INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

for

"Lost Ranch Winery"

Plot Plan No. 210141 (PPT210141)
Change of Zone No. 2200007 (CZ2200007)

Lead Agency:

County of Riverside
4080 Lemon Street, 12th Floor
Riverside, CA 92502
951-955-6060
Point of Contact: Tim Wheeler, Project Planner
twheeler@rivco.org

Applicant:

Lost Ranch, LLC
24250 Juanita Drive
Menifee, CA 92587
Point of Contact: Jasmine & Joseph Wiens
916-600-4424

Prepared by:

Matthew Fagan Consulting Services, Inc.
42011 Avenida Vista Ladera
Temecula, CA 92591
951-265-5428
Point of Contact: Matthew Fagan, Owner
matthewfagan@roadrunner.com

November 2023

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Commonly Used Abbreviations and Acronyms

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

EAPC	Existing Plus Ambient Growth Plus Project Plus Cumulative
FEMA	Federal Emergency Management Act
FIRM	Flood Insurance Rate Map
FMMP	Farmland Mapping & Monitoring Program
GHG	Greenhouse Gas
GP	General Plan
GPA	General Plan Amendment
GPEIR	General Plan Environmental Impact Report
HCM	Highway Capacity Manual
HCOC	Hydrologic Conditions of Concern
HCP	Habitat Conservation Plan
HOV	High-Occupancy Vehicle
HRA	Health Risk Assessment
LOS	Level of Service
LST	Localized Significance Thresholds
MLD	Most Likely Descendent
MM	Mitigation Measure
MSHCP	Western Riverside County Multiple Species Habitat Conservation Plan
$MTCO_2e$	Metric Tons of Carbon Dioxide Equivalent
N_2O	Nitrous Oxide
NAAQS	National Ambient Air Quality Standards
NAHC	Native American Heritage Commission
NEPA	National Environmental Policy Act
NEPSSA	Narrow Endemic Plants Survey Area
NO_2	Nitrogen Dioxide
NOA	Naturally Occurring Asbestos
NO_X	Oxides of Nitrogen
NPDES	National Pollution Discharge Elimination System
O_3	Ozone
Pb	Lead
PFCs	Perfluorocabons
PHS	Preliminary Hydrology Study
PM	Afternoon
$PM_{2.5}$	Fine Particulate Matter
PM_{10}	Respirable Particulate Matter
Ppb	Parts Per Billion
Ppm	Parts Per Million
PPV	Peak Particle Velocity
PRC	Public Resources Code

PVC	Polyvinyl Chloride
PV	Photovoltaic
RCFC&WCD	Riverside County Flood Control and Water Conservation District
RCFD	Riverside County Fire Department
RCIP	Riverside County Integrated Project
RCSD	Riverside County Sheriff's Department
RCTC	Riverside County Transportation Commission
RTA	Riverside Transit Authority
RTP	Regional Transportation Plan
RTP/SCS	Regional Transportation Plan/Sustainable Communities Strategy
RV	Recreational Vehicle
RWQCB	Regional Water Quality Control Board
SARWQCB	Santa Ana Regional Water Quality Control Board
SB	Senate Bill
SCAB	South Coast Air Basin
SCAG	Southern California Association of Governments
SCAQMD	South Coast Air Quality Management District
SO_2	Sulphur Dioxide
SO_x	Sulphur Oxides
SoCAB	South Coast Air Basin
Sq. Ft.	Square Feet
TAC	Toxic Air Contaminant
USFWS	United States Fish and Wildlife Service
USGS	U.S. Geological Survey
VMT	Vehicle Miles Traveled
VOC	Volatile Organic Compound
VPD	Vehicles Per Day
WCCP	Wine Country Community Plan
WQMP	Water Quality Management Plan

Environmental Assessment (CEQ / EA) Number: CEQ210242
Project Case Type (s) and Number(s): Plot Plan (PPT) 210141; Change of Zone (CZ) 2200007 aka "Lost Ranch Winery"
Lead Agency Name: County of Riverside Planning Department
Address: 4080 Lemon Street 12th Floor, Riverside, CA 92501
Contact Person: Tim Wheeler, Project Planner
Telephone Number**:** 951-955-6060
Applicant's Name: Jasmine & Joseph Wiens, Lost Ranch LLC
Applicant's Address: 24250 Juanita Drive, Menifee, CA 92587

I. PROJECT INFORMATION

Project Description:

Overview

The proposed Project includes Plot Plan No. 210141 (PPT 210141) for construction of a Class II Winery on 10.11 net acres and Change of Zone 2200007 (CZ2200007). The site is bounded by Rancho California to the north, Glen Oaks Road to the west and south and vacant land to the east; County of Riverside, State of California, and known as Assessor's Parcel Number 942-030-007. Reference **Figure 1, *Regional Location Map*** and **Figure 2, *Vicinity Map***. The site is located at 35586 Glen Oaks Road, Temecula, CA 92592.

Change of Zone No. 2200007

Change of Zone No. 2200007 proposes to change the zoning classification of the subject site from Citrus Vineyard-10 Acre Minimum (C/V-10) to Wine Country-Winery (WC-W). The applicant is requesting a Change of Zone to bring the subject site into compliance with the standards of the Temecula Valley Wine Country Policy Area – Winery District that the subject site is within.

Plot Plan No. 210141

Plot Plan No. 210141 is a proposal for a Class II winery on 10.11 acres with existing and proposed vineyard planting. The Class II winery would consist of a 2,300 sqft tasting room with retail sales, pre-packaged food sales, live indoor music, and an outside tasting patio; a 1,700 sqft wine production room with barrel storage, restrooms, breakroom, office, and janitors closet next to an outdoor crush pad/winery production area. The project would provide 58 parking spaces including 3 ADA and 3 EV spaces and project landscaping. According to Ordinance No. 348 (Providing for Land Use Planning and Zoning Regulations and Related Functions of the County of Riverside), a Class II Winery is a winery with an established onsite vineyard located on a minimum gross parcel size of ten (10) acres that is allowed with appurtenant and incidental commercial uses (with an approved permit). Reference **Figure 3, *PPT 210141***. The Project Plot Plan indicates the site is 12.48 gross acres and 10.11 net acres; therefore, it conforms to the Class II Winery site size requirement.

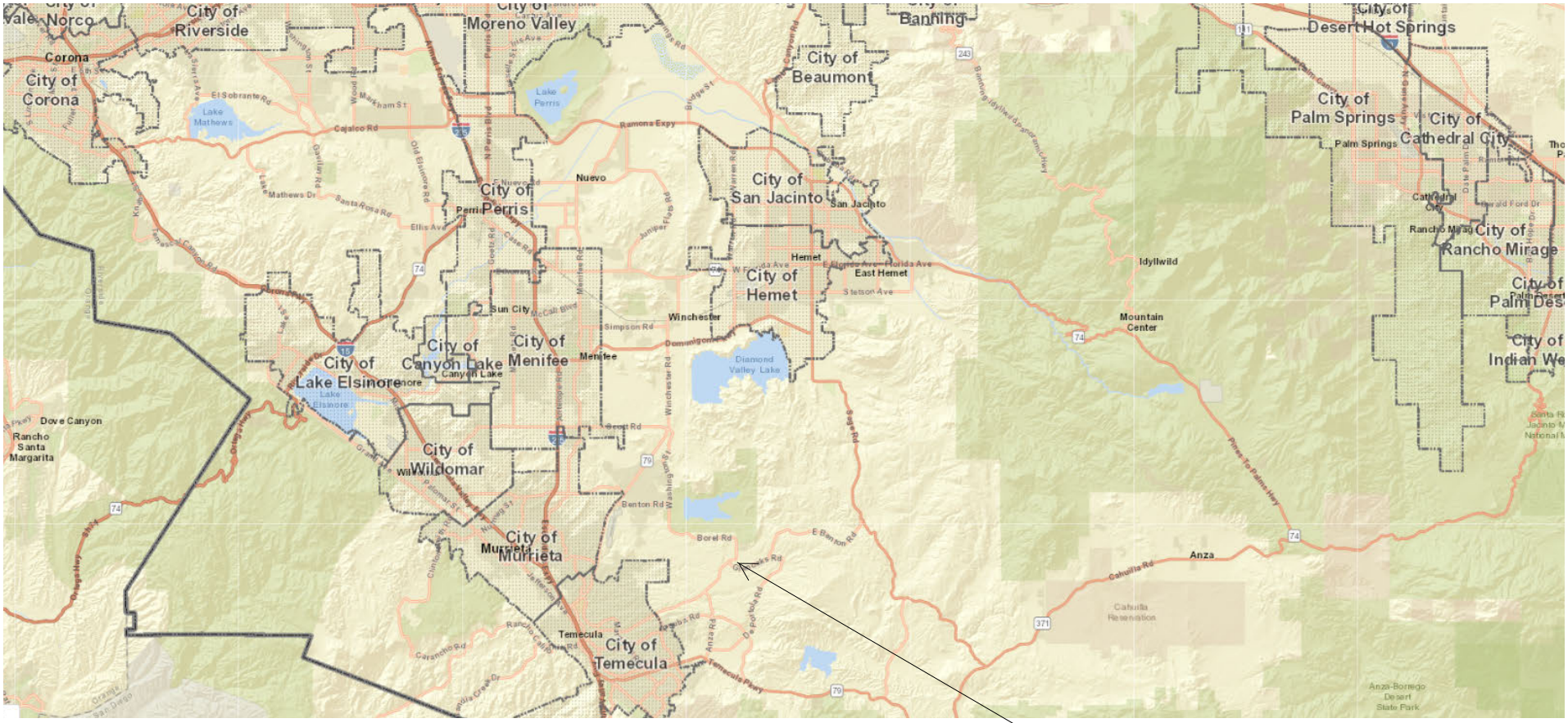
Building Architecture and Materials

The Lost Ranch Winery architectural design is intended to blend harmoniously with the overall winery-oriented nature and design of the area. The proposed building design is Spanish with smooth textured stucco and red clay tile roof. Reference **Figure 4, *Elevations*** and Project Plans.

Landscaping

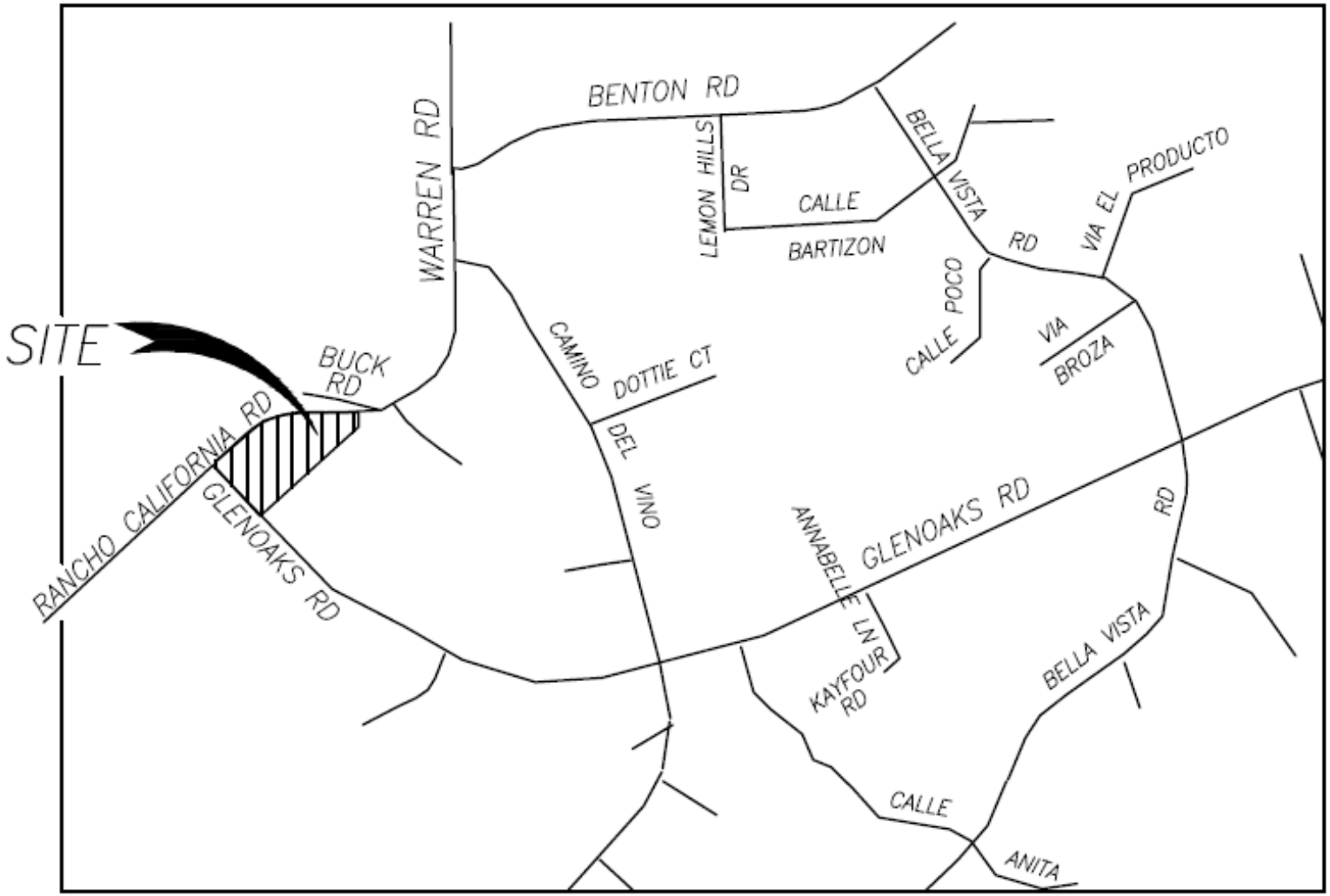
Project landscaping is “Southwest Pueblo” style including drought tolerant trees, shrubs, and succulent species. Tree species include bay laurel, desert willow, California pepper, and desert museum palo verde. Shrubs include California buckwheat, agave, prickly pear cactus, ocotillo, and other similar desert species. Landscaping is provided along the Project parking lot and next to the tasting room. Ground cover in the planter areas will be decomposed granite. Approximately 17,323 sq. ft. of the Project will be landscaped. Additionally, the Project will include 8.43 acres or 83% vineyard planting on the site. Reference **Figure 5, *Landscape Plan***.

FIGURE 1
Regional Location Map



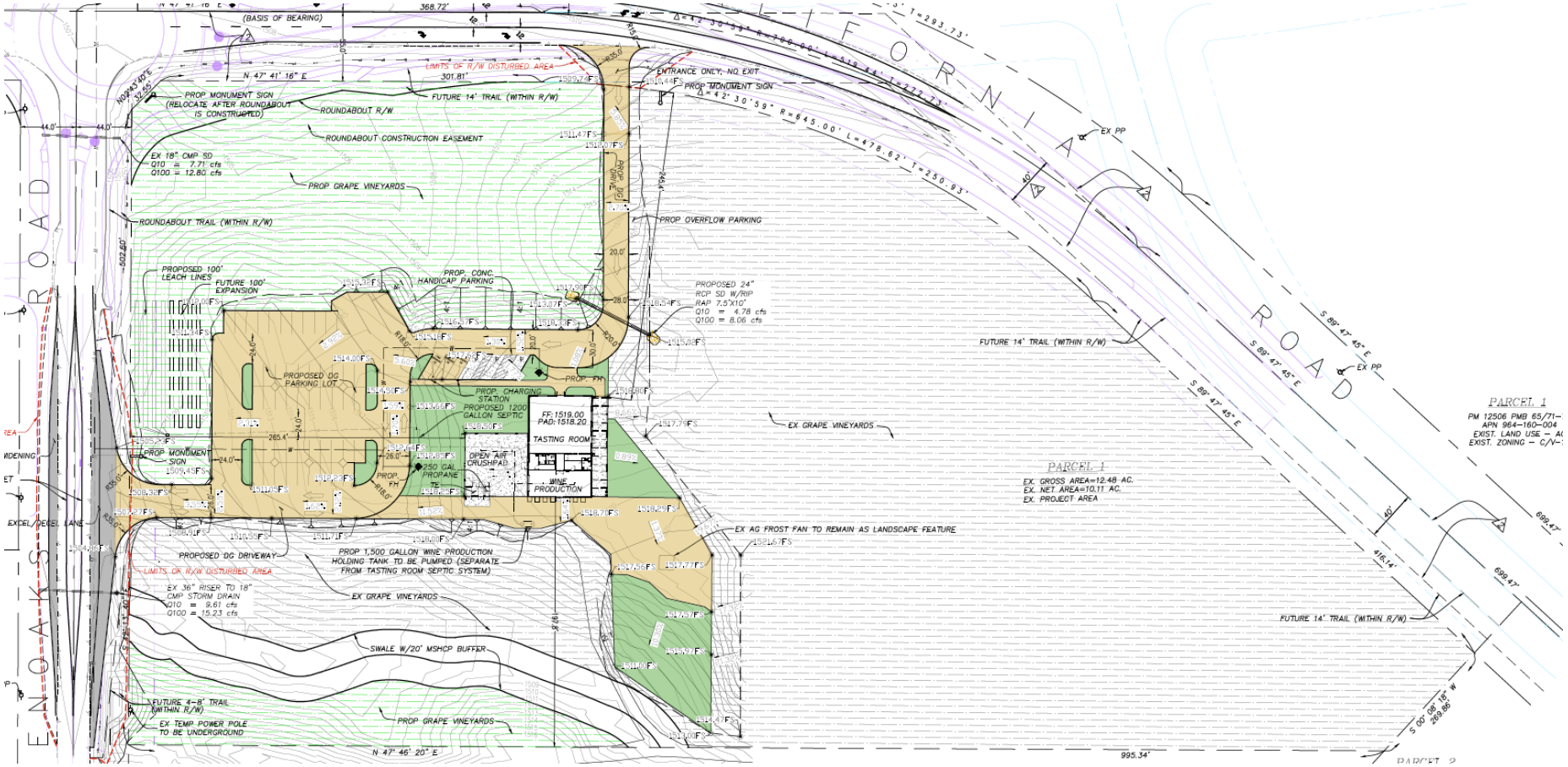
Source: Map My County https://gis.countyofriverside.us/Html5Viewer/?viewer=MMC_Public

