, and infrastructure. Wine

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	Fully Analyzed in EIR 524
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Country Community Plan implementation would nonetheless increase development in the future; however, it would reduce the density of land uses currently permitted under the General Plan, SWAP, Citrus Vineyard Policy Area and Valle de los Caballos Policy Area.

Therefore the incremental impact of the Wine Country Community Plan, when considered in combination with development within the sub region and within the Project area (i.e., implementing projects), is not anticipated to result in cumulatively considerable land use impacts. If future implementing projects are consistent with the Wine Country Community Plan (including the associated General Plan Amendment, Zoning Ordinance Amendment and revised design guidelines), their cumulative impacts would be consistent with the Project-related land use impacts identified and evaluated in this EIR (Section 4.1 0) and would thus be less than significant. In addition, the land use changes anticipated under the Wine Country Community Plan would comply with the growth projections, goals, and vision identified by SCAG (Southern California Association of Governments); thus significant Project-related cumulative land use impacts are not anticipated. Therefore, Implementation of the Wine Country Community Plan would not result in significant cumulative land use impacts.

Findings of Fact:

a-b) Under the Project, the boundary of the Temecula Valley Wine Country Policy Area will be reduced, leaving five parcels totaling approximately 60 acres, constituted of APNs 966-380-028 through 966-380-032, out of the Policy Area. While the 60 acres will no longer be required to comply with the provisions of the Policy Area, they will still be required to adhere to all existing County standards that exist for development outside the Policy Area such as all General Plan and Zoning requirements.

The Project is not proposing a physical disturbance of the property; therefore, there is no potential for any direct impacts related to land use. As indicated previously, the Project simply removes the five subject parcels from the Temecula Valley Wine Country Policy Area. In addition, EIR No. 524 fully analyzed impacts to land use from build out of the entire Wine Country Community Plan area, including the Redhawk Property, and found there would be less than significant impacts. Therefore, this has been fully covered in EIR No. 524.

Mitigation: No new mitigation measures are required.

Monitoring: No monitoring is required.

28. Planning

a) Be consistent with the site's existing or proposed zoning?

b) Be compatible with existing surrounding zoning?

c) Be compatible with existing and planned surrounding land uses?

d) Be consistent with the land use designations and policies of the General Plan (including those of any applicable Specific Plan)?

e) Disrupt or divide the physical arrangement of an established community (including a low-income or minority

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	Fully Analyzed in EIR 524
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community)?

Source: Riverside County General Plan Land Use Element, Staff review, GIS database, Environmental Impact Report No. 524 (EIR No. 524), RESOLUTION NO. 2014-004

EIR No. 524 Conclusions:

a-e) The Project includes land use policies, zoning regulations, development standards, and design guidelines intended to promote land use and community cohesion. The associated General Plan Amendment, Zoning Ordinance Amendment, and Design Guidelines further integrate these uses and protect Wine Country from suburban development.

The purpose of the Wine Country Community Plan is to provide for a compatible pattern of development. The goals and policies direct future growth and development, while minimizing existing and potential land use conflicts. Properties within the Wine Country Community Plan's three Districts would be required to comply with the corresponding zone of their respective District at the time an implementing project approval is sought.

The implementing zones each contain similar development standards, including similar height requirements, setbacks, and open space requirements. In addition, the implementing zones and revised design guidelines contain standards to ensure compatible architectural themes throughout the Wine Country Community Plan area. Implementation of the Wine Country Community Plan would not create a physical divide in established communities, but rather implementation of the Wine Country Community Plan would-as previously mentioned--consolidate and preserve the existing communities within the Wine Country Community Plan. Likewise, the proposed circulation improvements would also serve as a means of better connecting the unique communities and activity centers throughout the Wine Country Community Plan.

Findings of Fact:

a-e) The Project is not proposing a physical disturbance of the property; therefore, there is no potential for any direct impacts related to planning. As indicated previously, the Project simply removes the five subject parcels from the Temecula Valley Wine Country Policy Area. From a planning perspective, the elimination of the policy area will mean that the goals of the Policy area, a certain set of rules designed to craft an equestrian community, will no longer apply. The Policy Area limited the property to a 10 acre minimum lot size. However, the intent of the land use was large lot equestrian and agriculture residential uses. The elimination of the policy area will not change that. The lots will still be a 5 acre minimum, which would still encourage large lot residential with equestrian and agricultural uses. The lot size minimum will change, but the basic intent of the land use will not. As a result, the impact will be less than significant.

Mitigation: No new mitigation measures are required.

Monitoring: No monitoring is required.

MINERAL RESOURCES Would the project

29. Mineral Resources

a) Result in the loss of availability of a known

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	Fully Analyzed in EIR 524
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Be an incompatible land use located adjacent to a State classified or designated area or existing surface mine?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Expose people or property to hazards from proposed, existing or abandoned quarries or mines?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Figure OS-5 "Mineral Resources Area", - Southwest Area Plan (SWAP), Environmental Impact Report No.524 (EIR No. 524), RESOLUTION NO. 2014-004

EIR No. 524 Conclusions:

a-d) The EIR concluded that according to the SWAP, the Wine Country Community Plan does not include any locally-important mineral resources recovery sites. The Wine Country Community Plan does not propose to change this. Therefore, the Wine Country Community Plan would not have the potential to result in the loss of availability of a locally-important mineral resource recovery site delineated in the General Plan, Specific Plans, or any other land use plan.

Findings of Fact:

a-d)

The Project is not proposing a physical disturbance of the property; therefore, there is no potential for any direct impacts to mineral resources. As indicated previously, the Project simply removes the five subject parcels from the Temecula Valley Wine Country Policy Area. In addition, EIR No. 524 found that build out of the entire Wine Country Community Plan would have no significant impacts to mineral resources and the removal of the five parcels from the Policy Area would not result in any change to how, or if, mineral extraction could occur. Therefore, there would be no impact not already analyzed in EIR No. 524.

Mitigation: No new mitigation measures are required.

Monitoring: No monitoring is required.

NOISE Would the project result in

Definitions for Noise Acceptability Ratings

Where indicated below, the appropriate Noise Acceptability Rating(s) has been checked.

NA - Not Applicable

A - Generally Acceptable

B - Conditionally Acceptable

C - Generally Unacceptable

D - Land Use Discouraged

30. Airport Noise

a) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport would the project expose people residing or working in the project

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	Fully Analyzed in EIR 524
area to excessive noise levels? NA <input checked="" type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/>				
b) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels? NA <input checked="" type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Figure S-19 "Airport Locations," County of Riverside Airport Facilities Map, Environmental Impact Report No. 524 (EIR No. 524), RESOLUTION NO. 2014-004

EIR No. 524 Conclusions:

a) The EIR concluded that the project study area is not within two miles of a public airport or public use airport. Therefore, implementing project activities authorized pursuant to the. The Wine Country Community Plan would not expose people to excessive airport-related noise sources.

b) The EIR concluded that a private airstrip, historically known as Billy Joe Airport, is located in the western portion of the Wine Country Community Plan, within the western Residential District. The airstrip is paved and is infrequently used. Permission must be granted by the owner of the airstrip prior to landing. Currently, this facility is not covered by the Riverside County Airport Land Use Compatibility Plan Policy Document. Due to the infrequent use of the airstrip and the lack of an existing airport land use plan governing this facility, impacts are considered to be less than significant.

In addition, a private-use heliport was approved by the Planning Commission in 2009 through Conditional Use Permit No. 3551. This site is located in the southerly portion of the Wine Country Community Plan in the Equestrian District. The Conditions of Approval for the heliport specify that the helicopter pad may be operated a maximum of two round trips daily between the hours of 7:00 a.m. to 7:00p.m., and the project applicant will be required to demonstrate compliance to the Riverside County Planning Department that all conditions stated by the Federal Aviation Administration (FAA) in their formal 2007 letter will be met prior to and during operation, as appropriate. Similar to the private airstrip, permission must be granted by the owner of the helipad prior to use. This facility is also not covered by the Riverside County Airport Land Use Compatibility Plan Policy Document. Due to the infrequent use of the airstrip and compliance with FAA's conditions of approval, impacts would be considered to be less than significant.