FIGURE 2
Vicinity Map



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

FIGURE 3
PPT 210141



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

FIGURE 4a
Elevations

FRONT / NORTH

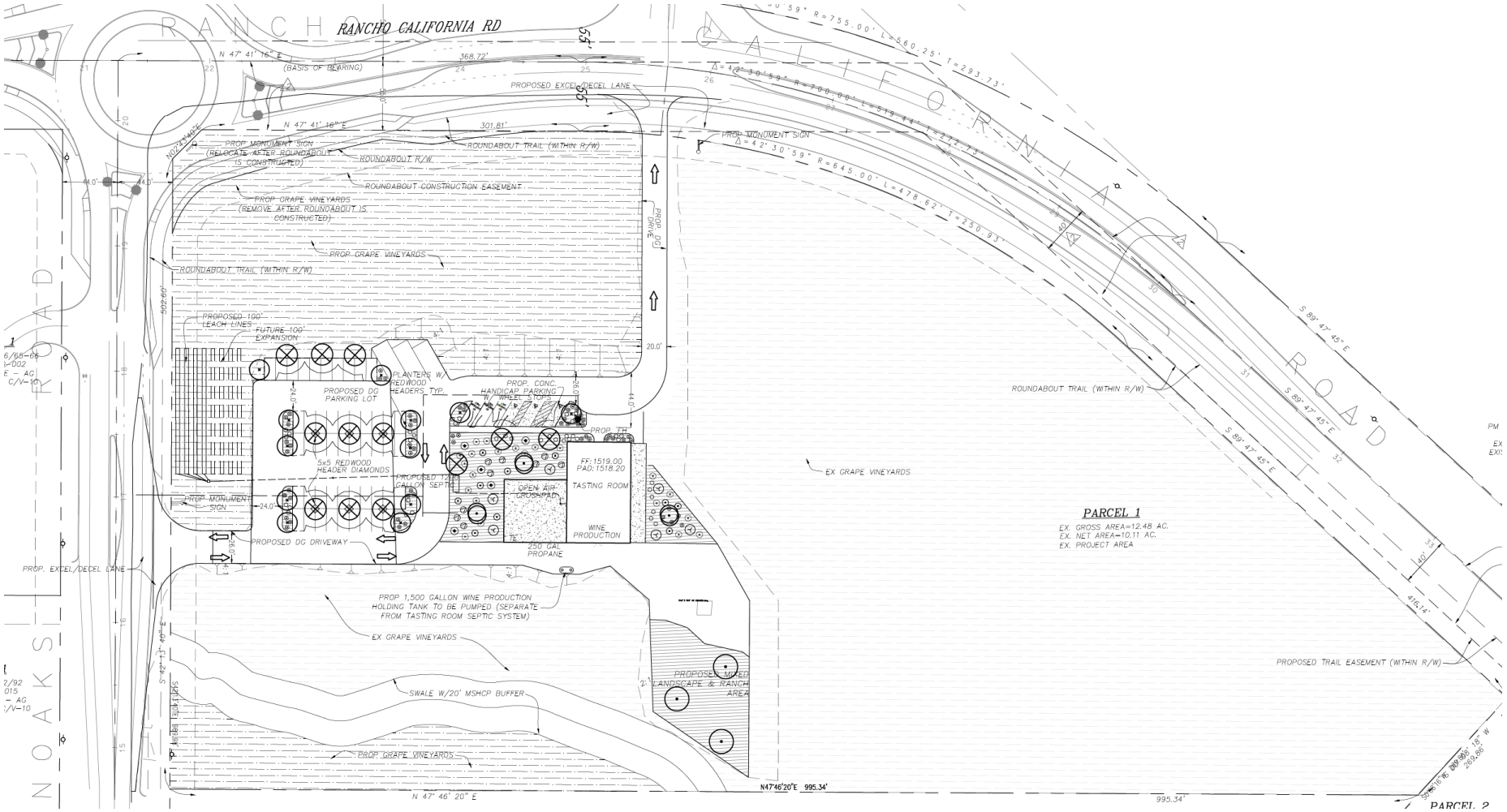
REAR / SOUTH

SIDE / EAST

SIDE / WEST

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

FIGURE 5
Landscape Plan



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

Circulation

The proposed Project will take access off Rancho California Road at the northwest portion of the site, with a secondary entryway from Glen Oaks Road at the western part of the site. Rancho California Road is classified as a mountain arterial in the County Riverside Wine County Community Plan, and Glen Oaks Road is classified as a Collector. Presently, both roadways are improved as two-lane roadways, adjacent to the Project site. Refer to **Figure 6*, Project Roadway Sections***.

Pedestrian access is provided per ADA requirements.

Drainage / Hydrology / Water Quality

Existing Conditions

The topography of the site is varied with a central knoll sloping down mainly to the west. Elevations onsite range from a low of 1,504 feet above mean sea level (AMSL) at the western property corner up to a high point of 1,522 feet AMSL near the center of the property. The natural contours have been modified by the establishment of a vineyard and several dirt roads. There are no permanent sources of water on the site although there is a seasonal drainage course that transects the southern corner of the property. Much of the drainage in the surrounding area has been channelized but historically the drainage pattern has been in a southerly direction toward Santa Gertrudis Creek, then to Murrieta Creek, and ultimately to the Santa Margarita River south of Temecula. For the most part, drainage is intermittent and occurs only as the result of seasonal precipitation. The site currently supports an existing vineyard on a portion of the property, while the remainder is vacant. Prior to agricultural development, the site and surrounding areas supported native coastal sage scrub vegetation characteristic of the region, but now supports only remnants of this native plant association. At present the entire site has pervious surfaces and no impervious surfaces (e.g., asphalt, concrete, buildings, etc.).

Proposed Conditions

The Project proposes a maximum of 13,673 square feet or 0.31-acre (3%) of new impervious surfaces on the site, the remainder of the site will remain as vacant land and vineyards plus new landscaping and decomposed granite parking area and groundcover (1.49 acres or 15%), and the large majority as vineyards (8.43 acres or 83% of the site). Although the Project will have a small amount of new impervious surfaces, a Water Quality Management Plan (WQMP) was prepared for the site (RDSA 2022). Onsite drainage will be accommodated within the existing site boundaries based on the existing topography, runoff flows, existing and new vineyard areas, and new landscaping and other pervious areas that will continue to absorb onsite runoff. As a result, no infiltration basins or other water quality improvements (i.e., best management practices or BMPs) are proposed or required at this time. Onsite improvements will incorporate low impact development (LID) standards of the County and the State Green Building Code. The site is in FEMA Flood Zone “X” which is determined to be outside the 0.2% annual chance floodplain (i.e., the 500-year standard project flood) so onsite or area flooding is not a design consideration.

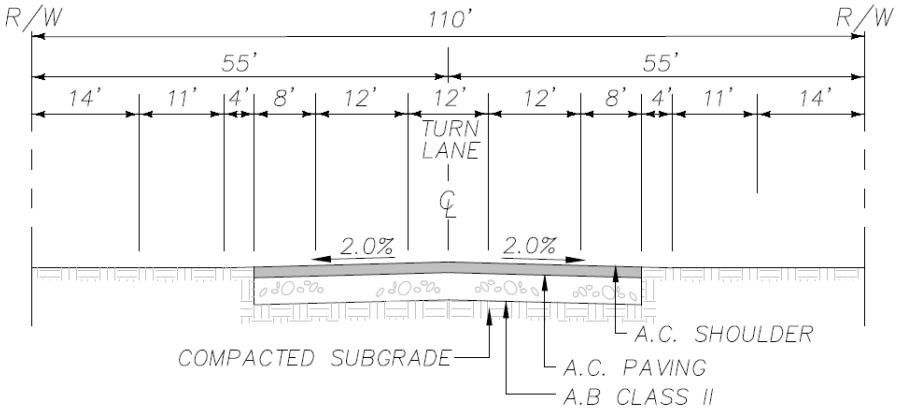
Grading

Per the PPT210141 & Concept Grade Plan, the Project site will be mass graded with approximately 3,300 cubic yards of cut and 3,300 cubic yards of fill, resulting in earthwork balanced onsite with no soils being exported or imported. Reference **Figure 7, *Grading Plan***.

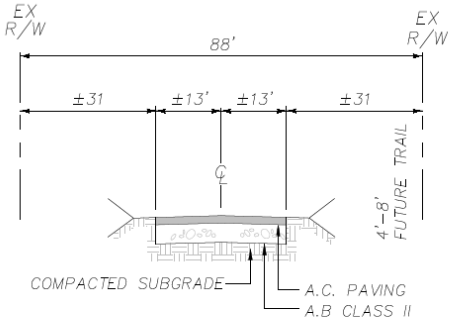
Water/Sewer

The Project will not connect to any sewer lines and will utilize a septic system. The Project will connect to an existing water line located in Glen Oaks Road.

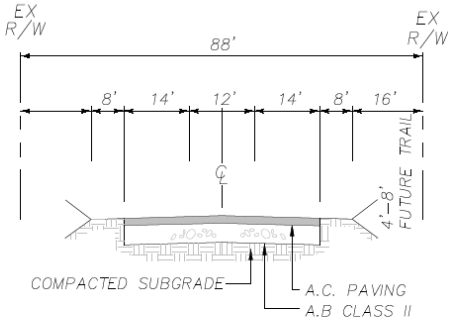
FIGURE 6
Project Roadway Sections



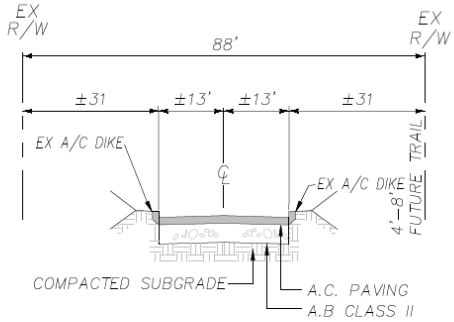
RANCHO CALIFORNIA ROAD
PER TEMECULA VALLEY WINE COUNTRY DESIGN GUIDLINES
NTS



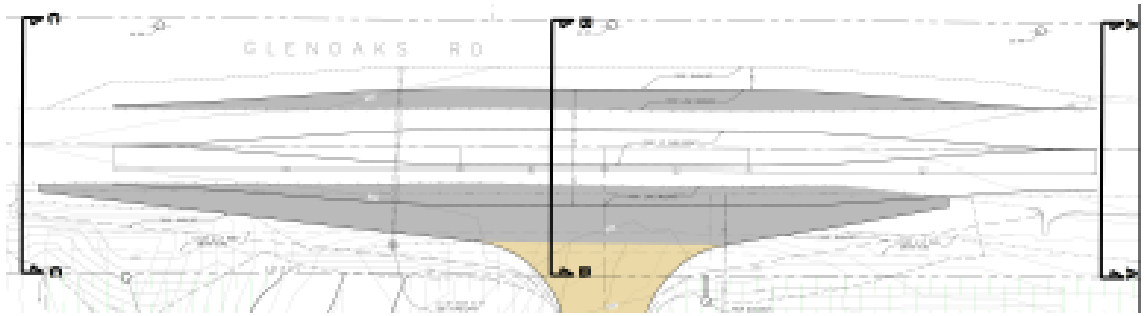
GLENOAKS ROAD SECTION C-C
COLLECTOR STREET STD 103
MODIFIED TO EXISTING CONDITION
NTS



GLENOAKS ROAD SECTION B-B
COLLECTOR STREET STD 103
MODIFIED TO EXISTING CONDITION
NTS

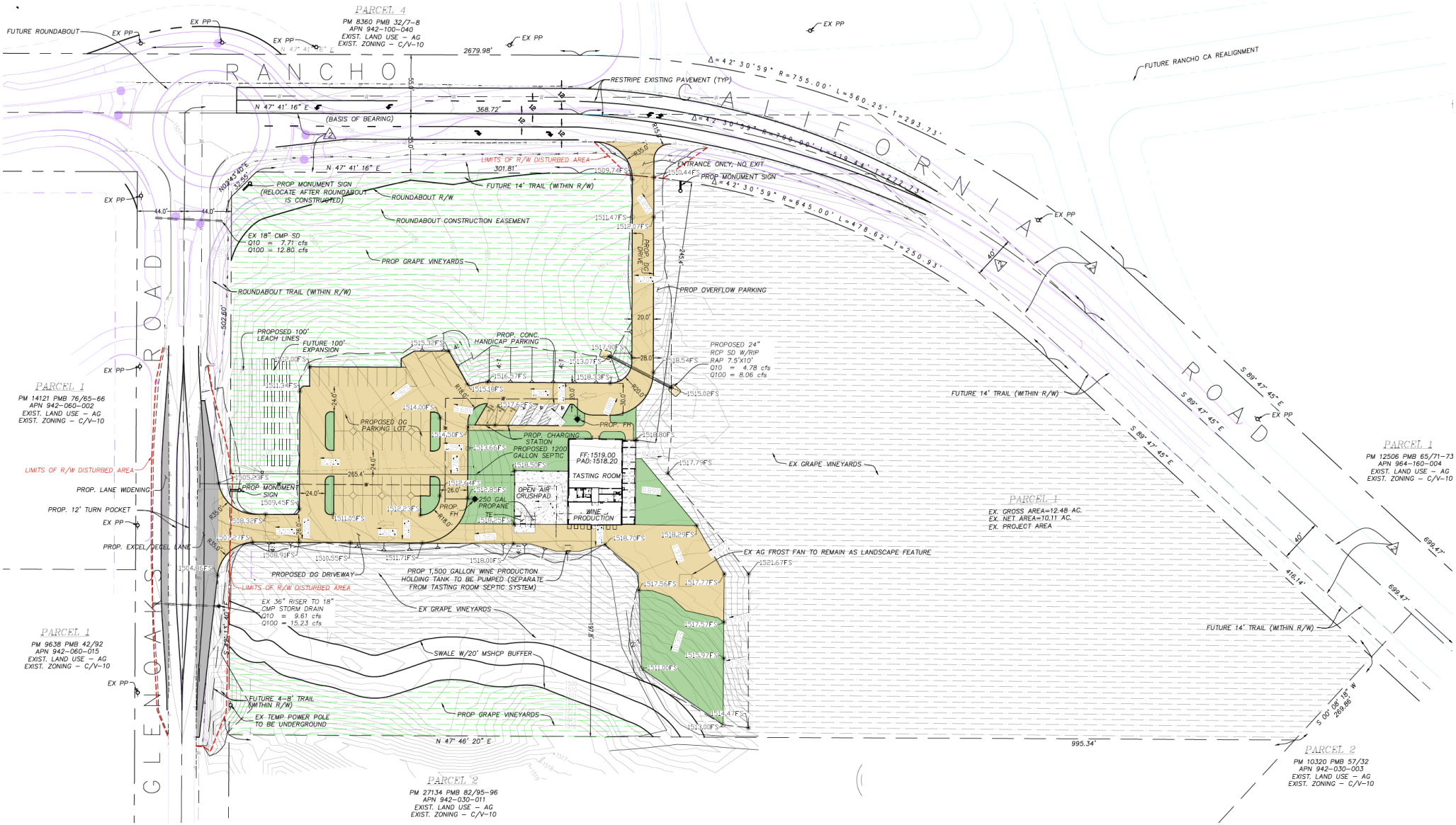


GLENOAKS ROAD SECTION A-A
COLLECTOR STREET STD 103
MODIFIED TO EXISTING CONDITION
NTS



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

FIGURE 8
Grading Plan



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

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

B. Total Project Area:

Residential Acres: N/A	**Lots:** N/A	**Units:** N/A	**Projected No. of Residents:** N/A
Commercial Acres: 10.11 net acres	**Lots:** 1	**Sq. Ft. of Bldg. Area:** 4,000	**Est. No. of Employees:** 8 and may have up to 175 guests
Industrial Acres: N/A	**Lots:** N/A	**Sq. Ft. of Bldg. Area:** N/A	**Est. No. of Employees:** N/A
Other: N/A			

C. Assessor's Parcel No(s): 942-030-007

Street References: North of Glenoaks Road & East of Rancho California Road

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

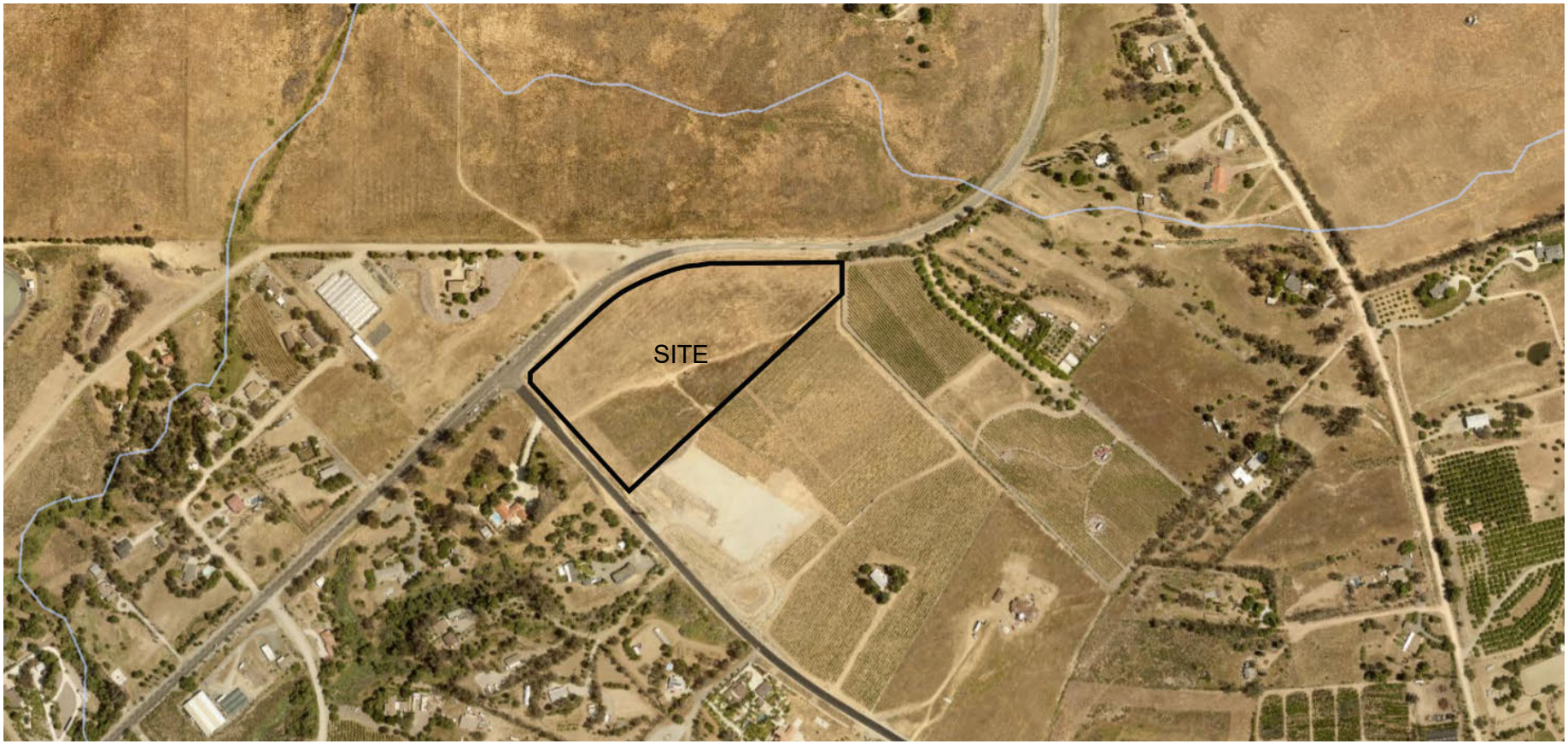
E. Brief description of the existing environmental setting of the Project site and its surroundings:

The Project site is located in the northeastern edges of the Temecula Valley, and east of the city of Temecula, located within western Riverside County. The surrounding areas are defined by the margins of the Santa Ana Mountains to the west and the San Jacinto Mountains to the east/northeast. The Temecula Valley to the southwest of the Project is encompassed by the Santa Margarita and Agua Tibia mountains. It is the convergence of these mountains that effectively separates western Riverside County from Orange County and the Pacific coast in general.

The habitat in the vicinity of the subject property is characterized by a broad, flat valley and a series of rolling hills distinguished by scattered rock outcroppings, agricultural uses and residential uses. The south portion of the subject property contains an unmapped drainage swale. The 7.5-minute Bachelor Mountain, California USGS topographic quadrangle map shows a relatively flat topography on the Project site. Elevations within the Project range between approximately 1,504 to 1,522 feet above mean sea level (AMSL). The hills located on the Project contain vegetation consisting of sage scrub, buckwheat and native weeds. Geologically, the Project site lies to the east of the main strands of the Elsinore fault zone in areas of Pliocene and Pleistocene sedimentary units of terrestrial origin.

The site is currently bordered by rural residences to the north and west and vacant land and vineyards to the south and east. Reference **Figure 8, *Aerial Photo***.

FIGURE 9
Aerial Photo



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

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

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

2. **Circulation:** Adequate circulation facilities exist and are proposed to serve the Project. Improvements and widening reflecting the future roundabout at the intersection of Glen Oaks and Rancho California Roads. The proposed Project meets with all other applicable circulation policies of the General Plan.

3. **Multipurpose Open Space:** Although no portion of the Project site lies within an area called for conservation in any of the cells of the Multi-Species Habitat Conservation Plan, a natural drainage area in the southern portion of the site will be conserved as a 20' wide swale. The Project does contain an existing riparian area that will not be disturbed nor significantly impacted during either construction or operations. The proposed Project meets with all other applicable Multipurpose Open Space element policies.

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

5. **Noise:** Sufficient mitigation against any foreseeable noise sources in the area have been provided for in the design of the Project. The Project is not expected to result in generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the Project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies. There will be no impacts from outdoor live events, as no such events are currently proposed. Also, noise from any agricultural operations is exempted from the provisions of the Riverside County Noise Ordinance on land designated for Agricultural in the General Plan, provided such operations are carried out in a manner consistent with accepted industry standards. This exemption includes, without limitation, sound emanating from all equipment used during such operations, whether stationary or mobile. Amplified sounds that will occur on the Project site have been analyzed through a Noise Study submitted for the Project. The Project meets all other applicable Noise Element Policies.

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

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

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

9. **Environmental Justice (After Element is Adopted):** The Project is not in an environmental justice community.

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

C. Foundation Component(s): Agriculture

D. Land Use Designation(s): Agriculture

E. Overlay(s), if any: Not in a Zoning Overlay; Temecula Valley Wine Country Policy Area - Winery District

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

G. Adjacent and Surrounding:

1. **General Plan Area Plan(s):** Southwest Area Plan
2. **Foundation Component(s):** Agriculture
3. **Land Use Designation(s):** Agriculture, with Temecula Valley Wine Country Policy Area - Winery District

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

Reference **Figure 9, *General Plan Land Use Designations***.

4. **Overlay(s), if any:** Not in a Zoning Overlay; Temecula Valley Wine Country Policy Area - Winery District

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

H. Adopted Specific Plan Information

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

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

I. Existing Zoning: Citrus / Vineyard – 10-acre minimum lot size (C/V – 10)

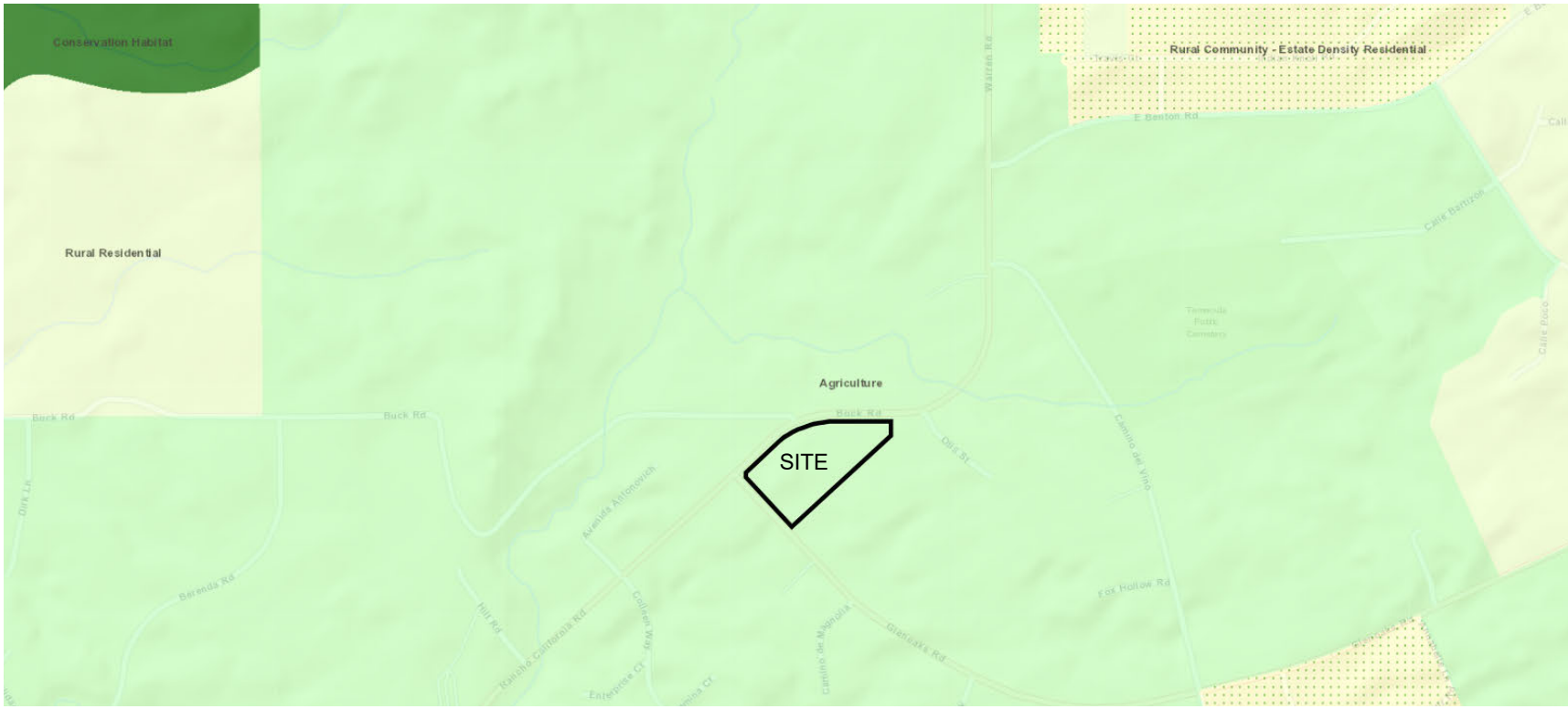
J. Proposed Zoning, if any: Wine Country – Winery (WC-W)

K. Adjacent and Surrounding Zoning:

North: Wine Country – Winery (WC-W)
South: Citrus Vineyard (C/V)
East: Wine Country – Winery (WC-W)
West: Citrus Vineyard (C/V)

Reference **Figure 10, *Existing Zoning Classifications***.

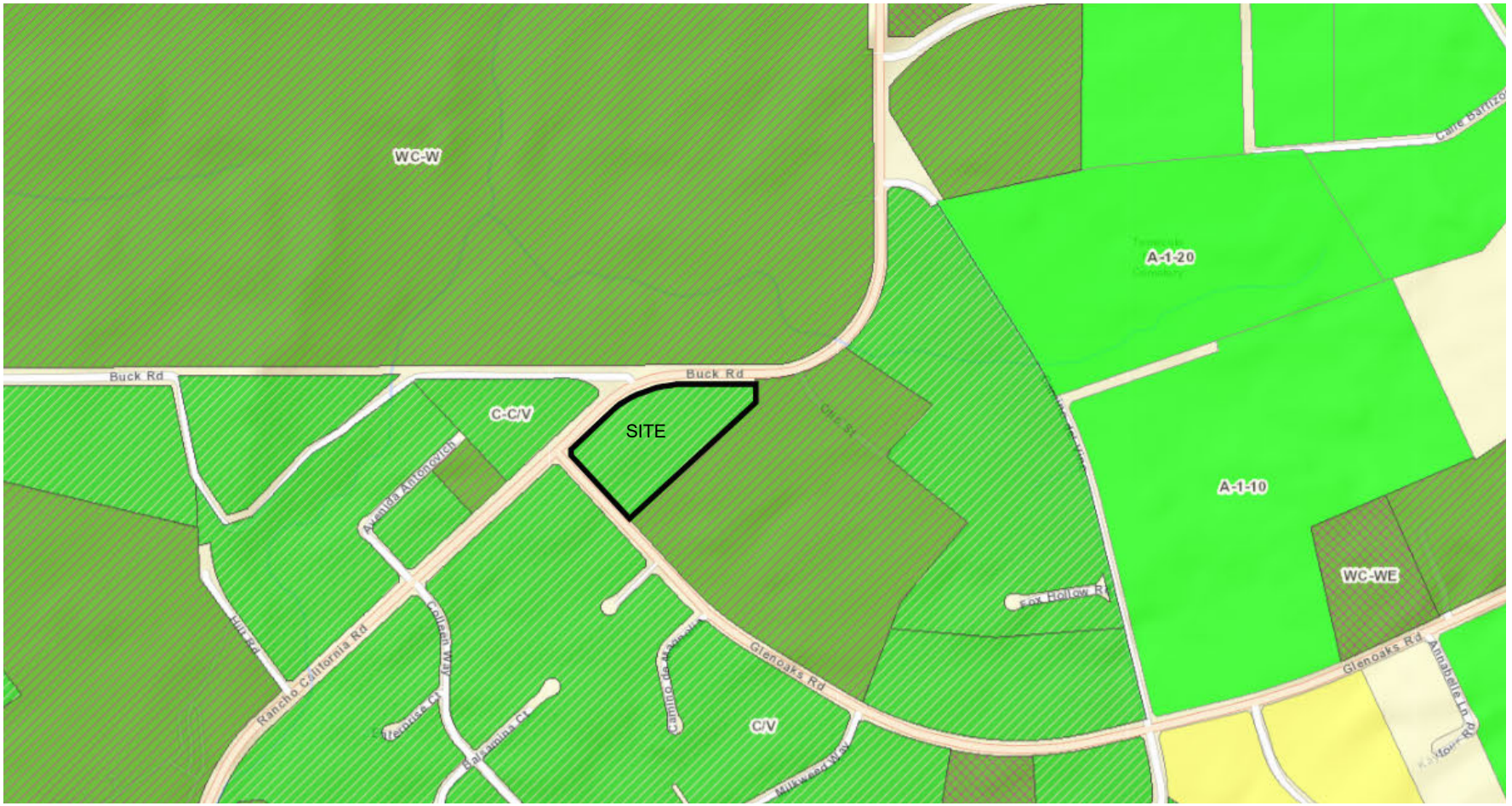
FIGURE 10
General Plan Land Use Designations



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

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

FIGURE 11
Existing Zoning Classifications



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

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

Note: Proposed Zoning WC-W

III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

☐ Aesthetics	☐ Hazards & Hazardous Materials	☐ Recreation
☐ Agriculture & Forest Resources	☐ Hydrology / Water Quality	☐ Transportation
☐ Air Quality	☐ Land Use / Planning	☐ Tribal Cultural Resources
☒ Biological Resources	☐ Mineral Resources	☐ Utilities / Service Systems
☐ Cultural Resources	☐ Noise	☐ Wildfire
☐ Energy	☐ Paleontological Resources	☒ Mandatory Findings of Significance
☐ Geology / Soils	☐ Population / Housing	
☐ Greenhouse Gas Emissions	☐ Public Services	

IV. DETERMINATION

On the basis of this initial evaluation:

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED
☐ I find that the proposed project **COULD NOT** have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared.
☒ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project, described in this document, have been made or agreed to by the project proponent. **A MITIGATED NEGATIVE DECLARATION** will be prepared.
☐ I find that the proposed project MAY have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required.

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED
☐ I find that although the proposed project could have a significant effect on the environment, **NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED** because (a) all potentially significant effects of the proposed project have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, (b) all potentially significant effects of the proposed project have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration, (c) the proposed project will not result in any new significant environmental effects not identified in the earlier EIR or Negative Declaration, (d) the proposed project will not substantially increase the severity of the environmental effects identified in the earlier EIR or Negative Declaration, (e) no considerably different mitigation measures have been identified and (f) no mitigation measures found infeasible have become feasible.
☐ I find that although all potentially significant effects have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, some changes or additions are necessary but none of the conditions described in California Code of Regulations, Section 15162 exist. An **ADDENDUM** to a previously-certified EIR or Negative Declaration has been prepared and will be considered by the approving body or bodies.

☐ I find that at least one of the conditions described in California Code of Regulations, Section 15162 exist, but I further find that only minor additions or changes are necessary to make the previous EIR adequately apply to the project in the changed situation; therefore a **SUPPLEMENT TO THE ENVIRONMENTAL IMPACT REPORT** is required that need only contain the information necessary to make the previous EIR adequate for the project as revised.

☐ I find that at least one of the following conditions described in California Code of Regulations, Section 15162, exist and **a SUBSEQUENT ENVIRONMENTAL IMPACT REPORT** is required: (1) Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; (2) Substantial changes have occurred with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or (3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the negative declaration was adopted, shows any the following:(A) The project will have one or more significant effects not discussed in the previous EIR or negative declaration;(B) Significant effects previously examined will be substantially more severe than shown in the previous EIR or negative declaration;(C) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measures or alternatives; or,(D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR or negative declaration would substantially reduce one or more significant effects of the project on the environment, but the project proponents decline to adopt the mitigation measures or alternatives.