Findings of Fact:

a-b) The Project is not proposing a physical disturbance of the property; therefore, there is no potential for any direct impacts resulting from airports. The Project simply removes the five subject parcels from the Temecula Valley Wine Country Policy Area. While the Project site is not within two miles of a public airport or near a private strip, it is located near an approved helicopter pad. EIR No. 524 fully analyzed the impacts of the existence of a nearby helipad on the entirety of the area covered by the Wine Country Community Plan, including the Redhawk Property, and found less than significant impacts for the reasons summarized above, and therefore impacts were fully analyzed in EIR No. 524.

Mitigation: No new mitigation measures are required.

Monitoring: No monitoring is required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	Fully Analyzed in EIR 524
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31. Railroad Noise

NA A B C D

Source: Riverside County General Plan Figure C-1 "Circulation Plan", GIS database, On-site Inspection, Environmental Impact Report No.524 (EIR No. 524), RESOLUTION NO. 2014-004

EIR No. 524 Conclusions:

EIR No. 524 concludes there are no impacts due to railroad noise.

Findings of Fact:

The Project is not proposing a physical disturbance of the property; therefore, there is no potential for any direct impacts resulting from railroad noise. As indicated previously, the Project simply removes the five subject parcels from the Temecula Valley Wine Country Policy Area. EIR No. 524 fully analyzed the impacts of railroad noise on the entirety of the area covered by the Wine Country Community Plan, including the Redhawk Property, and found no impacts. Therefore, impacts to the Redhawk Property were fully analyzed in EIR No. 524, and there will be no direct or indirect impacts related to railroad noise.

Mitigation: No new mitigation measures are required.

Monitoring: No monitoring is required.

32. Highway Noise

NA A B C D

Source: On-site Inspection, Project Application Materials, Environmental Impact Report No. 524 (EIR No. 524), RESOLUTION NO. 2014-004

EIR No. 524 Conclusions:

The EIR concluded that the buildout of the Wine Country Community Plan would result in potential cumulative noise level increases along major roadways from increase in traffic noise. The Noise Section of the Draft EIR identifies several roadway segments that would exceed noise thresholds as the result of Wine Country Community Plan implementation. Thus, the Wine Country Community Plan would substantially contribute to cumulative mobile source noise impacts and mitigation would be required.

Findings of Fact:

The Project is not proposing a physical disturbance of the property; therefore, there is no potential for any direct impacts related to highway noise. As indicated previously, the Project simply removes the five subject parcels from the Temecula Valley Wine Country Policy Area. The effect of this change will essentially double the number of units permitted on the 60 acre property from 6 to 12 which is a negligible increase and will not cumulatively impact highway noise. Only a small number of the units

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	Fully Analyzed in EIR 524
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that could be constructed on the property would be along Highway 79, which fronts part of the property. The agricultural and horse uses would likely continue amongst the residential uses because the lots would remain a minimum of 5 acres. These uses would also help diminish any possible noise on or from the property.

Mitigation: No new mitigation measures are required.

Monitoring: No monitoring is required.

33. Other Noise

NA A B C D

Source: Project Application Materials, GIS database, Environmental Impact Report No. 524 (EIR No. 524), RESOLUTION NO. 2014-004

EIR No. 524 Conclusions:

Mobile Source Impacts:

Buildout of the Wine Country Community Plan would result in potential cumulative noise level increases along major roadways from increase in traffic noise. The Noise Section of the Draft EIR identifies several roadway segments that would exceed noise thresholds as the result of Wine Country Community Plan implementation. Thus, the Wine Country Community Plan would substantially contribute to cumulative mobile source noise impacts and mitigation would be required.

Stationary Sources Impacts:

The Wine Country Community Plan may result in significant stationary source impacts, even with implementation of Mitigation Measures NOI-3 through NOI-6 and applicable policies and ordinances. All future implementing projects within the Wine Country Community Plan and surrounding region would be subject to comply with County, State, and Federal guidelines regarding noise abatement and insulation standards. Cumulative stationary source impacts may be significant and unavoidable, depending on site specific operations for a given implementing project. It may also be possible for multiple stationary sources such as special events or wineries to operate concurrently and in close proximity, which could further add to cumulative noise impacts. These potential stationary noise impacts, including special events, are best mitigated on a policy level as set forth above, including the Noise Study/Acoustical Analysis, Noise Control Plan, and noise-attenuation measures as required in Mitigation Measures NOI-3 through NOI-6. The Wine Country Community Plan's creation of special Districts for each major land use also reduces the potential for future cumulative noise impacts upon sensitive receptors by focusing future residential implementing projects in the Residential District. Due to the potentially significant nature of this impact, mitigation would be required.

Findings of Fact:

The Project is not proposing a physical disturbance of the property; therefore, there is no potential for any direct impacts related to other noise. As indicated previously, the Project simply removes the five subject parcels from the Temecula Valley Wine Country Policy Area. It should be noted that the policy area accommodates special events for wineries, such as weddings. With the policy area removed, these uses would no longer be permitted and any potential noise that could result would also no longer happen. The EIR for the Wine Country included a host of mitigation to address the potential

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	Fully Analyzed in EIR 524
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increase in noise. Without these events, those are no longer required. If a development application for the property associated with General Plan Amendment No. 1157 is submitted, a subsequent review and Environmental Assessment shall be prepared assessing potential noise impacts at that time. Potential stationary noise impacts resulting from future development would be mitigated on a policy level, including a Noise Study/Acoustical Analysis, Noise Control Plan, and noise-attenuation measures. Residential uses, the most likely future development of the Redhawk Property, do not generally result in significant noise impacts, particularly at the low density that would be allowed under the Project or even under GPA No. 920, if it and an implementing development project were both approved at some point in the future.

Mitigation: No new mitigation measures are required.

Monitoring: No monitoring is required.

34. Noise Effects on or by the Project

a) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan, Table N-1 ("Land Use Compatibility for Community Noise Exposure"); Project Application Materials, Environmental Impact Report No. 524 (EIR No. 524), RESOLUTION NO. 2014-004

EIR No. 524 Conclusions:

a-d) Long-term development facilitated by the Wine Country Community Plan would result in additional traffic on adjacent roadways, thereby increasing the vehicular noise in the vicinity of the existing and proposed land uses. Stationary noise sources within the Wine Country Community Plan area would include special occasion facilities which are used for events such as parties, weddings, and other social gatherings.

Riverside County Ordinance No. 847 Section (c), Audio Equipment, prohibits the operation of audio equipment between the hours of 10:00 p.m. and 8:00 a.m. such that the equipment is audible inside an inhabited dwelling and at any other time such that the equipment is audible at a distance greater than 100 feet from the source. Additionally, Ordinance No. 847 Section (d), Sound Amplifying Equipment and Live Music, prohibits the operation of sound amplifying equipment or performance of live music between the hours of 10:00 p.m. and 8:00 a.m., and at any other time such that the equipment or live music is audible at a distance greater than 200 feet from the source. Ordinance No. 847 Section 7, Exceptions, allows for the application for single or continuous exceptions from the

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	Fully Analyzed in EIR 524
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provisions of Ordinance No. 847 which are subject to a fee and the County Planning Director's approval.

The Winery District would promote the establishment of additional commercial activities that support tourism while ensuring long-term viability of the wine industry. Wine Country Community Plan implementation would facilitate construction of additional small, medium, and large wineries which may be located in the vicinity of existing and future rural residential uses and existing institutional uses. Therefore, the potential exists for the generation of long-term noise levels from future implementing projects which propose the development of wineries (in particular from special events, tasting rooms, and shipping facilities) to exceed noise and land use compatibility standards which could impact an adjoining sensitive land use, and potentially resulting in a significant, adverse and unavoidable impact with respect to stationary noise. Accordingly, mitigation is required.

Findings of Fact:

a-d) With respect to the possibility indirect impacts related to potential future residential development on the Project site, residential uses are not typically associated with a substantial permanent increase in ambient noise levels above pre-existing levels. The only potential for future residential land uses to create a substantial permanent increase in ambient noise levels is the result of future traffic generated by the residential land uses which could cause or contribute to increased traffic-related noise levels at off-site locations. The background ambient noise levels in the Project vicinity are dominated by transportation-related noise associated with the arterial roadway network.

Additionally, additional commercial activities that support tourism would likely decrease because of the Project. For example, the proposed project implementation would no longer facilitate construction of additional small, medium, and large wineries or certain types of special events. Therefore, the potential no longer exists for the generation of long-term noise levels from future implementing projects which propose the development of wineries (in particular from special events, tasting rooms, and shipping facilities) or those special events to exceed noise and land use compatibility standards which could impact an adjoining sensitive land use, and potentially resulting in a significant, adverse and unavoidable impact with respect to stationary noise. For these reasons, the Project will result in less-than-significant indirect impacts, and , because the Project at issue here is not proposing any physical disturbance or development of the Redhawk Property, no direct impacts would result.