Timothy Wheeler	2-16-2024
Signature	Date
Tim Wheeler, Project Planner	For: John Hildebrand, Planning Director
Printed Name	

V. ENVIRONMENTAL ISSUES ASSESSMENT

In accordance with the California Environmental Quality Act (CEQA) (Public Resources Code Section 21000-21178.1), this Initial Study has been prepared to analyze the proposed project to determine any potential significant impacts upon the environment that would result from construction and implementation of the project. In accordance with California Code of Regulations, Section 15063, this Initial Study is a preliminary analysis prepared by the Lead Agency, the County of Riverside, in consultation with other jurisdictional agencies, to determine whether a Negative Declaration, Mitigated Negative Declaration, or an Environmental Impact Report is required for the proposed project. The purpose of this Initial Study is to inform the decision-makers, affected agencies, and the public of potential environmental impacts associated with the implementation of the proposed project.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
AESTHETICS Would the Project:				
1. Scenic Resources a) Have a substantial effect upon a scenic highway corridor within which it is located?	☐	☐	☐	☒
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and unique or landmark features; obstruct any prominent scenic vista or view open to the public; or result in the creation of an aesthetically offensive site open to public view?	☐	☐	☒	☐
c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage points.) If the project is in an urbanized area, would the Project conflict with applicable zoning and other regulations governing scenic quality?	☐	☐	☒	☐

Source(s): Southwest Area Plan (*SWAP*) – *SWAP* Figure 9, *Southwest Area Plan Scenic Highways*; Riverside County General Plan (*General Plan*); *Map My County* (**Appendix A**); Site Photos (**Appendix K**); *Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) Biological Resources Compliance Analysis for the 10-.38 Acre Lost Ranch Winery Project Site,* prepared by Cadre Environmental, 4-14-2022 (**Appendix C1**); and **Figure 9, *General Plan Land Use Designations***, provided in Section I, Project Information, of this Initial Study.

Findings of Fact:

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

No Impact

The Project site is located in the Southwest Area Plan (*SWAP*). According to the *SWAP*, three (3) highways have been designated for Scenic Highway status:

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

The Project site is located approximately 8.3 miles from I-215, approximately 7.6 miles from I-15, and approximately 4.2 miles from SR79S, at its closest point. Due to the topography/terrain in between the site and the highways, and the distance, the site would not be visible from the scenic highways. Therefore, implementation of the proposed Project will not have a substantial effect upon a scenic highway corridor. No impacts will occur.

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

Less Than Significant Impact

The Project site is located in an unincorporated area of Riverside County, in Temecula Wine Country. The site is currently vacant land but is partially planted with active grape vines.

Approximately 4.8 acres (43%) of the Project site is under current active grape vine cultivation. About 5.9 acres (53%) of the Project site is heavily disturbed and undeveloped, and the remaining .4 acres (4%) of the site is developed as roadway dedication or utilities.

The disturbed regions of the Project site are dominated by puncture vine (Tribulus terrestris), tumbling pigweed (Amaranthus albus), doveweed (Croton setigerus), vinegar weed (Trichostema lanceolatum), telegraph weed (Heterotheca grandiflora), common purslane (Portulaca oleracea), ripgut grass (Bromus diandrus), foxtail chess (Bromus madritensis ssp. rubens), wild oat (Avena fatua), red-stemmed filaree (Erodium cicutarium), white-stemmed filaree (Erodium moschatum), tocalote (Centaurea melitensis), horseweed (Erigeron canadensis), Russian thistle (Salsola tragus), and common fiddleneck (Amsinckia menziesii). Developed areas include the offsite paved reaches of Rancho California Road and Glen Oaks Road.

Although no blueline streams have been identified on the USGS Topographic Map, 7.5 Minute Series, Bachelor Mountain, California Quadrangle, a natural depression traverses the southern portion of the site.

With the incorporation of an operational winery (with production and tasting), this will add a long-term site use of vineyard or farmland to the inventory of farmland in the area. Approximately 17,323 sq. ft. of the Project is landscaped and 83% will be vineyard planting.

The Project site does not contain scenic resources, including, but not limited to, trees, rock outcroppings and unique or landmark features, as these features do not exist on the Project site. Due to the location of the proposed Project site, the proposed Project will not obstruct any prominent vistas, or result in the creation of an aesthetically offensive site open to public view. This is reflected in the Site Photos, as the area is primarily agricultural/rural in nature and there are no unique landforms on the Project site or the immediate environs. Long term views to surrounding hills and mountains will not be obscured by the Project.

Therefore, implementation of the proposed Project will not substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and unique or landmark features; obstruct

any prominent scenic vista or view open to the public; or result in the creation of an aesthetically offensive site open to public view. Impacts are considered less than significant.

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

Less Than Significant Impact

The Project site is located in a non-urbanized area. As discussed in Threshold 1.b, the area is primarily agricultural in nature and there are no unique landforms on the Project site or the immediate environs. The Project will be consistent in terms of size, scale and massing of other wineries in the area. The Project, as designed will be in compliance with the General Plan, Southwest Area Plan and the Wine Country Community Plan, as well as with design requirements of the proposed Wine Country- Winery (WC-W) zone. Therefore, the Project will not substantially degrade the existing visual character or quality of public views of the site and its surroundings or conflict with applicable zoning and other regulations governing scenic quality. Any impacts will be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

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

Findings of Fact:

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

Less Than Significant Impact

According to the *SWAP*, Figure 6, *SWAP Mt. Palomar Nighttime Lighting Policy Area*; the Project site is located within Zone B of the designated Special Lighting Area that surrounds the Mt. Palomar Observatory. At its closest point the Project site is approximately 16.3 miles northwest from the Observatory.

The following policy is contained in the *SWAP*:

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

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

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

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

Source(s): Southwest Area Plan (*SWAP*), Figure 6, *SWAP Mt. Palomar Nighttime Lighting Policy Area*; *Map My County* (**Appendix A**); *Lost Ranch Winery Air Quality Impact Analysis*, prepared by Urban Crossroads, 11-13-2023 (*AQ Analysis*, **Appendix B**); Ordinance No. 655; and Ordinance No. 915 (An Ordinance of the County of Riverside Regulating Outdoor Lighting); and **Figure 8, *Aerial Photo***, provided in Section I, Project Information, of this Initial Study.

Findings of Fact:

a) Would the Project create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?

Less Than Significant Impact

Currently, there are no light sources at the Project site. New sources of light and glare associated with construction activities may occur. These additional artificial light sources are typically associated with nighttime security lighting since all exterior construction activities are limited to daylight hours in the County. In addition, workers, either arriving to the site before dawn, or leaving the site after dusk, may generate additional construction-related light sources. The amount and intensity of light anticipated from these construction sources would generally be less than the outdoor lighting currently in use at adjacent wineries, or residences, as the lighting needed will be solely for visibility or for security of the site during the nighttime hours. a. Additionally, these impacts will be temporary, of short-duration, and will cease when Project construction is completed.

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

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

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

Less Than Significant Impact

Three residences located westerly of the Project site are the closest residences in the proximity of the Project. The closest residence, according to the *AQ Analysis*, is located approximately 307 feet southwest of the Project site. As discussed in Threshold 2.a., construction impacts will be temporary, of short-duration, and will cease when Project construction is completed. Once operational, Project conformance with Ordinance No. 655, and Ordinance No. 915, will ensure that any impacts are expected to be less than significant with implementation of the Project.

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

Mitigation: No mitigation is 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?	☐	☐	☒	☐
b) Conflict with existing agricultural zoning, agricultural use or with land subject to a Williamson Act contract or land within a Riverside County Agricultural Preserve?	☐	☐	☒	☐
c) Cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 “Right-to-Farm”)?	☐	☐	☒	☐

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
d) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	☐	☐	☒	☐

Source(s): *Map My County* (**Appendix A**); Ordinance No. 348 (Article XIVd – Wine Country Zones); *Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) Biological Resources Compliance Analysis for the 10-.38 Acre Lost Ranch Winery Project Site,* prepared by Cadre Environmental, 4-14-2022; (*MSHCP Analysis*, **Appendix C1**); Riverside County General Plan Figure OS-2 "Agricultural Resources;" Ordinance No. 625 (An Ordinance of the County of Riverside Providing a Nuisance Defense for Certain Agricultural Activities, Operations, and Facilities and Providing Public Notification Thereof); and Project Plans (**Appendix K**).

Findings of Fact:

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

Less Than Significant Impact

According to *Map My County,* the majority of the site is designated as Farmland of Local Importance, with small portions of the site designated as Farmland of Statewide Importance.

Currently, the Project site is vacant land, with approximately 4.8 acres planted with grapevines.

With the incorporation of an operational winery (with production and tasting) and the ancillary use of a country inn accompanying an operational winery, the Project will add a long-term use of vineyard or farmland to the County's inventory of farmland in the area. Approximately 17,323 sq. ft. of the Project will be landscaped and 83% of the Project will be planted in vineyards.

Implementation of the proposed Project will not convert Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use. The Project area does not contain any Prime Farmland. Impacts will be less than significant.

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

Less Than Significant Impact

Please reference the discussion in Threshold 4.a. The proposed zoning for the Project site is WC-W (Wine Country – Winery) which allows for wineries as a permitted use. The WC-W zone allows for farming operations of crops, orchards, groves, and vineyards. The Project will include 83% vineyard planting (75% planting is required per the Temecula Wine Country Policy Area for a winery project). A 10.-acre gross parcel can be used as a Class II Winery in the WC-W zone. The Project, as designed, meets the zoning development standards in terms of heights, setbacks, lot coverage, parking and landscaping. The proposed use will help to maintain the County's inventory of farmland

in the area. Therefore, implementation of the proposed Project will not conflict with existing agricultural zoning or agricultural use. Impacts will be less than significant.

The proposed Project site is subject to a Williamson Act contract and is within Rancho California Agricultural Preserve No. 7. 1.54 acres of the site will be used for commercial operations and 10.94 acres of the site require an Agricultural Preserve Diminishment. The majority of the site will remain agricultural in use so impacts to the Agricultural Preserve Rancho California 7 will have less than significant impacts. .

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

Less Than Significant Impact

Although the Project proposes commercial uses (tasting room and ancillary retail), the proposed Project would maintain primarily agricultural use of the site as a winery with vineyards intended for the production of wine. The commercial uses are determined to be secondary and incidental to the agricultural production occurring on the Project site and would be consistent with the County's development standards of the Wine Country – Winery Zone, which has been established to preserve the distinctive character of the area and to protect against the location of uses that are incompatible with agricultural uses (i.e., other agriculturally-zoned properties in the surrounding area). The Project will include 83% vineyard planting. The commercial portion of the site is encircled by agricultural uses. Based on the location of the commercial portion of the site, only agricultural uses and/or roadways will be directly adjacent to agriculturally zoned property within 300'. Any impacts will be less than significant.

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

Less Than Significant Impact

Even though a portion of the proposed Project will be utilized for commercial purposes, the proposed use would be consistent with the proposed WC-W (Wine Country – Winery) zone which allows for wineries as a permitted use and respects the intent of the WC-W zone which was established to preserve the distinctive character of the area and to protect against the location of land uses that are incompatible with agricultural use. The majority of the site will continue to have an agricultural production use and connecting the commercial uses as a winery with the ongoing agricultural uses will actually help ensure the site remains an agricultural use long-term. Implementation of the proposed Project will not involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use. Therefore, impacts are considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
5. Forest a) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g))?	☐	☐	☐	☒
b) Result in the loss of forest land or conversion of forest land to non-forest use?	☐	☐	☐	☒
c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use?	☐	☐	☐	☒

Source(s): *Map My County* (**Appendix A**); **Figure 9, *Aerial Photo***, provided in Section I, Project Information, of this Initial Study; and Google Maps.

Findings of Fact:

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

No Impact

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

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

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

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

No Impact

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

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

No Impact

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

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

Mitigation: No mitigation is 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?	☐	☐	☒	☐
b. Result in a cumulatively considerable net increase of any criteria pollutant for which the Project region is non-attainment under an applicable federal or state ambient air quality standard?	☐	☐	☒	☐
c. Expose sensitive receptors, which are located within one (1) mile of the Project site, to substantial pollutant concentrations?	☐	☐	☒	☐
d. Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	☐	☐	☒	☐

Source(s): *Lost Ranch Winery Air Quality Impact Analysis*, prepared by Urban Crossroads, 11-13-2023 (*AQ Analysis*, **Appendix B**); *Riverside County General Plan, Land Use Element*, 2021; *Temecula Valley Wine Country Community Plan*.

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

Findings of Fact:

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

Less Than Significant Impact

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

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

The SCAQMD CEQA Handbook states that "New or amended General Plan Elements (including land use zoning and density amendments), Specific Plans, and significant Projects must be

analyzed for consistency with the AQMP". Strict consistency with all aspects of the AQMP is usually not required. A project should be considered consistent with the AQMP if it furthers one or more policies and does not obstruct other policies.

The SCAQMD CEQA Handbook identifies two key indicators of consistency: (1) Whether the project will result in an increase in the frequency or severity of existing air quality violations or cause or contribute to new violations or delay timely attainment of air quality standards or the interim emission reductions specified in the AQMP; and (2) Whether the project will exceed the assumptions in the AQMP in 2016 or increments based on the year of project buildout and phase.

Criterion 1 - Increase in the Frequency or Severity of Violations

The violations that Consistency Criterion No. 1 refer to are the CAAQS and NAAQS which would occur if regional or localized significance thresholds were exceeded.

Construction Impacts – Consistency Criterion 1

This criterion refers to violations of the CAAQS and NAAQS which would occur if localized or regional significance thresholds were exceeded. As evaluated under Threshold b below, the Project's localized and regional construction-source emissions would not exceed applicable regional significance threshold and LST thresholds. Therefore, impacts will be less than significant.

Operational Impacts – Consistency Criterion 1

As evaluated under Threshold 6.b, the Project's localized and regional operation-source emissions would not exceed applicable regional significance threshold and LST thresholds. Therefore, impacts will be less than significant.

On the basis of the preceding analysis, the Project is consistent with the first criterion.

Criterion 2 - Exceed Assumptions in the AQMP

Consistency with the AQMP is determined by comparing the proposed Project with the assumptions in the AQMP. The emphasis of this criterion is to ensure that the analysis conducted for the proposed Project is based on the same forecasts as the AQMP. The *2016 AQMP* demonstrates that the applicable ambient air quality standards can be achieved within the timeframes required under federal law. Growth projections from local general plans adopted by cities in the district are provided to the SCAG, which develops regional growth forecasts, which are then used to develop future air quality forecasts for the AQMP. Development consistent with the growth projections in the County of Riverside General Plan is considered to be consistent with the AQMP.

Construction Impacts – Consistency Criterion 2

Peak day emissions generated by construction activities are independent of land use assignments but are a function of development scope and maximum area of disturbance. Irrespective of the site's land use designation, development of the site to its maximum potential would occur, with disturbance of the entire site occurring during construction activities. Since no emission thresholds will be exceeded, impacts will be less than significant.

Operational Impacts – Consistency Criterion 2

The Project site is located within an unincorporated portion of the County of Riverside. Per the General Plan, the Project site is designated for Agriculture uses. The agriculture land use designation has been established to help conserve productive agricultural lands within the county. These include row crops, nurseries, citrus groves and vineyards, dairies, ranches, poultry and hog farms, and other agricultural related uses. Areas designated for agriculture lack an infrastructure that is supportive of urban development.

The General Plan states the unincorporated portions of the County are divided into 19 area plan which provide more detailed land use and policy direction regarding local issues such as land use, circulation, open space, and other topical areas. The Project site is located within the Winery District of the Temecula Valley Wine Country Policy Area. As described in the Temecula Valley Wine Country Community Plan, the primary purpose of the Winery District is to promote the establishment of additional commercial activities that support tourism while ensuring long-term viability of the wine industry. The secondary purpose of the Winery District is to recognize and allow the expansion of existing wineries that are integral to the Temecula Valley Wine Country economy. The Project proposes to construct a new winery with a 3,500 square foot tasting room and there is no hotel, restaurant, or special events proposed with this new winery. The Project is located within the Winery District of the Temecula Valley Wine Country Policy Area and the proposed uses are consistent with the site's land use designations.

On the basis of the preceding analysis, the Project is consistent with the second criterion.

Conclusion. The Project would not result in or cause NAAQS or CAAQS violations and is consistent with the land use and growth intensities reflected in the adopted General Plan. Furthermore, the Project would not exceed any applicable regional or local thresholds. Therefore, the Project is therefore considered to be consistent with the AQMP and any impacts are less than significant.

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

Less Than Significant Impact

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

Table 6-1
South Coast Air Basin Attainment Status

Pollutant	State Status	National Status
Ozone (O_3) – 1-hour standard	Nonattainment	(1)
Ozone (O_3) – 8-hour standard	Nonattainment	Nonattainment
Carbon monoxide (CO)	Attainment	Unclassifiable/Attainment
Nitrogen dioxide (NO_2)	Attainment	Unclassifiable/Attainment
Large Particulates (PM_{10})	Nonattainment	Attainment
Small Particulates ($PM_{2.5}$)	Nonattainment	Nonattainment
Sulfur dioxide (SO_2)	Unclassifiable/Attainment	Unclassifiable/Attainment
Lead (Pb)	Attainment	Unclassifiable/Attainment

Source: California Air Resources Board http://www.arb.ca.gov/desig/adm/adm.htm
[1] The national 1-hour O_3 standard was revoked effective June 15, 2005

A discussion of the Project's potential short-term construction impacts, and long-term operational impacts is provided below.

Construction Emissions

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

Methodology

In May 2021, the SCAQMD, in conjunction with the California Air Pollution Control Officers Association (CAPCOA) and other California air districts, released the latest version of the CalEEMod Version 2020.4.0 which was used for this analysis. When analyzed, construction of the Project was expected to commence in August 2022 and last through December 2024. The construction schedule utilized in the analysis, shown in **Table 6-2, *Construction Equipment Assumptions Phase***, represents a "worst-case" analysis scenario should construction occur any time after the respective dates since emission factors for construction decrease as time passes and the analysis year increases due to emission regulations becoming more stringent[1]. The duration of construction activity and associated equipment represents a reasonable approximation of the expected construction fleet.

[1] As shown in the CalEEMod User's Guide Version 2020.4.0, Section 4.3 "OFFROAD Equipment" as the analysis year increases, emission factors for the same equipment pieces decrease due to the natural turnover of older equipment being replaced by newer less polluting equipment and new regulatory requirements.

Dust is typically a major concern during grading activities. Because such emissions are not amenable to collection and discharge through a controlled source, they are called “fugitive emissions”. Fugitive dust emissions rates vary as a function of many parameters (soil silt, soil moisture, wind speed, area disturbed, number of vehicles, depth of disturbance or excavation, etc.). CalEEMod was utilized to calculate fugitive dust emissions resulting from this phase of activity. The Project would require 4,000 cubic yards of import which would generate a total of 500 hauling trips. The quantity of fugitive dust estimated by CalEEMod is based on the pieces of equipment used during and grading. CalEEMod estimates the worst-case fugitive dust impacts will occur during the grading phase. The maximum daily disturbance footprint would be 4.0 acres per 8-hour day with all equipment in use.

Construction generates on-road vehicle emissions from vehicle usage for workers, hauling, and vendors commuting to and from the site. The number of workers, hauling, and vendor trips are presented below in **Table 6-2, *Construction Equipment Assumptions Phase***. It should be noted that for Vendor Trips, specifically, CalEEMod only assigns Vendor Trips to the Building Construction phase. Vendor trips would occur during all phases of construction. CalEEMod defaults for Vendor Trips have been adjusted based on a ratio of the total vendor trips to the number of days of each subphase of activity.

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

Table 6-2
Construction Equipment Assumptions Phase

Phase/Timing (Number of Days)	Equipment[1]	Amount	Hours Per Day
Site Preparation 8/1/22 – 8/12/22 (10 days)	Rubber Tired Dozers	3	8
	Crawler Tractors	4	8
Grading 8/13/22 – 9/23/22 (30 days)	Excavators	2	8
	Graders	1	8
	Rubber Tired Dozers	1	8
	Scrapers	2	8
	Crawler Tractors	2	8
Building Construction 9/24/22 – 11/17/23 (300 days)	Cranes	1	8
	Forklifts	3	8
	Generator Sets	1	8
	Tractors/Loaders/Backhoes	3	8
	Welders	1	8
Paving 11/18/23 – 12/15/23 (20 days)	Pavers	2	8
	Paving Equipment	2	8
	Rollers	2	8
Architectural Coating 12/16/22 – 1/12/24 (20 days)	Air Compressors	1	6

[1] In order to account for fugitive dust emissions, Crawler Tractors were used in lieu of Tractors/Loaders/Backhoes.

NOTE: The estimates of air pollutant emissions in the following analyses assumes implementation of standard regulatory requirements of SCAQMD (e.g., Rules 402 and 403 require implementation of dust suppression techniques to prevent fugitive dust from creating a nuisance off site) and the State of California Green Building Code. These requirements are included as standard Conditions of Approval by the County during the development and CEQA review process and are assumed to be included in the proposed Project as well.

Air Quality Regional Significance Thresholds

The SCAQMD has established air quality emissions thresholds for criteria air pollutants for the purpose of determining whether a project may have a significant effect on the environment per Section 15002(g) of the CEQA Guidelines. By complying with the thresholds of significance, the

Project would be in compliance with the SCAQMD Air Quality Management Plan and the federal and state air quality standards. **Table 6-3, *SCAQMD Regional Significance Thresholds***, lists the air quality significance thresholds for the six criteria air pollutants analyzed in this section. Lead is not included as part of this analysis as the Project is not expected to emit lead in any significant measurable quantity.

Table 6-3
SCAQMD Regional Significance Thresholds

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

Regional Air Quality Impacts from Construction

Regional air quality emissions include both on-site and off-site emissions associated with construction of the Project. Regional daily emissions of criteria pollutants are compared to the SCAQMD regional thresholds of significance. **Table 6-4, *Regional Construction Emissions*** shows that the Project's daily construction emissions will be below the applicable SCAQMD regional air quality standards and thresholds of significance. As a result, the Project would not contribute substantially to an existing or projected air quality violation. Furthermore, by complying with the SCAQMD standards, the Project would not contribute to a cumulatively considerable net increase of any criteria pollutant for which the Project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors).

Table 6-4
Regional Construction Emissions

Maximum Daily Emissions (lbs./day)[1]						
Year	**VOC**	**NO_x**	**CO**	**SO_2**	**PM_{10}**	**$PM_{2.5}$**
Summer						
2022	4.55	50.48	30.08	0.07	10.87	6.07
2023	2.41	17.72	24.86	0.06	3.21	1.38
2024	2.02	1.83	3.74	<0.01	0.52	0.20
Winter						
2022	4.54	50.48	29.93	0.07	10.87	6.07
2023	2.37	17.85	23.61	0.06	3.21	1.38
2024	2.01	1.84	3.50	<0.01	0.52	0.20
Maximum[1]	**4.55**	**50.48**	**30.08**	**0.07**	**10.87**	**6.07**
SCAQMD Threshold	75	100	550	150	150	55
Exceeds Threshold (?)	**No**	**No**	**No**	**No**	**No**	**No**

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

As shown in **Table 6-4**, regional construction daily emissions of criteria pollutants are expected to be below the allowable thresholds of significance for all criteria pollutants. Therefore, Project impacts would be less than significant.

Operational Emissions

Operational emissions occur over the life of the Project and are considered “long-term” sources of emissions. Operational emissions include both direct and indirect sources (mobile source emissions, energy source emissions, areas source emissions and other source emissions). It should be noted that the following estimate of air pollutant emissions assumes implementation of standard design features that reflect regulatory requirements of SCAQMD and the State of California Green Building Code. These requirements are included as standard Conditions of Approval by the County during the development and CEQA review process and are assumed to be included in the proposed Project as well.

Regional Operational Emissions

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

Table 6-5
Regional Operational Emissions

Maximum Daily Emissions (lbs./day)						
Activity	**VOC**	**NO_x**	**CO**	**SO_2**	**PM_{10}**	**$PM_{2.5}$**
Summer						
Area Source	0.13	<0.01	0.01	0.00	<0.01	<0.01
Energy Source	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01
Mobile Source	1.38	2.00	15.01	0.04	3.51	0.95
Maximum	**1.51**	**2.01**	**15.02**	**0.04**	**3.51**	**0.95**
SCAQMD Threshold	55	55	550	150	150	55
Exceeds Threshold?	No	No	No	No	No	No
Winter						
Area Source	0.13	<0.01	0.01	0.00	<0.01	<0.01
Energy Source	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01
Mobile Source	1.19	2.12	13.12	0.03	3.51	0.95
Maximum	**1.33**	**2.13**	**13.13**	**0.03**	**3.51**	**0.95**
SCAQMD Threshold	55	55	550	150	150	55
Exceeds Threshold?	No	No	No	No	No	No

The maximum daily emissions analyzed in **Table 6-5**, include both on-site and off-site Project emissions during both winter and summer. As shown in **Table 6-5**, the Project's daily operational emissions will be below the applicable SCAQMD regional air quality standards and thresholds of significance, and the Project would not contribute substantially to an existing or projected air quality violation.

With incorporation of SCAQMD construction regulations and the state Green Building Code as standard Conditions of Approval by the County, implementation of the Project will not result in a cumulatively considerable net increase of any criteria pollutant for which the Project region is non-attainment under an applicable federal or state ambient air quality standard. Any impacts will be less than significant.

Cumulative Impacts

The SCAQMD has published a report on how to address cumulative impacts from air pollution: *White Paper on Potential Control Strategies to Address Cumulative Impacts from Air Pollution* (36). Page D-3 in this report the SCAQMD clearly states:

"…the SCAQMD uses the same significance thresholds for project specific and cumulative impacts for all environmental topics analyzed in an Environmental Assessment or EIR. The only case where the significance thresholds for project specific and cumulative impacts differ is the Hazard Index (HI) significance threshold for TAC emissions. The project specific (project increment) significance threshold is HI > 1.0 while the cumulative (facility-wide) is HI > 3.0. It should be noted that the HI is only one of three TAC emission significance thresholds considered (when applicable) in a CEQA analysis. The other two are the maximum individual cancer risk (MICR) and the cancer burden, both of which use the same significance thresholds (MICR of 10 in 1 million and cancer burden of 0.5) for project specific and cumulative impacts. Projects that exceed the project-specific significance thresholds are considered by the SCAQMD to be cumulatively considerable. This is the reason project-specific and cumulative significance thresholds are the same. Conversely, projects that do not exceed the project-specific thresholds are generally not considered to be cumulatively significant."

Therefore, this analysis assumes that individual projects that do not generate operational or construction emissions that exceed the SCAQMD's recommended daily thresholds for project-specific impacts would also not cause a cumulatively considerable increase in emissions for those pollutants for which SCAB is in nonattainment, and, therefore, would not be considered to have a significant, adverse air quality impact. Alternatively, individual project-related construction and operational emissions that exceed SCAQMD thresholds for project-specific impacts would be considered cumulatively considerable.

Construction Impacts. The Project-specific evaluation of emissions presented in the preceding analysis demonstrates that proposed Project construction-source air pollutant emissions would not result in exceedances of regional thresholds. Therefore, proposed Project construction-source emissions would be considered less than significant on a project-specific and cumulative basis.

Operational Impacts. The Project-specific evaluation of emissions presented in the preceding analysis demonstrates that proposed Project operation-source air pollutant emissions would not result in exceedances of regional thresholds. Therefore, proposed Project operation-source emissions would be considered less than significant on a project-specific and cumulative basis.

a) *Would the Project expose sensitive receptors, which are located within one (1) mile of the Project site, to substantial pollutant concentrations?*

Less Than Significant Impact

Modeling Parameters

The analysis makes use of methodology included in the SCAQMD *Final Localized Significance Threshold Methodology* (LST Methodology). The SCAQMD has established that impacts to air quality are significant if there is a potential to contribute or cause localized exceedances of the federal and/or state ambient air quality standards (NAAQS/CAAQS). Collectively, these are referred to as Localized Significance Thresholds (LSTs) which were developed in response to environmental justice and health concerns raised by the public regarding exposure of individuals to criteria pollutants in local communities. To address the issue of localized significance, the SCAQMD adopted LSTs that show whether a project would cause or contribute to localized air quality impacts and thereby cause or contribute to potential localized adverse health effects. The analysis makes use of methodology included in the *LST Methodology* issued by SCAQMD. For this Project, the

appropriate SRA for the LST analysis is the SCAQMD Temecula Valley (SRA 26). LSTs apply to CO, NO_2, PM_{10}, and $PM_{2.5}$. The SCAQMD produced look-up tables for projects less than or equal to 5 acres in size.

Some people are especially sensitive to air pollution and are given special consideration when evaluating air quality impacts from projects. These groups of people include children, the elderly, and individuals with pre-existing respiratory or cardiovascular illness. Structures that house these persons or places where they gather are defined as "sensitive receptors". These structures typically include uses such as residences, hotels, and hospitals where an individual can remain for 24 hours. Consistent with the LST Methodology, the nearest land use where an individual could remain for 24 hours to the Project site has been used to determine construction and operational air quality impacts for emissions of PM_{10} and $PM_{2.5}$, since PM_{10} and $PM_{2.5}$ thresholds are based on a 24-hour averaging time. **Table 6-6, *SCAQMD Localized Significance Thresholds[1] (LST)*** provides the current SCAQMD Localized Significance Thresholds for the South Coast Air Basin.

Receptors in the Project study area are described below and shown on **Figure 6-1, *Receptor Locations***. Localized air quality impacts were evaluated at sensitive receptor land uses nearest the Project site. All distances are measured from the Project site boundary to the outdoor living areas (e.g., backyards) or at the building façade, whichever is closer to the Project site. The selection of receptor locations is based on Federal Highway Administration (FHWA) guidelines and is consistent with additional guidance provided by Caltrans and the Federal Transit Administration (FTA). The SCAQMD recommends that the nearest sensitive receptor be considered when determining the Project's potential to cause an individual a cumulatively significant impact. It is important to note that for the *AQ Analysis*, the LST Methodology explicitly states that "LSTs based on shorter averaging periods, such as the NO_2 and CO LSTs, could also be applied to receptors such as industrial or commercial facilities since it is reasonable to assume that a worker at these sites could be present for periods of one to eight hours." Therefore, any adjacent land use where an individual could remain for 1 or 8 hours, must be considered to determine construction and operational LST air impacts for emissions of NO_2 and CO since these pollutants have an averaging time of 1 and 8 hours. As such, the nearest commercial use relative to the Project site that is used to evaluate localized NO_X and CO impacts, is the Cool Dog Ranch (Location R5) located at 35581 Glen Oaks Road.

For the proposed Project, the following are the closest sensitive receptors to the Project site:

Location R1 represents the Wine Country Flower Farm located at 36580 Rancho California Road, approximately 339 feet northwest of the Project site. Since there are no private outdoor living areas (backyards) facing the Project site, receptor R1 is placed at the building façade.

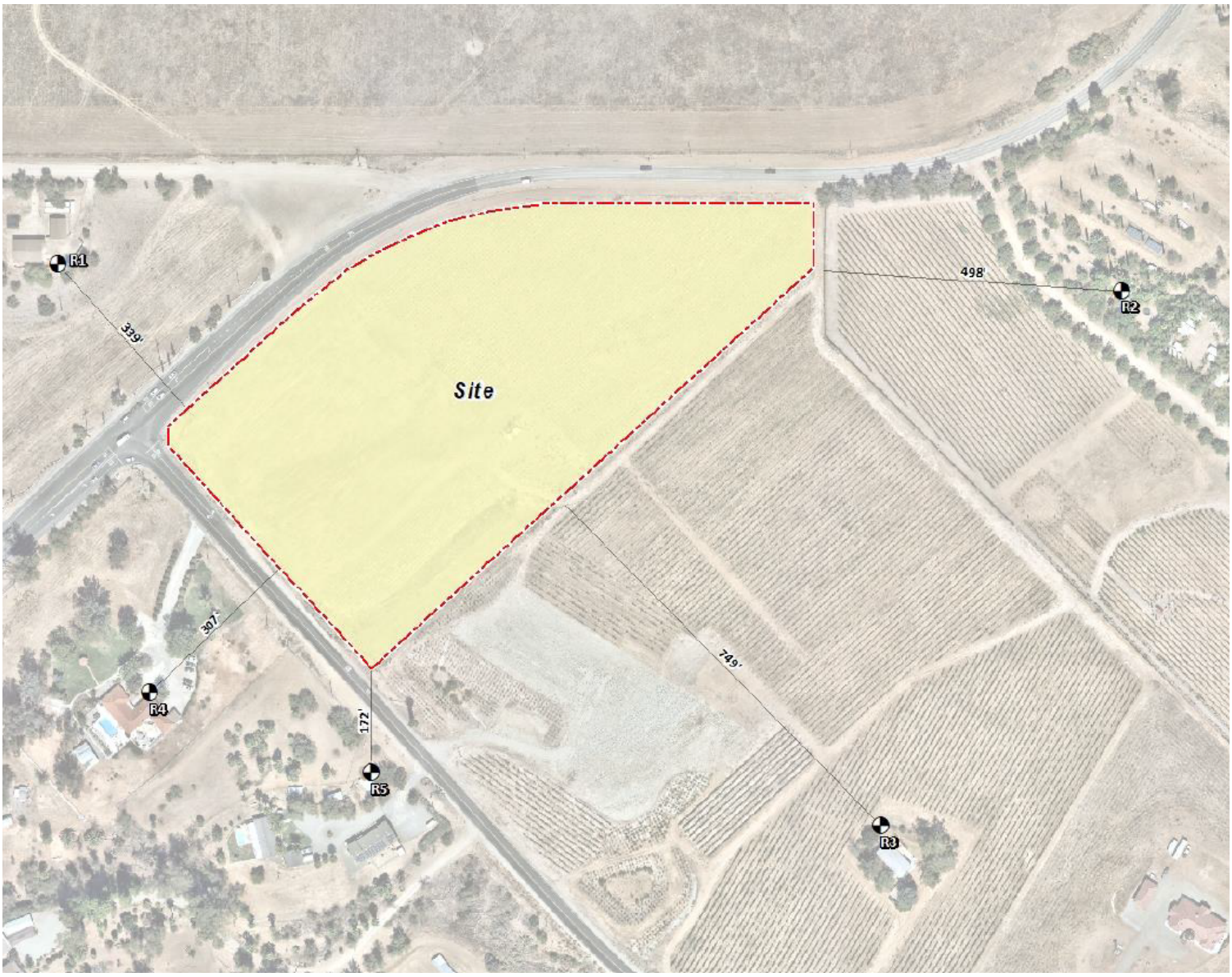
Location R2 represents the Don Fernando's Vineyards & Nursery located at 39112 Otis Street, approximately 498 feet east of the Project site. Since there are no private outdoor living areas (backyards) facing the Project site, receptor R2 is placed at the building façade.

Location R3 represents the existing residence at 35888 Glen Oaks Road, approximately 749 feet southeast of the Project site. Receptor R3 is placed in the private outdoor living areas (backyards) facing the Project site.

Location R4 represents the Temecula Vacation Rentals located at 35601 Glen Oaks Road, approximately 307 feet southwest of the Project site. Since there are no private outdoor living areas (backyards) facing the Project site, receptor R4 is placed at the building façade.

Location R5 represents the Cool Dog Ranch located at 35581 Glen Oaks Road, approximately 172 feet south of the Project site. Since there are no private outdoor living areas (backyards) facing the Project site, receptor R5 is placed at the building façade.

FIGURE 6-1
Receptor Locations



Source: AQ Report (**Appendix B**)

Consistent with *LST Methodology*, the nearest industrial/commercial use to the Project site is used to determine construction and operational LST air impacts for emissions of NO_X and CO as the averaging periods for these pollutants are shorter (8 hours or less) and it is reasonable to assumed that an individual could be present at these sites for periods of one to 8 hours. For the proposed Project, the nearest receptor used for evaluation of localized impacts of NO_X and CO is the Cool Dog Ranch located at 35581 Glen Oaks Road, approximately 172 feet (53 meters) south of the Project site (Location R3).