Mitigation: No new mitigation measures are required.

Monitoring: No monitoring is required.

POPULATION AND HOUSING Would the project

35. Housing

a) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	Fully Analyzed in EIR 524
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Affect a County Redevelopment Project Area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Cumulatively exceed official regional or local population projections?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) 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)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Project Application Materials, GIS database, Riverside County General Plan Housing Element, Environmental Impact Report No. 524 (EIR No. 524), RESOLUTION NO. 2014-004

EIR No. 524 Conclusions:

a) The Wine Country Community Plan is by definition growth inducing, in that it provides a plan for accommodating future increases in population, housing and employment. It also provides a plan for ensuring that adequate infrastructure, public services and other elements necessary to ensure quality of life are provided to serve that growth. The Wine Country Community Plan will continue this process of inducement.

b) While isolated residential structures may be located within areas designated for commercial uses, the Wine Country Community Plan will not include changes that would result in the substantial displacement of housing.

c) While isolated residential structures may be located within areas designated for commercial uses, the Wine Country Community Plan would not include changes that would result in the substantial displacement of people or housing that would necessitate the construction of replacement housing.

d-f) Because the Wine Country Community Plan will have no impact as to either of the Population and Housing thresholds discussed above, the Wine Country Community Plan will likewise result in no cumulatively considerable impacts under either of these thresholds. Thus, cumulative impacts will be less than significant.

Findings of Fact:

a-f) The Project is not proposing a physical disturbance of the property; therefore, there is no potential for any direct impacts related to housing. As indicated previously, the Project simply removes the five subject parcels from the Temecula Valley Wine Country Policy Area. Even if currently (but separately) pending GPA No. 920 were to be approved and a future development application were submitted and approved, there would be no significant impacts related to population and housing for the following reasons:

a&c) Under existing conditions, there are no existing homes on-site, nor is the site occupied by any people. Any future development of residential land uses on the Project site would provide for new housing opportunities within the County. Thus, future development would not displace housing or people, necessitating the construction of replacement housing elsewhere. No impact would occur.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	Fully Analyzed in EIR 524
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b) Future development of residential uses on the Project site may help meet the current population growth trends in Western Riverside County and would not result in an increased demand for affordable housing.

d) According to Riverside County's "Map My County," the Project site and off-site impact areas are not located within or adjacent to any County Redevelopment Project Areas (RCIT, 2015). Thus, the Project has no potential to affect a County Redevelopment Project area. No impact would occur.

e) Because regional and local population projections rely, in part, on land uses proposed as part of the County's General Plan, and any future development of residential uses would be consistent with the subject site's land use designation, future development would not cumulatively exceed any official regional or local population projections. Accordingly, the Project's direct, indirect, and cumulative impacts associated with population inducement would be less than significant.

f) As indicated previously, any future development of residential uses on the Project site would be consistent with the General Plan land use designation and would not cumulatively exceed any official regional or local population projections. It is unlikely that future development would induce substantial population growth either directly or indirectly beyond what would be proposed by the Riverside County General Plan.

Additionally, under CEQA, direct population growth by a project is not considered necessarily detrimental, beneficial, or of little significance to the environment. Typically, population growth would be considered a significant impact pursuant to CEQA if it directly or indirectly affects the ability of agencies to provide needed public services and requires the expansion or new construction of public facilities and utilities, or if it can be demonstrated that the potential growth results in a physical adverse environmental effect. It is also important to note that the policy area currently permits only 1 home per 10 acres, which is 6 units. The removal of the policy area will allow the 60 acres to develop to the General Plan maximum which is only 12 units (if the whole property were Rural Residential (RR), which it is not). Thus, the increase in unit count is negligible. Accordingly, the Project's impacts associated with population inducement would be less than significant.

Mitigation: No new mitigation measures are required.

Monitoring: No 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 public services:

36. Fire Services

Source: Riverside County General Plan Safety Element, Environmental Impact Report No.524 (EIR No. 524), RESOLUTION NO. 2014-004

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	Fully Analyzed in EIR 524
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EIR No. 524 Conclusions:

The EIR concluded that the County Fire Department estimated that, pursuant to the County's standard of one new fire station and/or engine company per 2,000 new dwelling units and/or 3.5 million square feet of commercial/industrial occupancy, as many as three additional fire stations may be needed to meet anticipated service demands; however, the availability of sufficient funding to equip and staff such new facilities may not be available over the long term and the ability of the Department to negotiate for adequate funding for either construction or long-term staffing with individual developers is uncertain. Accordingly, mitigation is required to reduce this impact.

Findings of Fact:

a) The Project is not proposing a physical disturbance of the property; therefore, there is no potential for any direct impacts related to fire services. As indicated previously, the Project simply removes the five subject parcels from the Temecula Valley Wine Country Policy Area. If a development application for the property associated with General Plan Amendment No. 1157 is submitted, a subsequent review and Environmental Assessment shall be prepared assessing potential impacts.

In that case, any future development on the Project site would be required to comply with the provisions of the County's Development Impact Fee (DIF) Ordinance (Riverside County Ordinance 659), which requires a fee payment to assist the County in providing for fire protection services. Payment of the DIF fee would ensure that any future development on the Project site provides fair share funds for the provision of additional public services, including fire protection services, which may be applied to fire facilities and/or equipment, to offset the incremental increase in the demand for fire protection services that would be created by any development. This would result in less than significant impacts.

Mitigation: No new mitigation measures are required.

Monitoring: No monitoring is required.

37. Sheriff Services

Source: Riverside County General Plan, Environmental Impact Report No. 524 (EIR No. 524), RESOLUTION NO. 2014-004

EIR No. 524 Conclusions:

The Wine Country Community Plan would facilitate future implementing projects, and therefore, could indirectly increase the demand for law enforcement services within the Wine Country Community Plan. The County Sheriff's Department would provide law enforcement services to the Wine Country area as it does now. It currently meets the General Plan-stated goal (General Plan EIR No. 441, Mitigation Measure 4.15.2C) of 1.5 officers for each 1,000 residents. Additionally, Wine Country Planning Assumptions, implementation of the Wine Country Community Plan would result in an overall 33 percent reduction in the number of permanent residents within the Wine Country Community Plan as compared to what it is provided for in the current General Plan. Accordingly, the Sheriff's Department would not be required to increase staffing beyond previously anticipated levels to serve the resident population.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	Fully Analyzed in EIR 524
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Findings of Fact:

a) The Project is not proposing a physical disturbance of the property; therefore, there is no potential for any direct impacts related to sheriff services. As indicated previously, the Project simply removes the five subject parcels from the Temecula Valley Wine Country Policy Area. In addition, EIR No. 524 fully analyzed impacts to sheriff services from build out of the entire Wine Country Community Plan area, including the Redhawk Property, and found there would be less than significant impacts to sheriff services. Therefore, this has been fully covered in EIR No. 524.

Mitigation: No new mitigation measures are required.

Monitoring: No monitoring is required.

38. Schools

Source: Temecula Valley Unified School District correspondence, GIS database, Environmental Impact Report No. 524 (EIR No. 524), RESOLUTION NO. 2014-004

EIR No. 524 Conclusions:

The Wine Country Community Plan would result in a reduction in the number of residential units constructed within the Wine Country Community Plan as compared to the number anticipated pursuant to the current General Plan and anticipated by the Temecula Valley Unified School District, which would serve the Project area. As shown in Table 4.13-9, Wine Country Student Generation (Page 4.13-21 of the Final Program EIR

No. 524), residential implementing projects within the Project area would not exceed 1,433 students at full build-out, spread between elementary, middle school, and high school.

As shown in Table 4.13-3 (Page 4.13-6 of the Final Program EIR No. 524), the Temecula Unified School District has school facilities available to serve the Project area with unused capacity sufficient to accommodate 1,406 elementary students, 1,268 middle school students, and 868 high school students and, therefore, will have sufficient capacity to handle additional numbers of students generated by implementing projects facilitated by the Wine Country Community Plan, and since all residential and non-residential implementing projects would be required to pay school impact fees in effect at the time of development, which are intended to fully mitigate project impacts on public schools, the Project's impact on public school facilities would be less than significant.

Findings of Fact:

a) The Project is not proposing a physical disturbance of the property; therefore, there is no potential for any direct impacts to schools. As indicated previously, the Project simply removes the five subject parcels from the Temecula Valley Wine Country Policy Area. In addition, EIR No. 524 fully analyzed impacts to schools from build out of the entire Wine Country Community Plan area, including the Redhawk Property, and found there would be less than significant impacts to schools. Therefore, this has been fully covered in EIR No. 524. Moreover, if a development application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 1157 is submitted, a subsequent review and Environmental Assessment

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	Fully Analyzed in EIR 524
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shall be prepared assessing potential impacts. In that case, any future development on the Project site would be required to contribute fees to the HUSD in accordance with the Leroy F. Greene School Facilities Act of 1998 (Senate Bill 50). Pursuant to Senate Bill 50, payment of school impact fees constitutes complete mitigation for project-related impacts to school services. Therefore, mandatory payment of school impact fees would reduce impacts to school facilities to a level below significant, and no mitigation would be required.

Mitigation: No new mitigation measures are required.

Monitoring: No monitoring is required.

39. Libraries

Source: Riverside County General Plan, Environmental Impact Report No.524 (EIR No. 524), RESOLUTION NO. 2014-004

EIR No. 524 Conclusions:

Based on the current Riverside County standard, there are insufficient library facilities available to provide the targeted level of service to the Wine Country Community Plan and the balance of the service area of the two existing libraries in the Temecula area. The Wine Country Community Plan would reduce the total anticipated population within the Wine Country Community Plan at buildout and would therefore reduce the Wine Country Community Plan's contribution to demand for library services and facilities. However, the increase in demand for the Wine Country Community Plan compared to currently existing conditions would still exceed the capacity of library facilities.

Riverside County Ordinance No. 659 requires all new residential, industrial, and commercial development to pay development impact fees to offset impacts to existing and future public facilities. For library services these funds are collected and used to provide both library services and construction of new facilities pursuant to the Public Facilities Needs List. General Plan policy LU 5.1 ensures that Riverside County shall take action to ensure that development does not cause growth to exceed acceptable levels of service.

One mitigation measure prepared for the 2003 General Plan was adopted to set specific levels of services for libraries (i.e. Riverside County shall provide a minimum of approximately 0.5 square foot of library space and 2.5 volumes per County resident). Nonetheless, there is an existing deficiency in library facilities both locally and Countywide based on the County's current standard and, therefore, implementing projects within the Wine Country Community Plan would make an indirect but cumulatively considerable contribution to that existing deficiency, resulting in a potentially significant cumulative impact on library facilities and services.

Additionally, the EIR finds that, aside from the collection of DIF fees to fund future library improvements, there are no feasible mitigation measures to further reduce the impact on library services. It would be infeasible to construct additional libraries now, because the location of future residential and commercial development (and their attendant need for such services) is unknown. Additionally, the construction of additional libraries at this time would result in air quality, noise, GHG, traffic, and other impacts. Accordingly, this impact will remain potentially significant and unavoidable.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	Fully Analyzed in EIR 524
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Findings of Fact:

The Project is not proposing a physical disturbance of the property; therefore, there is no potential for any direct impacts to libraries. As indicated previously, the Project simply removes the five subject parcels from the Temecula Valley Wine Country Policy Area. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 1157 is submitted, a subsequent review and Environmental Assessment shall be prepared assessing potential impacts.

As noted in the General Plan EIR, “the increase in the County’s tax base and the availability of State funding will provide the funding for the future need” of book titles and library space (Riverside County, 2003c, p 4.15-6). Consequently, any future development on the Project site would be required to comply with the provisions of the County’s DIF Ordinance (Ordinance 659), which requires a fee payment to assist the County in providing public services, including library services. Payment of the DIF fee would ensure that any development provides fair share funds for the provision of library services, and these funds may be applied to the acquisition and/or construction of public services and/or equipment (including library books). Mandatory payment of DIF fees and future tax revenue generated by any future development would ensure that impacts to library services would be less than significant. EIR No. 524 found this issue significant; however, the 60 acre project site is smaller than the 18,000 acres that represent the area studied in the EIR. The existing Library services located within the City of Temecula are adequately sized to address the needs of the project site (the 60 acres) based on the General Plan EIR No. 411, even at the original density for the site of a 5 acre minimum lot size. Accordingly, less than significant impacts would result.

Mitigation: No new mitigation measures are required.

Monitoring: No monitoring is required.

40. Health Services

Source: Riverside County General Plan, Environmental Impact Report No.524 (EIR No. 524), RESOLUTION NO. 2014-004

EIR No. 524 Conclusions:

EIR No. 524 concludes there are no impacts to Health Services.

Findings of Fact:

The Project is not proposing a physical disturbance of the property; therefore, there is no potential for any direct impacts to health services. As indicated previously, the Project simply removes the five subject parcels from the Temecula Valley Wine Country Policy Area. In addition, EIR No. 524 fully analyzed impacts to health services from build out of the entire Wine Country Community Plan area, including the Redhawk Property and found there would be no impacts to health services. Therefore, this has been fully covered in EIR No. 524. Moreover, if a development application for the property associated with General Plan Amendment No. 1157 is submitted, a subsequent review and Environmental Assessment shall be prepared assessing potential impacts.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	Fully Analyzed in EIR 524
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Mitigation: No new mitigation measures are required.

Monitoring: No monitoring is required.

RECREATION

41. Parks and Recreation

a) Would the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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b) Would the project include the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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c) Is the project located within a Community Service Area (CSA) or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: GIS database, Ord. No. 460, Section 10.35 (Regulating the Division of Land – Park and Recreation Fees and Dedications), Ord. No. 659 (Establishing Development Impact Fees), Parks & Open Space Department Review, Environmental Impact Report No. 524 (EIR No. 524), RESOLUTION NO. 2014-004

EIR No. 524 Conclusions:

a-c) The EIR explains that there is a County of Riverside established standard of five (5) acres of parkland for each 1,000 residents of the County for some areas and three (3) for others. At the present time that standard has not been met and a countywide deficiency exists. In the immediate vicinity of the Project site, the County operates the Lake Skinner Park and recreational facilities. The addition of nearly 44,000 tourists annually to the Project area would significantly impact the surrounding region and place new burdens of use on existing and future regional and local recreational and park facilities in addition to those that can be anticipated through the build-out of the Temecula and Murrieta General Plans and the balance of the County General Plan and Southwest Area Plan.

Findings of Fact:

a-c) The Project is not proposing a physical disturbance of the property; therefore, there is no potential for any direct impacts to parks and recreation. As indicated previously, the Project simply removes the five subject parcels from the Temecula Valley Wine Country Policy Area. Even if the GPA No. 920 were approved at some point in the future as well as a development application for build-out at the maximum allowable density, that would decrease the addition of tourists compared to what was evaluated under EIR No. 524, and any future residential development on the Project site would be required to supply sufficient park and open space to satisfy the park standard of five acres per 1,000 residents, resulting in less than significant impacts.

Mitigation: No new mitigation measures are required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	Fully Analyzed in EIR 524
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Monitoring: No monitoring is required.

42. Recreational Trails

Source: Riv. Co. 800-Scale Equestrian Trail Maps, Open Space and Conservation Map for Western County trail alignments, Environmental Impact Report No. 524 (EIR No. 524), RESOLUTION NO. 2014-004

EIR No. 524 Conclusions:

EIR No. 524 concludes there are no impacts to Recreational Trails, as there were no trail changes proposed by the Wine Country Community Plan. The plan did originally propose trail updates as part of the project, but all were removed prior to the hearing. Trail updates became a separate project.

Findings of Fact:

The Project is not proposing a physical disturbance of the property; therefore, there is no potential for any direct impacts to recreational trails. As indicated previously, the Project simply removes the five subject parcels from the Temecula Valley Wine Country Policy Area. If a development application for the property associated with General Plan Amendment No. 1157 is submitted, a subsequent review and Environmental Assessment shall be prepared assessing potential impacts to recreational trails. According to the Southwest Area Plan, Figure 8, the nearest recreational trail is located 0.5 miles north of the Project site. Because EIR No. 524 found that there were no impacts, the removal of the policy area is consistent with this finding, as there is no impact to the trails from the change in the policy area. The policy area did not authorize or require any additional trails, so there is no change with this proposed action.