The daily disturbance area is calculated to be 4 acres; however, LST thresholds are only based on 1, 2 and 5-acre sites. In order to be conservative, a linear progression model was used to estimate the threshold for 4-acre site based on the established LST thresholds as shown in **Table 6-6**.

Table 6-6
SCAQMD Localized Significance Thresholds[1] (LST)

Pollutant	Site Preparation (lbs./day)	Grading (lbs./day)
NO_X	349	373
CO	2,199	2,391
PM_{10}	46	50
$PM_{2.5}$	12	13

[1] Based on the SCAQMD Mass Rate Localized Significance Thresholds for 4-acre site in SRA-26 at 25 meters

Construction LSTs

Table 6-7, *Localized Construction Emissions - Unmitigated*, illustrates the construction related localized emissions and compares the results to SCAQMD LST thresholds. As shown in **Table 6-7**, the unmitigated emissions will be below the SCAQMD thresholds of significance for localized construction emissions. Construction LST impacts will be less than significant with the incorporation of regulatory compliance (SCAQMD, Green Building Code) as standard conditions of approval.

Table 6-7
Localized Construction Emissions - *Unmitigated*

Maximum Daily Emissions (lbs./day)[1]				
Activity - Year	**NOx**	**CO**	**PM_{10}**	**$PM_{2.5}$**
Site Preparation - 2022				
Maximum Daily Emissions	**50.35**	**19.98**	**10.65**	**6.01**
SCAQMD LST Threshold	349	2,199	46	12
Threshold Exceeded?	No	No	No	No
Grading - 2022				
Maximum Daily Emissions	**47.51**	**29.20**	**5.91**	**3.23**
SCAQMD LST Threshold	373	2,391	50	13
Threshold Exceeded?	No	No	No	No

[1] Maximum daily emissions during summer or winter; includes on-site Project emissions only
[2] Reference 2006-2008 SCAQMD Mass Rate Localized Significant Thresholds for construction and operation, SRA-26, Temecula Valley, 4-acre site, receptor distance 25 meters

Operational LSTs

According to SCAQMD *LST Methodology*, LSTs would apply to the operational phase of a proposed project if it includes stationary sources or attracts mobile sources that may spend long periods queuing and idling at the site (e.g., transfer facilities and warehouse buildings). However, the proposed Project does not include such uses. Therefore, the Project will have no significant operational LST impacts due to the lack of significant stationary source emissions.

Asbestos - Construction

Asbestos is a mineral fiber that has been used commonly in a variety of building construction materials for insulation and as a fire-retardant. When asbestos-containing materials are damaged or disturbed by repair, remodeling or demolition activities, microscopic fibers become airborne and can be inhaled into the lungs, where they can cause significant health problems. Based on the California Division of Mines and Geology General Location Guide for Ultramafic Rocks in California - Areas More Likely to Contain Naturally Occurring Asbestos, naturally occurring asbestos, found in serpentine and ultramafic rock, has not been shown to occur within in the vicinity of the Project site. Therefore, the potential risk for naturally occurring asbestos (NOA) during Project construction is small. However, in the event NOA is found on the site, the Project will be required to comply with the National Emission Standards for Hazardous Air Pollutants (NESHAP) standards. An Asbestos NESHAP Notification Form shall be completed and submitted to the CARB immediately upon discovery of the contaminant.

If asbestos is discovered onsite during Project construction, the Project will be required to follow NESHAP standards for emissions control during site renovation, waste transport and waste disposal, and a person certified in asbestos removal procedures will be required to supervise on-

site activities. By following the required asbestos abatement protocols, Project impacts will be less than significant.

Construction Traffic

Construction traffic is evaluated with regards to air quality and greenhouse gas related emissions. Construction traffic is expected to be heaviest during the grading phase of the Project. As shown in **Table 6-4**, with standard regulatory compliance, emission levels associated with on-site and off-site construction traffic will be below the applicable thresholds set forth by the State of California and the SCAQMD.

Toxic Air Contaminants – Operations

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

The Project may attract some light-heavy trucks for shipping and delivery purposes; however, the Project is not considered a truck intensive use that would generate a significant amount of DPM. Based on the Project's trip generation, the Project is expected to generate less than 25 heavy truck trips per day. Based on the Project's trip generation, it is not expected that the Project would result in significant incremental increases in potential cancer risks to surrounding sensitive receptors.

It should also be noted that regulatory compliance with SCAQMD and State Green Building Code requirements will help minimize potential TAC emissions during construction and operation of the Project. The County typically incorporates these requirements into standard conditions of approval through the development review and CEQA process. Therefore, any potential impacts to sensitive receptors from TACs during operations will be less than significant.

Local CO Emission Impacts from Project-Generated Vehicular Trips

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

Furthermore, the *Traffic Study* found that all significant Project traffic impacts would be mitigated to less than significant levels. Therefore, it is reasonable to conclude that the Project would not significantly increase traffic congestion in the vicinity of the site that would lead to the formation of CO hot spots. The Project impact relative to CO hot spots will be less than significant.

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

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

Less Than Significant Impact

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

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

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

The Project will be required to comply with standard building code requirements related to exhaust ventilation, as well as comply with SCAQMD Rule 402. Rule 402 requires that a person may not discharge from any source whatsoever such quantities of air contaminants or other material which cause injury, detriment, nuisance, or annoyance to any considerable number of persons or to the public, or which endanger the comfort, repose, health or safety of any such persons or the public, or which cause, or have a natural tendency to cause, injury or damage to business or property. Project related odors are not expected to meet the criteria of being a nuisance. Any operational impacts will be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
BIOLOGICAL RESOURCES Would the Project:				
7. Wildlife & Vegetation a. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan?	☐	☒	☐	☐
b. Have a substantial adverse effect, either directly or through habitat modifications, on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12)?	☐	☒	☐	☐
c. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U. S. Wildlife Service?	☐	☒	☐	☐
d. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	☐	☒	☐	☐
e. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?	☐	☐	☐	☒
f. Have a substantial adverse effect on State or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	☐	☐	☐	☒
g. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	☐	☐	☒	☐

Source(s): *Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) Biological Resources Compliance Analysis for the 10.38-Acre Lost Ranch Winery Project Site,* prepared by Cadre Environmental, 4-14-2022 (*MSHCP Study*, **Appendix C1**); *Focused Burrowing Owl Surveys for the 10.38- Acre Lost Ranch Winery Project Site*, prepared by Cadre Environmental, 8-24-2021 (*BUOW Survey*, **Appendix C2**); Ordinance No. 810.2 (An Ordinance of the County of Riverside Amending Ordinance No. 810 to Establish the Western Riverside County Multiple Species Habitat Conservation Plan Mitigation Fee); Ordinance No. 633 (An Ordinance of the County of Riverside Amending Ordinance No. 663 Establishing The Riverside County Stephens' Kangaroo Rat Habitat Conservation Plan Fee Assessment Area and Setting Mitigation Fees); and Ordinance No. 559 (An Ordinance of the County of Riverside Regulating the Removal of Trees).

Findings of Fact:

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

Less Than Significant with Mitigation Incorporated

The approximate 10-acre Project site is located within Assessor Parcel Number (APN) 949-030-007 which is south of Rancho California Road and northeast of Glen Oaks Road in the Temecula Wine Country. The proposed Project includes construction of a boutique winery including a tasting room, parking area, and patio. Other improvements include access from Rancho California and/or Glen Oaks Road (within existing rights-of-way) and various utility connections adjacent to the site. A comprehensive *MSHCP Study* or consistency analysis was completed for this Project site, including a literature review, field survey, and burrowing owl assessment in April 2022. The Project Site is centered around a gently sloping hilltop and consists entirely of recently planted vineyards (agriculture) and disturbed habitat that supports only weedy non-native plants.

MSHCP Reserve Assembly Requirements

The *MSHCP Study* concluded the Project site was not located within or adjacent to any MSHCP-designated Cell, Cell Group or Sub-Unit, or Linkage Area of the Southwest Area Plan (SWAP). Therefore, conservation has not been described for the Project site.

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

The *MSHCP Study* concluded the Project did not require a Habitat Evaluation and Acquisition Negotiation Strategy (HANS) or Joint Project Review (JPR) so the Project is consistent with MSHCP Section 6.1.1.

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

Riparian/Riverine. The *MSHCP Study* identified a drainage swale that bisects the southwest corner of the Project Site and extends southwest under Glen Oaks Road for approximately 2,100 feet to the confluence of Santa Gertrudis Creek. This swale may represent a jurisdictional resource regulated by the Santa Ana Regional Water Quality Control Board, California Department of Fish and Wildlife and United States Army Corps of Engineers. The *MSHCP Study* stated that the swale, including a 20-foot buffer (0.43-acre avoidance area) had been along this swale and a deed restriction would be placed over the avoidance area and "*MSHCP Riverine Area Not to be Disturbed*" would be noted on Environmental Constraint Sheet (ECS), maps and exhibits, including grading plans. Therefore, the *MSHCP Study* concluded that a jurisdictional delineation, regulatory permits, or an MSHCP Determination of Biological Equivalent or Superior Preservation (DBESP) are not required.

Vernal Pools. These features are topographical depressions in areas where a hard-underground layer prevents rainwater from draining downward into the subsoils. When rain fills the pools in the winter and spring, the water collects and remains in the depressions. In the springtime, the water gradually evaporates away, until the pools became completely dry in the summer and fall. Vernal pools tend to have an impermeable layer that results in ponded water. The soil texture (the amount of sand, silt, and clay particles) typically contains higher amounts of fine silts and clays with lower

percolation rates. Pools that retain water for a sufficient length of time will develop hydric cells. Hydric cells form when the soil is saturated from flooding for extended periods of time and anaerobic conditions (lacking oxygen or air) develop.

The *MSHCP Study* found no indication of clay substrates or hydric soils within the Project site and historic aerials did not reveal any sign or indication of inundation as far back as 2011. The *MSHCP Study* found no evidence of vernal pools, seasonal depressions, seasonally inundated road ruts, standing water, signs of areas that pond water, or other wetland features on the Project Site that would support listed or sensitive fairy shrimp.

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

MSHCP Sections 6.1.3 (Protection of Narrow Endemic Plant Species)

The *MSHCP Study* concluded that any of the sensitive plant species potentially occurring onsite have been adequately covered (MSHCP Table 2-2 Species Considered for Conservation Under the MSHCP). However, the MSHCP states that additional surveys may be required for narrow endemic plants and/or criteria area plant species if suitable habitat is documented onsite and/or if the property is located within a predetermined "Survey Area". Figure 6-1 of the MSHCP, the site is not located within a Narrow Endemic Plant Species Survey Area (NEPSSA), and the *MSHCP Study* determined the Project site does not occur within a predetermined Survey Area for MSHCP criteria area or narrow endemic plant species so no surveys are required. Therefore, the Project is consistent with Section 6.1.3 of the MSHCP.

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

Fuels management focuses on hazard reduction for humans and their property. Fuels management for human safety must continue in a manner that is compatible with public safety and conservation of biological resources. Fuels management for human hazard reduction involves reducing fuel loads in areas where fire may threaten human safety or property, suppressing fires once they have started, and providing access for fire suppression equipment and personnel. It is recognized that brush management to reduce fuel loads and protect urban uses and public health and safety shall occur where development is adjacent to the MSHCP Conservation Area.

The site is not located adjacent to a MSHCP Conservation Area. Based on existing fuels management policies, it does not appear that fuels management will be required for future land uses on the Project site. Grading will result in the removal of only ruderal or weedy vegetation. The vineyard portion of the site is irrigated which will help protect human safety or property in the event of a wildfire.

The Project will include measures to reduce the potential of adverse effects from drainage, toxics, etc. with the implementation of a Storm Water Pollution Prevention Plan (SWPPP) and a Water Quality Management Plan (WQMP). These standard conditions are applicable to all development; therefore, they are not considered mitigation for CEQA implementation purposes.

Therefore, Project is consistent with MSHCP Section 6.1.4.

MSHCP Section 6.3.2 (Additional Survey Needs and Procedures)

Nesting Birds

Nesting birds, including raptors, are protected under California Fish and Game Code Section 3503, which reads, "It is unlawful to take, possess, or needlessly destroy the nest or eggs of any bird, except as otherwise provided by this code or any regulation made pursuant thereto." In addition, under California Fish and Game Code Section 3503.5, "it is unlawful to take, possess, or destroy any birds in the orders Falconiformes or Strigiformes (birds-of-prey) or to take, possess, or destroy the nest or eggs of any such bird except as otherwise provided by this code or any regulation adopted pursuant thereto". Passerines and non-passerine land birds are further protected under California Fish and Game Code 3513. As such, CDFW typically recommends surveys for nesting birds that could potentially be directly (e.g., actual removal of trees/vegetation) or indirectly (e.g., noise disturbance) impacted by project-related activities. Disturbance during the breeding season could result in the incidental loss of fertile eggs or nestlings, or otherwise lead to nest abandonment. Disturbance that causes nest abandonment and/or loss of reproductive effort is considered "take" by CDFW.

The onsite agricultural and disturbed habitats represent low quality nesting habitat for ground nesting common and MSHCP covered sensitive bird species. However, there are trees and shrubs on the site and grasslands adjacent to the site, so there is at least a potential for nesting birds to be present. Therefore, the *MSHCP Study* recommended a nesting bird survey to be conducted prior to grading (see **Mitigation Measure MM-BIO-1**).

Burrowing Owl (Athene cunicularia, BUOW)

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

However, the Project site is located within the Burrowing Owl Survey Area as shown in Figure 6-4 of the MSHCP. Based on the MSHCP Burrowing Owl Survey Instructions, an independent assessment was made of the presence or absence of burrowing owl habitats on the Project site and in a 150-meter (500-foot) buffer zone around the Project boundary (*BUOW Study*).

The *MSHCP Study* determined that suitable BUOW foraging habitat was present within and adjacent to the Project site. Although no burrows potentially utilized for refugia and/or nesting were documented within the property, focused MSHCP burrowing owl surveys were conducted during the summer of 2021 to determine the presence/absence and status of the species within and adjacent to the Project site. The *BUOW Study* detected no burrowing owl or characteristic sign such as white-wash, feathers, tracks, or pellets within or immediately adjacent to the Project site during the survey. However, the *BUOW Study* recommended a 30-day MSHCP preconstruction survey immediately prior to the initiation of construction to ensure protection for this species and compliance with the conservation goals as outlined in the MSHCP.

To ensure direct mortality of burrowing owls is avoided, a pre-construction survey for burrowing owl is required by the MSHCP prior to any Project-related ground disturbance activities. Additionally, a

pre-construction survey for nesting birds is also required to ensure that if grading or construction occur during the breeding season, that impacts to any nesting birds will be avoided and/or minimized to the extent feasible. Pre-construction take avoidance surveys are included as **Mitigation Measures MM-BIO-1** through **MM-BIO-3**. Impacts will be reduced to a less than significant level with the incorporation of mitigation measures.

With incorporation of **Mitigation Measures MM-BIO-1** through **MM-BIO-3**, the proposed Project is consistent with MSHCP Section 6.3.2.

MSHCP Section 6

Section 6 of the MSHCP requires:

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

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

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

In conclusion, the proposed Project is consistent with all applicable sections of the MSHCP. Adherence to standard conditions and implementation of **Mitigation Measures MM-BIO-1** through **MM-BIO-3** will ensure consistency with the MSHCP. Thus, the proposed Project will not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan. Therefore, impacts are less than significant with adherence to standard conditions and mitigation measures.

Therefore, the proposed Project is consistent with MSHCP Section 6.

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

Less Than Significant with Mitigation Incorporated

The *MSHCP Study* concluded that implementation of the proposed Project would not have a substantial adverse effect, either directly or through habitat modifications, on any endangered or threatened species as discussed in Threshold 7.a., 7.c., 7.d, and 7.e. This includes listed or otherwise sensitive species of plants or animals classified by federal and state agencies, including those associated with riparian/riverine areas or vernal pools.

As outlined in **Table 7-1, *Sensitive Plant Species with Potential to Occur Onsite*,** no native undisturbed vegetation is present onsite. The Project Site is dominated by agricultural (active vineyards), disturbed and developed habitats. There is no impact regarding sensitive plant species.

Table 7-1
Sensitive Plant Species with Potential to Occur Onsite

Species Name (*Scientific Name*) Status	**Habitat Description**	**Comments**
San Jacinto Valley crownscale (*Atriplex coronata* var. *notatior*) FE CRPR List 1B.1 MSHCP CAPSA CA Endemic	The San Jacinto Valley crownscale occurs primarily in floodplains that support alkali scrub, alkali playas, vernal pools, and occasionally alkali grasslands.	No Potential – No native undisturbed soils or vegetation representing suitable habitat for the species is present onsite.
Parish's brittlescale (*Atriplex parishii*) CRPR List 1B.1 MSHCP CAPSA	Parish's brittlescale is a small prostrate to decumbent annual, white scaly, and is often much less than eight inches in length. It blooms May to October. This species occurs on alkali or saline flats, alkali meadows, and in or along the margins of vernal pools or playa depressions.	No Potential – No native undisturbed soils or vegetation representing suitable habitat for the species is present onsite.
Davidson's saltscale (*Atriplex serenana* var. *davidsonii*) CRPR List 1B.2 MSHCP CAPSA	Davidson's saltscale is a decumbent to ascending annual that is sparsely scaly. It blooms April to October. It grows on coastal bluffs and alkaline alluvial terraces, and on alkali or saline flats in interior areas such as western Riverside County.	No Potential – No native undisturbed soils or vegetation representing suitable habitat for the species is present onsite.
Thread-leaved brodiaea (*Brodiaea filifolia*) FT/SE CRPR List 1B.1 MSHCP CAPSA CA Endemic	Thread-leaved brodiaea is a geophyte, which produces leaves and flower stalks that sprout from corms (underground bulb-like storage stems). Thread-leaved brodiaea blooms March to June. Thread-leaved brodiaea typically occurs on gentle hillsides, valleys, and floodplains in semi-alkaline flats of riparian areas, vernal pools, mesic southern needlegrass grassland, mixed native-annual	No Potential – No native undisturbed soils or vegetation representing suitable habitat for the species is present onsite.

Species Name (*Scientific Name*) Status	Habitat Description	Comments
	grassland, and alkali grassland plant communities in association with clay, clay loam, or alkaline silty-clay soils.	
Smooth Tarplant (*Centromadia pungens ssp. laevis*) CRPR 1B.1 MSHCP CAPSA	Smooth tarplant is an annual member of the sunflower family (Asteraceae) that occurs in vernal pools, alkali playas and scrub, alkali grasslands, riparian areas, along watercourses and disturbed sites. It blooms April to September.	No Potential – No native undisturbed soils or vegetation representing suitable habitat for the species is present onsite.
Round-leaved filaree (*Erodium macrophyllum*) CRPR List 2.1 MSHCP CAPSA CA Endemic	Habitats include open areas in cismontane woodland and valley and foothill grasslands, which are often associated with heavy clay soils below 3,600 feet elevation.	No Potential – No native undisturbed soils or vegetation representing suitable habitat for the species is present onsite.
Coulter's goldfields (*Lasthenia glabrata* ssp. *coulteri*) CRPR List 1B.1 MSHCP CAPSA	Coulter's goldfields is associated with low-lying alkali and saline habitats along the coast and inland valleys. The majority of the populations are associated with coastal salt marsh. In Riverside County, Coulter's goldfields primarily grow in highly alkaline, silty clays associated with the Traver-Domino-Willows soils, and usually in the wet areas in the alkali vernal plain community.	No Potential – No native undisturbed soils or vegetation representing suitable habitat for the species is present onsite.
Little mousetail (*Myosurus minimus* ssp. *apus*) CRPR List 3.1 MSHCP CAPSA	Little mousetail is widespread in California. It occurs in alkaline vernal pools, and vernal alkali plains and grasslands, and blooms March to June.	No Potential – No native undisturbed soils or vegetation representing suitable habitat for the species is present onsite.
Mud nama (*Nama stenocarpum*) CRPR List 2.2 MSHCP CAPSA	Mud nama grows on muddy embankments of marshes and swamps, lake margins, riverbank, meadow, playa, and vernal pools. In western Riverside County, it is known only from the north shore of Mystic Lake (Roberts et al. 2004).	No Potential – No native undisturbed soils or vegetation representing suitable habitat for the species is present onsite.
Munz's onion (*Allium munzii*) FE/ST CRPR List 1B.1	Restricted to mesic clay soils in western Riverside County, California. It blooms from March to May. This species is found in southern needlegrass	No Potential – No native undisturbed soils or vegetation representing suitable habitat for the species is present onsite.

Species Name (*Scientific Name*) Status	Habitat Description	Comments
MSHCP NEPSA CA Endemic	grassland, annual grassland, open coastal sage scrub, or occasionally, in cismontane juniper woodlands.	
San Diego ambrosia (*Ambrosia pumila*) FE CRPR List 1B.1 MSHCP NEPSA	San Diego ambrosia is known from Baja California, Mexico, and San Diego and Riverside counties in the United States. It blooms May to September. San Diego ambrosia occurs primarily on upper terraces of rivers and drainages as well as in open grasslands, openings in coastal sage scrub, and occasionally in areas adjacent to vernal pools.	No Potential – No native undisturbed soils or vegetation representing suitable habitat for the species is present onsite.
Multi-stemmed dudleya (*Dudleya multicaulis*) CRPR List 1B.2 MSHCP NEPSA	Many-stemmed dudleya is a succulent perennial in the stonecrop family. It blooms April to July. This species is known from several southern California counties, and typically occurs in dry, stony places on heavy soils in scrub and grassland habitats below 2,000 feet elevation. Many-stemmed dudleya is most often associated with clay soils in barren, rocky places, or thinly vegetated openings in chaparral, coastal sage scrub, and southern needlegrass grasslands.	No Potential – No native undisturbed soils or vegetation representing suitable habitat for the species is present onsite.
Spreading navarretia (*Navarretia fossalis*) FT/SE CRPR List 1B.1 MSHCP NEPSA	Spreading navarretia is a member of the phlox family, and is found in vernal pools, chenopod scrub, edge of marshes, and playas on saline-alkali soils. It occasionally grows in ditches and depressions associated with degraded habitat or old stock ponds (Consortium 2012). Spreading navarretia is a small prostrate to occasionally erect annual. Spreading navarretia blooms April to June.	No Potential – No native undisturbed soils or vegetation representing suitable habitat for the species is present onsite.
California Orcutt grass (*Orcuttia californica*) FE/SE CRPR List 1B.1 MSHCP NEPSA	California Orcutt grass is a small, unique grass that occurs primarily in vernal pool habitats. In southern California, it is known from Orange (recently reported occurrence), Los	No Potential – No native undisturbed soils or vegetation representing suitable habitat for the species is present onsite.

Species Name (*Scientific Name*) Status	Habitat Description	Comments
	Angeles, Riverside, Ventura, and San Diego Counties, and continues south into Baja California, Mexico. California Orcutt grass blooms April to August. In Riverside County, this species is found in southern basaltic claypan vernal pools at the Santa Rosa Plateau, and alkaline vernal pools such as Skunk Hollow, at Upper Salt Creek near Hemet, Menifee and elsewhere.	
Wright's trichocoronis (*Trichocoronis wrightii* var. *wrightii*) CRPR List 2.1 MSHCP NEPSA	The historic known range of Wright's trichocoronis includes the Great Valley of central California, western Riverside County, and south Texas and adjacent northeast Mexico. This plant grows in meadows and seeps, marshes, riparian scrub, and vernal pools. Wright's trichocoronis blooms May to September.	No Potential – No native undisturbed soils or vegetation representing suitable habitat for the species is present onsite.
Vernal barley (*Hordeum intercedens*) MSHCP Covered CRPR 3.2	Annual herb generally blooming from March to June within coastal dunes, coastal scrub, grassland and vernal pools (CNPS 2023)	No Potential – No native undisturbed soils or vegetation representing suitable habitat for the species is present onsite.
Robinson's pepper-grass (*Lepidium virginicum* var. *robinsonii*) CRPR 1B.1	Occurs in chaparral and coastal scrub.	No Potential – No native undisturbed soils or vegetation representing suitable habitat for the species is present onsite.
Chaparral sand-verbena (*Abronia villosa* var. *aurita*) CRPR 1B.1	Sandy soils in sage-scrub, chaparral.	No Potential – No native undisturbed soils or vegetation representing suitable habitat for the species is present onsite.
Parry's spineflower (*Chorizanthe parryi* var. *parryi*) CRPR 3.2 MSHCP Covered	Sandy or rocky soils in open habitats of chaparral and coastal sage scrub.	No Potential – No native undisturbed soils or vegetation representing suitable habitat for the species is present onsite.
Long-spined spine flower *(Chorizanthe polygonoides var. longispina)* *CRPR 1B* MSHCP Covered	Annual herb generally blooming from April to July within chaparral, coastal scrub, meadows and seeps, grassland and vernal pools in association with clay substrates (CNPS 2023).	No Potential – No native undisturbed soils or vegetation representing suitable habitat for the species is present onsite.
California Native Plant Society (CNPS): California Rare Plant Rank (CRPR)		

Species Name (*Scientific Name*) Status	Habitat Description	Comments
CRPR 1A – plants presumed extinct in California CRPR 1B – plants rare, threatened, or endangered in California, but more common elsewhere CRPR 2A – plants presumed extirpated in California but common elsewhere CRPR 2B – plants rare, threatened, or endangered in California but more common elsewhere CRPR 3 – plants about which we need more information, a review list CRPR 4 – plants of limited distribution, a watch list .1 – Seriously endangered in California .2 – Fairly endangered in California .3 – Not very endangered in California Federal (USFWS) Protection and Classification FE – Federally Endangered FT – Federally Threatened FC – Federal Candidate for Listing State (CDFW) Protection and Classification SE – State Endangered ST – State Threatened		

Source: Cadre Environmental 2023.

No federal or state listed wildlife species are expected to occur onsite as outlined in **Table 7-2, *Sensitive Wildlife Species with Potential to Occur Onsite***. There is no impact regarding sensitive wildlife species.

Table 7-2
Sensitive Wildlife Species with Potential to Occur Onsite

Species Name (*Scientific Name*) Status	Habitat Description	Comments
INVERTEBRATES		
Crotch's bumble bee (*Bombus crotchii*) CE	Range extends from southern to northern California within a variety of habitats including grassland, scrub, chaparral and desert habitats. Food plants include but are not limited to the following genera: Antirrhinum, Phacelia, Clarkia, Cordylanthus, Dendromecon, Eschscholzia, Eriogonum, Hypericum, Lantana, Lupinus, Salvia, Asclepias, Cirsium, Monardella, Keckiella, Acmispon, Euthamia, Ehrendorferia, Vicia, and/or Trichostema.	No Potential – No native undisturbed soils or vegetation representing suitable habitat for the species is present onsite.
Vernal pool fairy shrimp (*Branchinecta lynchi)*	Vernal pool fairy shrimp is restricted to seasonal vernal	No Potential – No native undisturbed soils or vegetation

Species Name (*Scientific Name*) Status	**Habitat Description**	**Comments**
FT *MSHCP Covered Species*	pools (Eng, Belk, and Eriksen 1990; USFWS 1994). The vernal pool fairy shrimp prefers cool-water pools that have low to moderate dissolved solids, are unpredictable, and often short lived (Eriksen and Belk 1999, MSHCP 2004).	representing suitable habitat for the species is present onsite.
Riverside fairy shrimp (*Streptocephalus woottoni)* *FE* *MSHCP Covered Species*	*S. woottoni* is restricted to deep seasonal vernal pools/ephemeral ponds, and stock ponds and other human modified depressions (Eng, Belk, and Eriksen 1990, USFWS 1993, USFWS 2001). Riverside fairy shrimp prefer warm-water pools that have low to moderate dissolved solids, are less predictable, and remained filled for extended periods of time (Eriksen and Belk 1999, MSHCP 2004).	No Potential – No native undisturbed soils or vegetation representing suitable habitat for the species is present onsite.
Quino checkerspot butterfly (*Euphydryas editha quino*) FE *MSHCP Covered Species*	Quino checkerspot butterfly (QCB) is restricted to low elevation meadow habitats or clearings usually characterized by clay or cryptogamic deposits, inhabited by host plants including *Plantago erecta*, *Plantago patagonica*, *Castilleja exserta,* and *Cordylanthus rigidus*. Adult QCB often occur on open or sparsely vegetated rounded hilltops, ridgelines, and occasionally rocky outcrops. (MSHCP 2004)	No Potential – No native undisturbed soils or vegetation representing suitable habitat for the species is present onsite.
AMPHIBIANS		
Western spadefoot (*Spea hammondii*) SSC MSHCP Covered Species	The western spadefoot population is patchily but widely distributed throughout the Riverside Lowlands and San Jacinto Foothills Bioregions. Primary habitat for this species includes suitable breeding habitat below 1500 meters (*i.e.*, vernal pools or other standing	No Potential – No native undisturbed soils or vegetation representing suitable habitat for the species is present onsite.

Species Name (*Scientific Name*) Status	**Habitat Description**	**Comments**
	water that is free of exotic species) with secondary habitats including adjacent chaparral, sage scrub, grassland, and alluvial scrub habitats. (MSHCP 2004)	
REPTILES		
Orange-throated whiptail (*Aspidoscelis hyperythra*) CWL MSHCP Covered Species	The orange-throated whiptail occurs primarily in a wide variety of habitats but is more closely tied to coastal sage scrub and chaparral habitats with less than 90 percent vegetative cover.	No Potential – No native undisturbed soils or vegetation representing suitable habitat for the species is present onsite.
Coastal western whiptail (*Aspidoscelis tigris stejnegeri*) SSC MSHCP Covered Species	The coastal western whiptail occurs in a wide variety of habitats including coastal sage scrub, desert scrub, Riversidean alluvial fan scrub, woodlands, grasslands, playas, and respective ecotones between these habitats (MSHCP 2004).	No Potential – No native undisturbed soils or vegetation representing suitable habitat for the species is present onsite.
Red-diamond rattlesnake (*Crotalus ruber*) SSC MSHCP Covered Species	The red-diamond rattlesnake is often found in areas with dense vegetation especially chaparral and sage scrub up to 1,520 meters in elevation (MSHCP 2004).	No Potential – No native undisturbed soils or vegetation representing suitable habitat for the species is present onsite.
Western pond turtle (*Emys marmorata*) SSC MSHCP Covered Species	The western pond turtle inhabits slow moving permanent or intermittent streams, small ponds, small lakes, reservoirs, abandoned gravel pits, permanent and ephemeral shallow wetlands, stock ponds, and sewage treatment lagoons (Rathbun *et al*., 1992; Holland, 1994). Pools are the preferred habitat within streams (Bury, 1972, MSHCP 2004).	No Potential – No native undisturbed soils or vegetation representing suitable habitat for the species is present onsite.
Coast horned lizard (*Phrynosoma blainvillii*) SSC MSHCP Covered Species	The horned lizard occurs primarily in scrub, chaparral, and grassland habitats. The species is common in most areas of the Plan Area except where adjacent to urban situations (MSHCP 2004).	No Potential – No native undisturbed soils or vegetation representing suitable habitat for the species is present onsite.
BIRDS		

Species Name (*Scientific Name*) Status	**Habitat Description**	**Comments**
Cooper's hawk *(Accipiter cooperii)* *SSC* *MSHCP Covered Species*	Cooper's hawk is most commonly found within or adjacent to riparian/oak forest and woodland habitats. This uncommon resident of California increases in numbers during winter migration.	No Potential – No native undisturbed soils or vegetation representing suitable habitat for the species is present onsite.
Southern California rufous-crowned sparrow *(Aimophila ruficeps canescens)* *CWL* *MSHCP Covered Species*	Southern California rufous-crowned sparrow is a non-migratory bird species that primarily occurs within sage scrub and grassland habitats and to a lesser extent chaparral sub-associations (Unitt 2004). This species generally breeds on the ground within grassland and scrub communities in the western and central regions of California.	No Potential – No native undisturbed soils or vegetation representing suitable habitat for the species is present onsite.
Bell's sage sparrow *(Amphispiza belli)* CWL *MSHCP Covered Species*	Bell's sage sparrow is an uncommon to fairly common but localized resident breeder in dry chaparral and coastal sage scrub along the coastal lowlands, inland valleys, and in the lower foothills of local mountains *(MSHCP 2004).*	No Potential – No native undisturbed soils or vegetation representing suitable habitat for the species is present onsite.
Burrowing owls (*Athene cunicularia*) SSC MSHCP Covered Species	The burrowing owl uses predominantly open land, including grassland, agriculture (e.g., dry-land farming and grazing areas), playa, and sparse coastal sage scrub and desert scrub habitats (Garrett and Dunn 1981). Some breeding burrowing owls are year-round residents and additional individuals from the north may winter throughout the MSHCP Area Plan (MSHCP 2004).	Not detected onsite during focused surveys conducted in 2021. MSHCP 30-Day Burrowing Owl Preconstruction Survey Required.
Mountain plover (wintering) *(Charadrius montanus)* *FPT/SSC* *MSHCP Covered Species*	The mountain plover is narrowly distributed at relatively few locations within the Plan Area in suitable habitat. The mountain plover uses playas and vernal pool, grassland, and some	No Potential – No native undisturbed soils or vegetation representing suitable habitat for the species is present onsite.

Species Name (*Scientific Name*) Status	**Habitat Description**	**Comments**
	agriculture habitats during the winter in the Plan Area. Although playa and vernal pool habitat is well identified for the Plan Area, it encompasses a relatively small portion. The remaining habitats, grassland and agriculture land, are well distributed within the Plan Area but the mountain plover uses only a small portion of what is available. (MSHCP 2004)	
California horned lark (*Eremophila alpestris actia*) SSC MSHCP Covered Species	The California horned lark is a common to abundant resident in a variety of open habitats, usually where trees and large shrubs are absent (Zeiner, *et al*. 1990). (MSHCP 2004)	Moderate – Project Site provides suitable foraging habitat.
White-tailed kite (*Elanus leucurus*) SFP *MSHCP Covered Species*	The white-tailed kite is found in riparian, oak woodlands adjacent to large open spaces including grasslands, wetlands, savannahs and agricultural fields. This non-migratory bird species occurs throughout the lower elevations of California and commonly nests in coast live oaks (Unitt 2004).	Moderate – Project Site provides suitable foraging habitat.
Southwestern willow flycatcher *(Empidonax traillii extimus)* *FE/SE* *MSHCP Covered Species*	The southwestern willow flycatcher is narrowly distributed at few locations within the Plan Area. Although the preferred habitat, riparian woodland and select other forests, is well distributed within all bioregions and spread over the entire Plan Area, few current locations for the willow flycatcher have been documented (MSHCP 2004).	No Potential – No native undisturbed soils or vegetation representing suitable habitat for the species is present onsite.
Loggerhead shrike *(Lanius ludovicianus)* *SSC* *MSHCP Covered Species*	Loggerhead shrike prefer open ground for foraging and thick trees and shrubs including sage scrub, chaparral, and desert scrub habitats for nesting.	Moderate – Project Site provides suitable foraging habitat.