Mitigation: No new mitigation measures are required.

Monitoring: No monitoring is required.

TRANSPORTATION/TRAFFIC Would the project

43. Circulation

a) Conflict with an applicable plan, ordinance or policy establishing a measure of effectiveness for the performance of the circulation system, taking into account all modes of transportation, including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?

b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	Fully Analyzed in EIR 524
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Alter waterborne, rail or air traffic?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Cause an effect upon, or a need for new or altered maintenance of roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Cause an effect upon circulation during the project's construction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Result in inadequate emergency access or access to nearby uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i) Conflict with adopted policies, plans or programs regarding public transit, bikeways or pedestrian facilities, or otherwise substantially decrease the performance or safety of such facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan, Environmental Impact Report No. 524 (EIR No. 524), RESOLUTION NO. 2014-004

EIR No. 524 Conclusions:

a-i) The EIR concluded that the Long-term operational traffic resulting from the Wine Country Community Plan would contribute to degradation to the performance of the circulation system in the Wine Country Community Plan in comparison to existing conditions. Although the Wine Country Community Plan generally improves operations compared to the adopted General Plan, implementation of the Project would still contribute to increases in traffic volumes and degradation of levels of service that would result in a significant and unavoidable impact with regard to performance of the circulation system.

Additionally, as discussed in Chapter 4.14 of the Final Program EIR No. 524, the Wine Country Community Plan conflicts with an existing Congestion Management Plan by degrading operations from an acceptable LOS C or better to LOS D, E, or F at the following intersections:

- Winchester Road at Nicolas Road
- Margarita Road at Rancho California Road
- Rancho California Road at Ynez Road
- Los Caballos Road at Temecula Parkway
- Camino del Vino at Glen Oaks Road
- Camino del Vino at Monte De Oro
- De Portola Road at Pauba Road
- Pauba Road at Temecula Parkway

The Wine Country Community Plan adds traffic to Anza Road south of Rancho California Road operating at an unacceptable LOS F. The Wine Country Community Plan may, in combination with existing conditions and other future implementing projects, result in potentially unavoidable significant cumulative impacts in the areas of:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	Fully Analyzed in EIR 524
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- conflict with an applicable plan, ordinance, or policy establishing measures of effectiveness for the performance of the circulation system
- level of service degradation to unacceptable levels

Findings of Fact:

a-i) The Project is not proposing a physical disturbance of the property; therefore, there is no potential for any direct impacts to transportation. As indicated previously, the Project simply removes the five subject parcels from the Temecula Valley Wine Country Policy Area. If a development application for the property associated with General Plan Amendment No. 1157 is submitted, a subsequent review and Environmental Assessment shall be prepared assessing potential impacts.

The proposed General Plan Amendment will not conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways. The proposed change will alter the boundary of the policy area. The change will essentially double the number of units permitted on the property, from 6 to a theoretical maximum of 12 units. The Policy area would have permitted a greater intensity of land uses (wineries, special events, equestrian shows, and rodeos) that are not permitted without the Policy area. Accordingly, the Project will result a significant decrease in potential traffic. The Policy Area changes the design of the roadways to be more narrow, to promote an aesthetic in the area. The elimination of the policy area reverts the property requirements back to the previous General Plan roadway classification requirements which were fully analyzed in the General Plan EIR No. 411. The construction of the street to the General Plan design would be required upon a subdivision map on the 60 acre property, not by this proposed change. The project would, therefore, have no impacts and be less than significant.

No air or water traffic will be altered due to the proposed General Plan Amendment.

The General Plan Amendment is not proposing any development at the time, therefore there are no design changes to the streets or roads that may increase hazard due to road design. Any increase in density as a result of future development on the Project site would create a need to evaluate the impacts to the existing street design; however, the potential impacts would be infeasible and too speculative at this stage, because the actual level of impact from future development is not known at this time. The proposed General Plan Amendment does not conflict with any adopted policies regarding public transit, bikeways, or pedestrian access because the site is rural today. The efficiency of transit will not change, and therefore not impact policies regarding transit or other alternative means of travel.

Mitigation: No new mitigation measures are required.

Monitoring: No monitoring is required.

44. Bike Trails

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	Fully Analyzed in EIR 524
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Source: Riverside County General Plan, Environmental Impact Report No.524 (EIR No. 524), RESOLUTION NO. 2014-004

EIR No. 524 Conclusions:

EIR No. 524 makes no statement concerning Bike trails.

Findings of Fact:

The Project is not proposing a physical disturbance of the property; therefore, there is no potential for any direct impacts to bike trails. As indicated previously, the Project simply removes the five subject parcels from the Temecula Valley Wine Country Policy Area. The proposed change would essentially double the density from 6 units to a theoretical maximum of 12 units. These would be large residential lots over 5 acres in size. Any required General Plan bike trails would remain a requirement of the project site with or without the policy area. There would be no change above what was analyzed in the General Plan; therefore the project is less than significant.

Mitigation: No new mitigation measures are required.

Monitoring: No monitoring is required.

UTILITY AND SERVICE SYSTEMS Would the project

45. Water

a) Require or result in the construction of new water treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects?

b) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?

Source: Department of Environmental Health Review, Environmental Impact Report No. 524 (EIR No. 524), RESOLUTION NO. 2014-004

EIR No. 524 Conclusions:

a-b) Water providers for the Temecula Valley Wine Country Region are the Ranch California Water District and the Eastern Municipal Water District. As a result of the planned changes in both the number of acres of active use included within the Project area and the amount of agricultural activity and number of residential units anticipated within the Project area, the RCWD projects a total net increase of approximately 38% of additional water demand based on the proposed uses of the Project. DEIR Table 4.13-11, Existing/Proposed Land Use Designation Changes Impact on Water Demand, and Table 4.13-12, Summarized Water Demands Comparing Existing/ Proposed Land Use Changes summarizes the net increase in water demand between the existing condition and proposed buildout of the Project area. These tables indicate a potential water demand increase of 10,336 acre-feet/year as compared to the demand projection for the area used in the 2010 UWMP. Accordingly, mitigation is required to reduce potential impacts to water supply.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	Fully Analyzed in EIR 524
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Findings of Fact:

a-b) The Project is not proposing a physical disturbance of the property; therefore, there is no potential for any direct impacts to utility and service systems. As indicated previously, the Project simply removes the five subject parcels from the Temecula Valley Wine Country Policy Area. If a development application for the property associated with General Plan Amendment No. 1157 is submitted, a subsequent review and Environmental Assessment shall be prepared assessing potential impacts.

The installation of water lines proposed by future development on the Project site would result in physical impacts to the surface and subsurface of infrastructure alignments. These impacts would be considered to be part of the development's construction phase and would be evaluated throughout accordingly through an environmental assessment. In instances where significant impacts are identified for a development's construction phase, mitigation measures would be recommended in each applicable subsection of the environmental assessment to reduce impacts to less-than-significant levels. The construction of water lines as necessary to serve any future development on the Project site would not be expected to result in any significant physical effects.

Potential development of the Project site would not result in a significant increase in demand for potable and non-potable water resources that may not be accounted for by the local water purveyor because the project suite could only accommodate a theoretical maximum of 12 residential units which is a small enough number to not significantly impact potential water sources. The site currently features agricultural production of citrus groves. Additionally, any future residential development of this site into 12 units would only reduce the number of trees and reduce the volume of water currently used by the agricultural production on site. As part of any future development, a Will Serve letter would be required by the water purveyor for the site, Rancho California Water Agency which would also assure that the impacts would be less than significant.

Mitigation: No new mitigation measures are required.

Monitoring: No monitoring is required.

46. Sewer	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Require or result in the construction of new wastewater treatment facilities, including septic systems, or expansion of existing facilities, the construction of which would cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Department of Environmental Health Review, Environmental Impact Report No. 524 (EIR No. 524), RESOLUTION NO. 2014-004

EIR No. 524 Conclusions:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	Fully Analyzed in EIR 524
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a-b) The Wine Country Community Plan lies within the service area of the Eastern Municipal Water District, which has the ability to provide treatment for wastewater generated by implementing projects facilitated by the Wine Country Community Plan at its Temecula Valley Regional Water Reclamation Facility (TVRWRF). The facility has capacity to receive and treat up to 18 mgd of wastewater inflow while currently receiving approximately 12 mgd of inflow. The TVRWRF has approximately 4 mgd of excess capacity available with its existing facilities based on current inflow. Accordingly, the facility does not have the capacity to receive and treat the projected 4.21 mgd of new inflow from the Wine Country Community Plan at full build-out, and implementation of the Wine Country Community Plan would require the provision of additional capacity in the existing wastewater treatment facility. Nonetheless, to ensure that all impacts to wastewater and storm sewers are less than significant, mitigation is required.

Findings of Fact:

a-b) The Project is not proposing a physical disturbance of the property; therefore, there is no potential for any direct impacts to sewers. As indicated previously, the Project simply removes the five subject parcels from the Temecula Valley Wine Country Policy Area.

The Project site is not currently served by a public sewer provider. The project could essentially double the density of the site from 6 units to a theoretical maximum of 12 units. These would be a minimum lot size of 5 acres which is fully capable of supporting on site septic pursuant to the requirements of the Regional Water Quality Control Board. This would not require the construction of a sanitary sewer system, and would not impact any existing sewer system.

Monitoring: No monitoring is required.

47. Solid Waste

a) Is the project served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?

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

Source: Riverside County General Plan, Riverside County Waste Management District correspondence, Environmental Impact Report No.524 (EIR No. 524), RESOLUTION NO. 2014-004

EIR No. 524 Conclusions:

a) Riverside County has an adopted Solid Waste Management Plan that addresses the issue of ensuring adequate landfill capacity to serve future populations. Because the Wine Country Community Plan may include changes that lead to growth beyond that currently planned under the General Plan and SWAP, this may change assumptions that formed the basis of the Solid Waste Management Plan, it is possible that future development consistent with the Wine Country Community Plan could exceed the capacity of area landfills. Additionally, activities authorized as a result of the implementation of the Wine Country Community Plan will result in new development that yields an

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	Fully Analyzed in EIR 524
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increase in solid waste generation that will need to be accommodated by existing or future landfill capacity.

b) Future development authorized pursuant to the Wine Country Community Plan will result in the development of new residential, commercial, recreational, public and other uses that generate solid waste. The collection and disposal of solid waste will conform to applicable federal, state and local plans and regulations, such as the Integrated Waste Management Act (AB 939) and the Riverside County Solid Waste Management Plan. Adherence to these standards and regulations will ensure potential impacts related to this issue are less than significant.

Findings of Fact:

a) The Project is not proposing a physical disturbance of the property; therefore, there is no potential for any direct impacts to solid waste facilities. As indicated previously, the Project simply removes the five subject parcels from the Temecula Valley Wine Country Policy Area.

If a development application were submitted and approved in the future for the Redhawk Property, construction and operation of the future development on the Project site would result in the generation of solid waste, requiring disposal at a landfill. The Riverside County Waste Management Department operates six landfills that serve Riverside County residents – these include the Badlands, Blythe, Desert Center, Lamb Canyon, Mecca II, and Oasis landfills. Thus, there would be adequate landfill capacity to accommodate any future development’s solid waste needs during both construction and long-term operation. Provided that the proposed change will only result an potential, theoretical increase from 6 units to 12, the impacts regarding landfills would be less than significant, because the amount of trash generated by 12 units would not create the need for additional landfill capacity.

b) The California Integrated Waste Management Act (Assembly Bill (AB) 939), signed into law in 1989, established an integrated waste management system that focused on source reduction, recycling, composting, and land disposal of waste. In addition, the bill established a 50% waste reduction requirement for cities and counties by the 2000, along with a process to ensure environmentally safe disposal of waste that could not be diverted. Per the requirements of the Integrated Waste Management Act, the Riverside County Board of Supervisors adopted the Riverside Countywide Integrated Waste Management Plan (CIWMP) (adopted January 14, 1997), which outlines the goals, policies, and programs the County and its cities will implement to create an integrated and cost effective waste management system that complies with the provision of AB 939 and its diversion mandates.

In order to assist the County of Riverside in achieving the mandated goals of the Integrated Waste Management Act, the proponent of any future development would be required to work with future refuse haulers to develop and implement feasible waste reduction programs, including source reduction, recycling, and composting. Additionally, in accordance with the California Solid Waste Reuse and Recycling Act of 1991 (Cal Pub Res. Code § 42911), any future development would provide adequate areas for collecting and loading recyclable materials where solid waste is collected. The collection areas are required to be shown on construction drawings and be in place before building permit final inspection. The implementation of these requirements and the mitigation measures below provided by Riverside County Waste Management Department (RCWMD, 2012) would reduce the amount of solid waste generated by any future development,

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	Fully Analyzed in EIR 524
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which in turn would aid in the extension of the life of affected disposal sites. As such, any future development would comply with the mandates of applicable solid waste statutes and regulations. This was fully analyzed for the entirety of the area covered by the Wine Country Community Plan in EIR N. 524, including the Redhawk Property, and found to be less than significant. Therefore, it was fully covered under the EIR.

Mitigation: No new mitigation measures are required.

Monitoring: No monitoring is required.

48. Utilities

Would the project impact the following facilities requiring or resulting in the construction of new facilities or the expansion of existing facilities; the construction of which could cause significant environmental effects?

a) Electricity?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Natural gas?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Communications systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Storm water drainage?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Street lighting?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Maintenance of public facilities, including roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Other governmental services?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Environmental Impact Report No.524 (EIR No. 524), RESOLUTION NO. 2014-004

EIR No. 524 Conclusions:

a-g) The EIR analyzed each utility individually and concluded that there is enough service capacity to provide all services to meet the increase of proposed uses in the plan. No mitigation was required.

Findings of Fact:

a-g) The Project is not proposing a physical disturbance of the property; therefore, there is no potential for any direct impacts to utilities. As indicated previously, the Project simply removes the five subject parcels from the Temecula Valley Wine Country Policy Area. In addition, EIR No. 524 fully analyzed impacts to utilities from build out of the entire Wine Country Community Plan area, including the Redhawk Property and found there would be less than significant impacts to utilities. Therefore, this has been fully covered in EIR No. 524.

Mitigation: No new mitigation measures are required.

Monitoring: No monitoring is required.

49. Energy Conservation

a) Would the project conflict with any adopted energy conservation plans?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Environmental Impact Report No.524 (EIR No. 524), RESOLUTION NO. 2014-004

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	Fully Analyzed in EIR 524
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EIR No. 524 Conclusions:

a) The EIR analyzed each utility individually and concluded that there is enough service capacity to provide all services to meet the increase of proposed uses in the plan. No mitigation was required.

Findings of Fact:

a) The Project is not proposing a physical disturbance of the property; therefore, there is no potential for any direct impacts to energy conservation. As indicated previously, the Project simply removes the five subject parcels from the Temecula Valley Wine Country Policy Area. In addition, EIR No. 524 fully analyzed impacts to energy conservation from build out of the entire Wine Country Community Plan area, including the Redhawk Property and found there would be less than significant impacts to energy conservation. Therefore, this has been fully covered in EIR No. 524.

Mitigation: No new mitigation measures are required.

Monitoring: No monitoring is required.

MANDATORY FINDINGS OF SIGNIFICANCE

50. Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?

Source: Staff review, Project Application Materials, Environmental Impact Report No.524 (EIR No. 524), RESOLUTION NO. 2014-004

Findings of Fact: 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 populations 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.

51. Does the project have impacts which are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, other current projects and probable future projects)?

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	Fully Analyzed in EIR 524
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Source: Staff review, Project Application Materials, Environmental Impact Report No.524 (EIR No. 524), RESOLUTION NO. 2014-004

Findings of Fact: The Project will result in no direct impacts, either cumulative or Project-specific. Cumulative indirect impacts are evaluated above in each section and in EIR No. 524. As indicated throughout this environmental assessment, implementation of the proposed Project would not result in potentially significant cumulative effects beyond those previously analyzed in EIR No. 524. There are no other cumulatively considerable impacts associated with the proposed Project that are not already evaluated and disclosed throughout this environmental assessment.

52. Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?

Source: Staff review, project application, Environmental Impact Report No.524 (EIR No. 524), RESOLUTION NO. 2014-004

Findings of Fact: The Project's potential to result in substantial adverse effects on human beings has been evaluated throughout this environmental assessment. However, there are no components of the proposed Project that could result in substantial adverse effects on human beings that are not already evaluated and disclosed throughout this environmental assessment. Accordingly, no additional impacts would occur.

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: EIR No. 524

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 Sections 21083 and 21083.05; References: California Government Code Section 65088.4; Public Resources Code Sections 21080(c), 21080.1, 21080.3, 21082.1, 21083, 21083.05, 21083.3, 21093, 21094, 21095 and 21151; *Sundstrom v. County of Mendocino* (1988) 202 Cal.App.3d 296; *Leonoff v. Monterey Board of Supervisors* (1990) 222 Cal.App.3d 1337; *Eureka Citizens for Responsible Govt. v. City of Eureka* (2007) 147 Cal.App.4th 357; *Protect the Historic Amador Waterways v. Amador Water Agency* (2004) 116 Cal.App.4th at 1109; *San Franciscans Upholding the Downtown Plan v. City and County of San Francisco* (2002) 102 Cal.App.4th 656.

Revised: [2/10/2016 7:22 AM](#) [2/10/2016 7:03 AM](#)

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	Fully Analyzed in EIR 524
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NOTICE OF PUBLIC HEARING
and
**INTENT TO CONSIDER AN ADDENDUM TO AN
ENVIRONMENTAL IMPACT REPORT (EIR)**

A PUBLIC HEARING has been scheduled, pursuant to Riverside County Land Use Ordinance No. 348, before the **RIVERSIDE COUNTY PLANNING COMMISSION** to consider the project shown below:

GENERAL PLAN AMENDMENT NO. 1157 – Intent to Consider Addendum to a Certified Environmental Impact Report (EIR No. 524) – Applicant: County of Riverside - Third Supervisorial District - Rancho California Zoning Area - Southwest Area Plan: Rural: Rural Residential (R:RR), Rural: Rural Mountainous (R:RM), Rural Community: Estate Density Residential (RC:EDR), Community Development: Commercial Tourist (CD:CT), Open Space: Rural (OS:RUR) and Agriculture: Agriculture (AG:AG) – Temecula Valley Wine Country Policy Area – Equestrian District – Location: The proposed amendment is approximately 58 acres located on the southern portion of the Temecula Valley Wine Country Policy Area of the Southwest Area Plan; more specifically, the project is located southerly of Santa Rita Road, easterly of Anza Road, and westerly of Los Caballos Road – Approximately 3,032 gross acres (for the entire Equestrian District) – Zoning: Residential Agricultural – 2 1/2, 5, 10 and 20 Acre Minimum (R-A-2 1/2, R-A-5, R-A-10, and R-A-20), Rural Residential (RR), Light Agricultural – 10 and 20 Acre Minimum (A-1-10, A-1-20) – **REQUEST:** The Amendment proposes to revise Figure 4b of the General Plan, Southwest Area plan to remove parcels 966380028 through 966380032, known as the “Redhawk Property” from the Temecula Valley Wine Country Policy Area boundary. Per a settlement and release agreement, the Board of Supervisors agreed to process these revisions in settling the case entitled “J to the 5th, et. al. v County of Riverside, Riverside County Superior Court, Case No. 1400542”.

TIME OF HEARING: 9:00 a.m. or as soon as possible thereafter.
DATE OF HEARING: February 17, 2016
PLACE OF HEARING: Riverside County Administrative Center
1st Floor Board Chambers
4080 Lemon Street
Riverside, CA 92501

For further information regarding this project, please contact project planner, Matt Straite at (951) 955-8631 or e-mail mstraite@rctlma.org, or go to the County Planning Department’s Planning Commission agenda web page at <http://planning.rctlma.org/PublicHearings.aspx>.

The Riverside County Planning Department has determined that the above-described project will not have a significant effect on the environment and has recommended certification of an addendum to an EIR. The Planning Commission will consider the proposed project, and the proposed addendum, at the public hearing.

The case file for the proposed project, and the final environmental impact report, may be viewed Monday through Friday, from 8:00 A.M. to 5:00 P.M. at the Planning Department office, located at 4080 Lemon St. 12th Floor, Riverside, CA 92501.

Any person wishing to comment on the proposed project may do so in writing between the date of this notice and the public hearing; or, may appear and be heard at the time and place noted above. All comments received prior to the public hearing will be submitted to the Planning Commission, and the Planning Commission will consider such comments, in addition to any oral testimony, before making a decision on the proposed project.

If this project is challenged in court, the issues may be limited to those raised at the public hearing, described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing. Be advised that as a result of public hearings and comment, the Planning

Commission may amend, in whole or in part, the proposed project. Accordingly, the designations, development standards, design or improvements, or any properties or lands within the boundaries of the proposed project, may be changed in a way other than specifically proposed.

Please send all written correspondence to:

RIVERSIDE COUNTY PLANNING DEPARTMENT

Attn: Matt Straite

P.O. Box 1409, Riverside, CA 92502-1409

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 1/28/2016

The attached property owners list was prepared by Riverside County GIS,

APN (s) or case numbers GPA01157 For

Company or Individual's Name Planning Department

Distance buffered 1600'

Pursuant to application requirements furnished by the Riverside County Planning Department, Said list is a complete and true compilation of the owners of the subject property and all other property owners within 600 feet of the property involved, or if that area yields less than 25 different owners, all property owners within a notification area expanded to yield a minimum of 25 different owners, to a maximum notification area of 2,400 feet from the project boundaries, based upon the latest equalized assessment rolls. If the project is a subdivision with identified off-site access/improvements, said list includes a complete and true compilation of the names and mailing addresses of the owners of all property that is adjacent to the proposed off-site improvement/alignment.

I further certify that the information filed is true and correct to the best of my knowledge. I understand that incorrect or incomplete information may be grounds for rejection or denial of the application.

NAME: Vinnie Nguyen

TITLE GIS Analyst

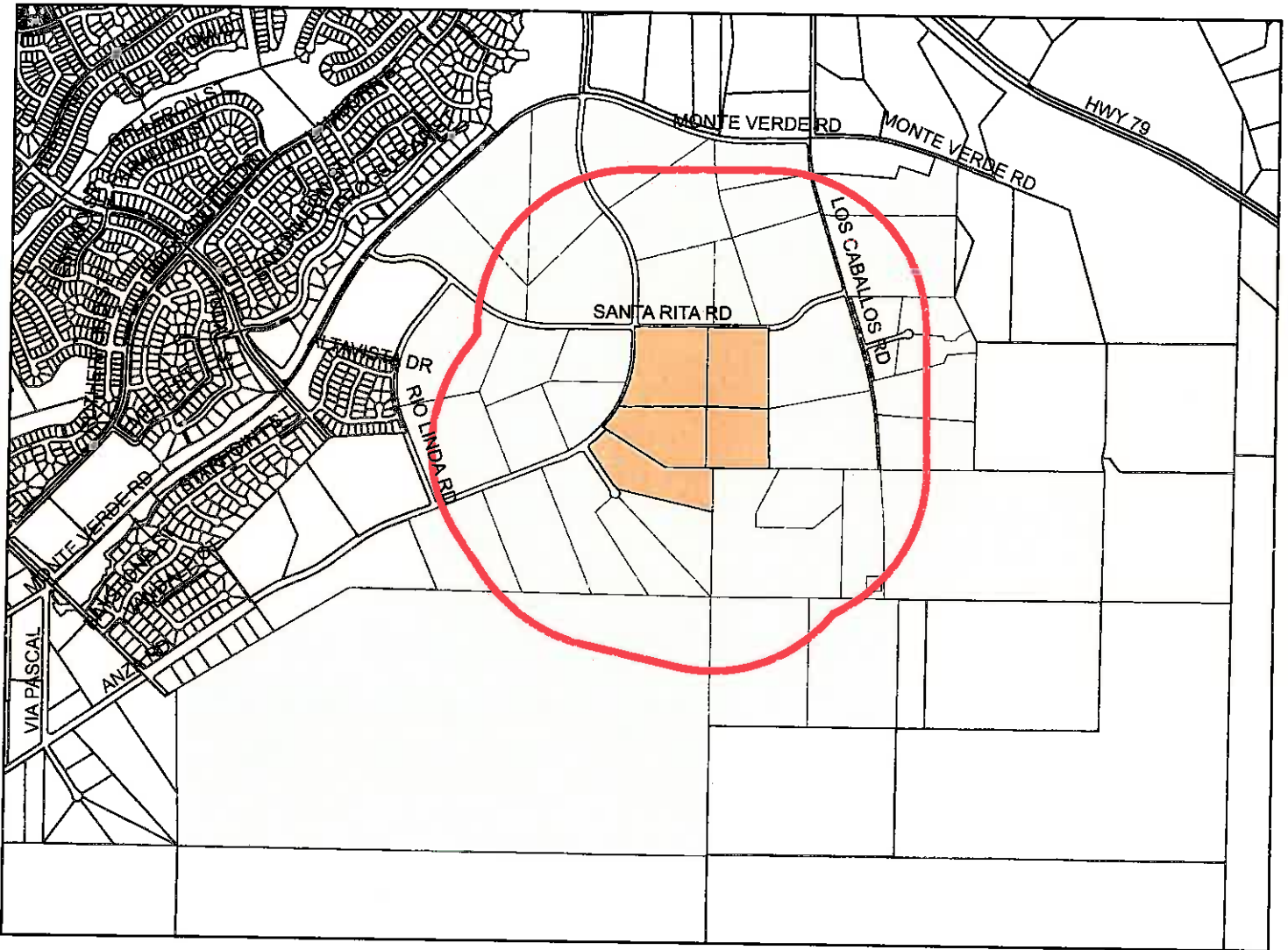
ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

TELEPHONE NUMBER (8 a.m. -- 5 p.m.): (951) 955-8158

*checked by matt
04/16
6/28/16*

GPA01157 (1600 feet buffer)



Selected Parcels

966-380-014	966-380-015	966-380-023	966-380-013	966-380-017	966-380-018	927-180-006	927-180-013	927-180-015	966-380-028
966-380-029	966-380-030	966-380-031	966-380-032	927-180-034	966-380-024	966-380-026	966-380-022	966-380-025	966-380-016
966-380-021	966-380-036	966-380-037	966-380-020	917-110-019	966-380-033	966-380-035	966-380-006	966-380-007	917-110-015
917-110-016	917-110-017	917-110-018	917-110-020	917-110-021	966-380-034	966-380-011	966-380-027	966-380-010	966-380-019
927-180-026	927-180-007	927-180-033	927-180-035	917-300-001					



1,400 700 0 1,400 Feet

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

ASMT: 917110020, APN: 917110020
REGENTS OF THE UNIVERSITY OF CALIF
1111 FRANKLIN ST 6TH FL
OAKLAND CA 94612

ASMT: 966380006, APN: 966380006
RANCON REDHAWK VALLEY 44
C/O JIM LYTLE
41391 KALMIA ST STE 200
MURRIETA CA 92562

ASMT: 927180006, APN: 927180006
ASSOC, ETAL
37812 DOROTHY CT
TEMECULA CA 92592

ASMT: 966380007, APN: 966380007
REDHAWK VALLEY
C/O DANIEL L STEPHENSON
41391 KALMIA ST 200
MURRIETA CA 92562

ASMT: 927180007, APN: 927180007
RHONDA CORNELL, ETAL
45240 LOS CABALLOS RD
TEMECULA CA 92592

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ONTARIO CA 91761

ASMT: 927180026, APN: 927180026
LAURA TURNBOW, ETAL
34200 MADERA DE PLAYA
TEMECULA CA 92592

ASMT: 966380013, APN: 966380013
CHUXIANG WANG
C/O ROBERT THOMAS ORMOND
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SEATTLE WA 98121

ASMT: 927180034, APN: 927180034
LORI SAPPINGTON, ETAL
35355 VIA RIATA
TEMECULA CA 92592

ASMT: 966380015, APN: 966380015
ALI POURDASTAN
48 VIA ALCAMO
SAN CLEMENTE CA 92673

ASMT: 927180035, APN: 927180035
LAURA REAMES, ETAL
35450 VIA RIATA
TEMECULA, CA. 92592

ASMT: 966380016, APN: 966380016
KATHLEEN SPANO, ETAL
34670 SANTA RITA RD
TEMECULA CA 92592



ASMT: 966380018, APN: 966380018
DIANE YOUNT
34970 SANTA RITA RD
TEMECULA, CA. 92592

ASMT: 966380025, APN: 966380025
JILL LITTEN, ETAL
45031 ANZA RD
TEMECULA, CA. 92592

ASMT: 966380019, APN: 966380019
SOONTAREE NEMEC
41 ROCKY KNOLL
IRVINE CA 92715

ASMT: 966380026, APN: 966380026
ROBB WALLEN, ETAL
C/O ELIZABETH A VIETS
45201 ANZA RD
TEMECULA, CA. 92592

ASMT: 966380020, APN: 966380020
RAKHSHANDA AHMED, ETAL
36035 CORTE LISBOA
MURRIETA CA 92562

ASMT: 966380027, APN: 966380027
SARAJANE KIRBY, ETAL
34555 SANTA RITA RD
TEMECULA, CA. 92592

ASMT: 966380021, APN: 966380021
GILDA TAVOUSSI, ETAL
2001 CAHUNA TER
CORONA DEL MAR CA 92625

ASMT: 966380032, APN: 966380032
BEDHAWK INV, ETAL
3112 BOSTONIAN
LOS ALAMITOS CA 90720

ASMT: 966380022, APN: 966380022
BRADLEY CAPEN, ETAL
31874 VIA BARRAZA
TEMECULA CA 92592

ASMT: 966380033, APN: 966380033
RANCHO CALIF WATER DIST
42135 WINCHESTER RD
TEMECULA CA 92590

ASMT: 966380023, APN: 966380023
BAKER ESTATE GROUP
45115 LOS CABOLLOS
TEMECULA, CA. 92592

ASMT: 966380034, APN: 966380034
JINGWEI HOPKINS, ETAL
399 E STATE ST
PLEASANT GROVE UT 84062

ASMT: 966380024, APN: 966380024
SUSAN HARRISON, ETAL
34725 SANTA RITA RD
TEMECULA, CA. 92592

ASMT: 966380035, APN: 966380035
RANCHO CALIFORNIA WATER DIST
P O BOX 9017
TEMECULA CA 92589



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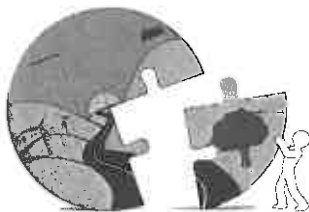
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RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss AICP
Planning Director

TO: Office of Planning and Research (OPR)
P.O. Box 3044
Sacramento, CA 95812-3044
 County of Riverside County Clerk

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

38686 El Cerrito Road
Palm Desert, California 92211

SUBJECT: Filing of Notice of Determination in compliance with Section 21152 of the California Public Resources Code.

General Plan Amendment No. 1157

Project Title/Case Numbers

Matt Straite

County Contact Person

(951) 955-8631

Phone Number

N/A

State Clearinghouse Number (if submitted to the State Clearinghouse)

County of Riverside (Planning)

Project Applicant

4080 Lemon Street, Riverside CA

Address

The proposed amendment is approximately 58 acres located on the southern portion of the Temecula Valley Wine Country Policy Area of the Southwest Area Plan; more specifically, the project is located southerly of Santa Rita Road, easterly of Anza Road, and westerly of Los Caballos Road

Project Location

General Plan Amendment No. 1157 (GPA1157) proposes General Plan revisions that the Board of Supervisors agreed to process as in the settling the case entitled "J to the 5th, et. al. v County of Riverside, Riverside County Superior Court, Case No. 1400542". Per the settlement and release agreement, GPA No. 1157 proposes to remove parcels 966380028 through 966380032, known as the "Redhawk Property" from the Temecula Valley Wine Country Policy Area boundary

Project Description

This is to advise that the Riverside County Board of Supervisors, as the lead agency, has approved the above-referenced project on _____, and has made the following determinations regarding that project:

1. The project WILL NOT have a significant effect on the environment, as analyzed in an Addendum to EIR No. 524.
2. An Environmental Impact Report was previously prepared for the project pursuant to the provisions of the California Environmental Quality Act (No fees due as the County is the applicant) and reflect the independent judgment of the Lead Agency.
3. Mitigation measures WERE previously made a condition of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program WAS previously adopted.
5. A statement of Overriding Considerations WAS previously adopted
6. Findings were made pursuant to the provisions of CEQA.

This is to certify that the earlier EA, with comments, responses, and record of project approval is available to the general public at: Riverside County Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92501.

Signature

Project Planner

Title

Date

Date Received for Filing and Posting at OPR: _____