Species Name (*Scientific Name*) Status	**Habitat Description**	**Comments**
White-faced ibis (*Plegadis chihi*) *SSC* *MSHCP Covered Species*	The white-faced ibis is virtually restricted to emergent vegetation and islands along the margins of open water areas for nesting. However, the species may use a wide variety of Habitats, including flooded agriculture lands and grasslands in a very nomadic and unpredictable manner for foraging (Garrett and Dunn 1988).	No Potential – No native undisturbed soils or vegetation representing suitable habitat for the species is present onsite.
Coastal California gnatcatcher *(Polioptila californica californica)* *FT/SSC* *MSHCP Covered Species*	The coastal California gnatcatcher is a non-migratory bird species that primarily occurs within sage scrub habitats in coastal southern California dominated by California sagebrush (*Artemisia californica*), and California buckwheat (*Eriogonum fasciculatum*).	No Potential – No native undisturbed soils or vegetation representing suitable habitat for the species is present onsite.
Least Bell's vireo *(Vireo bellii pusillus)* *FE/SE* *MSHCP Covered Species*	Least Bell's vireo resides in riparian habitats with a well-defined understory including southern willow scrub, mule fat, and riparian forest/woodland habitats.	No Potential – No native undisturbed soils or vegetation representing suitable habitat for the species is present onsite.
MAMMALS		
Northwestern San Diego pocket mouse (*Chaetodipus fallax fallax)* *SSC* *MSHCP Covered Species*	The northwestern San Diego pocket mouse occurs throughout the Plan Area in coastal sage scrub sage scrub/grassland ecotones, chaparral, and desert scrubs at all elevations up to 6,000 feet (MSHCP 2004).	No Potential – No native undisturbed soils or vegetation representing suitable habitat for the species is present onsite.
San Diego black-tailed jackrabbit (*Lepus californicus bennettii*) SSC	The San Diego black-tailed jackrabbit in open habitats, primarily including grasslands, sage scrub, alluvial fan sage scrub, and Great Basin sage scrub.	No Potential – No native undisturbed soils or vegetation representing suitable habitat for the species is present onsite.
San Diego desert woodrat (*Neotoma lepida intermedia*)	The San Diego desert woodrat is found throughout the Plan Area in sage scrub	No Potential – No native undisturbed soils or vegetation

Species Name (*Scientific Name*) Status	**Habitat Description**	**Comments**
SSC *MSHCP Covered Species*	and chaparral wherever there are rock outcrops, boulders, cactus patches and dense undergrowth. (MSHCP 2004)	representing suitable habitat for the species is present onsite.
Southern grasshopper house (*Onychomys torridus ramona*) SSC	Common in arid desert habitats of the Mojave Desert and southern Central Valley of California. Alkali desert scrub and desert scrub habitats are preferred, with somewhat lower densities expected in other desert habitats, including succulent shrub, wash, and riparian areas. Also occurs in coastal scrub, mixed chaparral, sagebrush, low sage, and bitterbrush habitats. Uncommon in valley foothill and montane riparian, and in a variety of other habitats. (CDFW 1999)	No Potential – No native undisturbed soils or vegetation representing suitable habitat for the species is present onsite.
Stephens' kangaroo rat *(Dipodomys stephensi)* *FE/ST* *MSHCP Covered Species*	The Stephens' kangaroo rat is found almost exclusively in open grasslands or sparse shrublands with cover of less than 50 percent during the summer (MSHCP 2004).	No Potential – No native undisturbed soils or vegetation representing suitable habitat for the species is present onsite.
Western mastiff bat (*Eumops perotis californicus*) *SSC*	Western mastiff bats are found in a variety of biotic environments from low desert scrub to chaparral, oak woodland and ponderosa pine.	No Potential – No native undisturbed soils or vegetation representing suitable habitat for the species is present onsite.
Yellow bat (*Lasiurus xanthinus*) SSC	Although formerly associated only with the desert palm oasis in California (Bond, 1970), yellow bats appear to be expanding their range to the coast and northward, possibly as a result of the planting of ornamental palms.	No Potential – No native undisturbed soils or vegetation representing suitable habitat for the species is present onsite.
Bobcat *(Lynx rufus)* *MSHCP Covered Species*	The bobcat requires large expanses of relatively undisturbed brushy and rocky habitats near springs or other perennial water sources.	No Potential – No native undisturbed soils or vegetation representing suitable habitat for the species is present onsite.
Pocketed free-tailed bat (*Nyctinomops femorosaccus*)	Usually associated with rugged canyons, high cliffs, and rock outcroppings.	No Potential – No native undisturbed soils or vegetation

Species Name (*Scientific Name*) Status	**Habitat Description**	**Comments**
SSC *MSHCP Covered Species*	Roosts in rock crevices and caves during the day; may also roost in buildings or under roof tiles (Ziener et al. 1988-1990).	representing suitable habitat for the species is present onsite.
Los Angeles pocket mouse *(Perognathus longimembris brevinasus)* *SSC* *MSHCP Covered Species*	The Los Angeles pocket mouse appears to be limited to sparsely vegetated habitat areas in patches of fine sandy soils associated with washes or of aeolian (windblown) origin, such as dunes (MSHCP 2004).	No Potential – No native undisturbed soils or vegetation representing suitable habitat for the species is present onsite.
American badger (*Taxidea taxus*) SSC	The American badger prefers friable soils in open grassland and scrub habitat in southern California.	No Potential – No native undisturbed soils or vegetation representing suitable habitat for the species is present onsite.
Federal (USFWS) Protection and Classification FE – Federally Endangered FT – Federally Threatened FC – Federal Candidate for Listing State (CDFW) Protection and Classification SE – State Endangered ST – State Threatened SSC – State Species of Special Concern CWL – California Watch List SPF – State Fully Protected CE – Candidate Endangered		

Source: Cadre Environmental 2023.

Additionally, discussion is referenced in Threshold 7.a., 7.b, 7.c, 7.d, 7.e., and 7.f. With the incorporation of **Mitigation Measure MM-BIO-1** to protect nesting birds and **Mitigation Measures MM-BIO-2** and **MM-BIO-3** to protect burrowing owls, impacts will be reduced to a less than significant level. The Project will be required to pay the applicable MSHCP Mitigation Fees pursuant to Ordinance No. 810 and the County's Stephen's kangaroo rat (SKR) Habitat Conservation Plan (HCP) Mitigation Fee. These are standard fees and are considered regulatory compliance and not unique mitigation under CEQA. Any impacts will be reduced to less than significant levels by the required mitigation measures.

c) *Would the Project have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U. S. Wildlife Service?*

Less Than Significant with Mitigation Incorporated

Discussion is referenced in Threshold 7.a., 7.b, 7.d, 7.e., and 7.f. Based on this data, the Project will not have a substantial adverse effect, either directly or through habitat modifications, on any

species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Wildlife Service. **Mitigation Measures MM-BIO-1** for nesting birds and **MM-BIO-2** and **MM-BIO-3** for burrowing owl, as well as payments of applicable MSHCP and SKR HCP fees, will ensure all impacts remain less than significant levels.

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

Less Than Significant with Mitigation Incorporated

Wildlife corridors link together areas of suitable habitat that are otherwise separated by rugged terrain, changes in vegetation, or human disturbance. The fragmentation of open space areas by urbanization creates isolated "islands" of wildlife habitat. The *MSHCP Study* indicated the Project site is bordered by high traffic roads along the northern (Rancho California Road) and southwest (Glen Oaks Road) and does not represent a regional wildlife movement corridor. The Project site is not located within an MSHCP designated core, extension of existing core, non-contiguous habitat block, constrained linkage, or linkage area.

The following discussion is also referenced in Threshold 7.a. Nesting bird species are protected by California Fish and Game Code Sections 3503 and 3503.5 and by the MBTA of 1918 (16 USC 703-711), which makes it unlawful to take, possess, or needlessly destroy the nest or eggs of any migratory bird or bird of prey.

Lands on and in the immediate vicinity of the Project site contain trees, shrubs, and grasslands that may provide potential suitable nesting habitat for migratory bird species. However, the *MSHCP Study* determined that no native wildlife nursery sites are present on or adjacent to the subject property, and the site is not identified as being part of a migratory wildlife corridor for any fish or wildlife species.

Impacts to nesting bird species must be avoided at all times. The period from approximately February 15 to August 31 is the expected breeding season for bird species occurring in the Project area. Under **Mitigation Measures MM-BIO-1** through **MM-BIO-3**, if Project activity or vegetation removal is initiated during the breeding season, a qualified biologist should check for nesting birds within three days prior to such activity. If active bird nests are found, avoidance buffers of 1,000 feet for large birds of prey, 500 feet for small birds of prey, and 250 feet for songbirds, decided by CDFW on a case-by-case basis, will need to be observed and implemented. With the implementation of **Mitigation Measures MM-BIO-1** through **MM-BIO-3**, impacts to nesting birds will be less than significant.

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

No Impact

The *MSHCP Study* identified a drainage swale that bisects the southwest corner of the Project Site and extends southwest under Glen Oaks Road for approximately 2,100 feet to the confluence of

Santa Gertrudis Creek. This swale may represent a jurisdictional resource regulated by the Santa Ana Regional Water Quality Control Board, California Department of Fish and Wildlife and United States Army Corps of Engineers. The *MSHCP Study* stated that the swale, including a 20-foot buffer (0.43-acre avoidance area) had been along this swale and a deed restriction would be placed over the avoidance area and "*MSHCP Riverine Area Not to be Disturbed*" would be noted on Environmental Constraint Sheet (ECS), maps and exhibits, including grading plans. The existing hydrologic flow regime will remain unaltered, and the site does not contain any resources that would support riparian birds. The *MSHCP Study* concluded that a jurisdictional delineation, regulatory permits, or an MSHCP Determination of Biological Equivalent or Superior Preservation (DBESP) are not required.

Therefore, the Project will not have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service. No impact will occur.

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

No Impact

The *MSHCP Study* identified a drainage swale that bisects the southwest corner of the Project Site and extends southwest under Glen Oaks Road for approximately 2,100 feet to the confluence of Santa Gertrudis Creek. However, this swale is not considered a wetlands nor does it flow into any features that are considered wetlands. In addition, the *MSHCP Study* found no evidence of vernal pools and the site is too far from the coast to contain any coastal resources. Therefore, the Project would have no adverse effect on State or federally protected wetlands through direct removal, filling, hydrological interruption, or other means. There would be no impact and no mitigation is required.

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

Less Than Significant Impact

The Project site contains mainly grape vine plants and few native or naturalized tree or shrub species. However, construction of new winery-related facilities or improvements may require the relocation or removal of oak trees that fall under the County's Oak Tree Management Guidelines. The County will therefore include a standard Condition of Approval regarding impacts to any oak trees pursuant to the County's guidelines.

The provisions of County Ordinance No. 559 would not apply since the Project site is not above 5,000 feet in elevation. No other tree preservation policy or ordinance apply to the Project site.

Therefore, the proposed Project will not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance. There will be no impacts.

Mitigation Measures

MM-BIO-1 **Nesting Bird Survey.** If grading is to occur during the nesting season (February 15 – August 31), a pre-construction nesting bird survey shall be conducted within a

maximum of three (3) days prior to the start of grading or construction activities, whichever occurs first. This survey shall be conducted by a qualified biologist holding a Memorandum of Understanding (MOU) with Riverside County. The findings shall be submitted to the County of Riverside Planning Department for review and approval. If any active nests are detected a buffer of 300 feet (500 feet for raptors) around the nest adjacent to construction will be delineated, flagged, and avoided until the nesting cycle is complete. The buffer may be modified, and/or other recommendations proposed as determined appropriate by the biological monitor to ensure no adverse effects to nesting birds.

MM-BIO-2 **Preconstruction Survey for Burrowing Owl.** A 30-day preconstruction survey for burrowing owl is required by the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) to confirm the continued presence of burrowing owl within the survey area. The survey shall be conducted by a qualified biologist no more than 30 days prior to ground disturbance in accordance with MSHCP survey requirements to avoid direct take of burrowing owl. If burrowing owl are determined to occupy the Project site or immediate vicinity, the County will be notified and avoidance measures will be implemented, as appropriate, pursuant to the MSHCP, the California Fish and Game Code, the Migratory Bird Treaty Act, and the mitigation guidelines prepared by the CDFW (2012).
The following measures are recommended in the California Department of Fish and Wildlife (CDFW) guidelines to avoid impacts on an active burrow:

a) No disturbance shall occur within 50 meters (approximately 160 feet) of occupied burrows during the non-breeding season.
b) No disturbance shall occur within 75 meters (approximately 250 feet) of occupied burrows during the breeding season.

To prevent unavoidable impacts, passive or active relocation of burrowing owls shall be implemented by a qualified biologist outside the breeding season, in accordance with procedures set by the MSHCP and in coordination with the CDFW.

MM-BIO-3 **Discovery of Burrowing Owl.** If burrowing owl are discovered within the project footprint, a project specific BUOW protection and/or passive relocation plan shall be prepared to determine suitable buffers and/or artificial burrow construction locations to minimize impacts to this species. If a BUOW is found onsite at the time of construction, all activities likely to affect the animal(s) shall cease immediately and regulatory agencies shall be contacted to determine appropriate management actions.

Monitoring: Provide results of surveys to County of Riverside for review and approval.

CULTURAL RESOURCES Would the Project:				
8. Historic Resources a) Alter or destroy a historic site?	☐	☐	☐	☒
b) Cause a substantial adverse change in the significance of a historical resource, pursuant to California Code of Regulations, Section 15064.5?	☐	☐	☐	☒

Source(s): *Phase 1 Cultural Resources Assessment of Plot Plan No. 210141 in Temecula, Riverside County*, prepared by Jean Keller, 12-2021 (*CRA,* **Appendix D**); Public Resources Code (PRC) §5020.1(j); and 14 California Code of Regulations §15064.5(a)(1)-(3).

Findings of Fact:

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

No impact

Based upon analysis of records and a survey of the property by County approved archaeologist, Jean Keller, Ph. D., it has been determined that there will be no impacts to historical resources as defined in California Code of Regulations, Section 15064.5 because they do not occur on the project site. Therefore, there will be no impacts to historic resources.

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

No impact

Based upon analysis of records and a survey of the property by County approved archaeologist Jean Keller, Ph. D., it has been determined that there will be no impacts to significant historical resources as defined in California Code of Regulations, Section 15064.5 because they do not occur on the project site. As such, no change in the significance of historical resources would occur with the implementation of the proposed project because there are no significant historical resources. Therefore, there will be no impacts in this regard.

According to Public Resources Code (PRC) §5020.1(j), "'historical resource' includes, but is not limited to, any object, building, site, area, place, record, or manuscript which is historically or archaeologically significant, or is significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California." More specifically, CEQA guidelines state that the term "historical resources" applies to any such resources listed in or determined to be eligible for listing in the California Register of Historical Resources, included in a local register of historical resources, or determined to be historically significant by the lead agency (Title 14 CCR §15064.5(a)(1)-(3)). Regarding the proper criteria for the evaluation of historical significance, CEQA guidelines mandate that "generally a resource shall be considered by the lead agency to be 'historically significant' if the resource meets the criteria for listing on the California Register of Historical Resources" (Title 14 CCR §15064.5(a)(3)). A resource may be listed in the California Register if it meets any of the following criteria:

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

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

As stated in the discussion in Threshold 8.a, there were no historic resources identified during the survey or in the record search results and therefore because there are no historic resources there can be no impact in the significance of historic resources.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

9. Archaeological Resources a) Alter or destroy an archaeological site?	☐	☐	☒	☐
b) Cause a substantial adverse change in the significance of an archaeological resource, pursuant to California Code of Regulations, Section 15064.5?	☐	☐	☒	☐
c) Disturb any human remains, including those interred outside of formal cemeteries?	☐	☐	☒	☐

Source(s): *Phase 1 Cultural Resources Assessment of Plot Plan No. 210141 in Temecula, Riverside County*, prepared by Jean Keller, 12-2021 (*CRA,* **Appendix D**); Public Resources Code (PRC) §5020.1(j); Health and Safety Code § 7050.5; and 14 California Code of Regulations §15064.5(a)(1)-(3); and County Archaeologist.

Findings of Fact:

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

Less Than Significant Impact

No cultural resources of prehistoric or historical origin were observed within the boundaries of PPT 210141 during the current field survey. The property had been fully developed as a vineyard by at least 1973, the vineyard was removed, and the property cleared between December 2005 and January 2006, and recently, the vineyard had been reestablished on portions of the property. No exposed bedrock exists within the property and loose lithic materials is very sparse, both possibly having been cleared to facilitate agricultural endeavors. Excellent ground surface visibility throughout the property afforded a comprehensive view of the subject property during the field survey.

Based upon analysis of records and a survey of the property it has been determined that there will be no impacts to archaeological resources as defined in California Code of Regulations, Section 15064.5 because there were no archaeological resources identified during the survey of the project site. Therefore, impacts in this regard are considered less than significant.

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

Less Than Significant Impact

Based upon analysis of records and a survey of the property it has been determined that there will be no impacts to significant archaeological resources as defined in California Code of Regulations, Section 15064.5 because they do not occur on the project site. Therefore, no change in the

significance of archaeological resources would occur with the implementation of the proposed project because there are no significant archaeological resources. Impacts in this regard would be less than significant.

c) *Would the Project disturb any human remains, including those interred outside of formal cemeteries?*

Less Than Significant Impact

Based on an analysis of records and archaeological survey of the property, it has been determined that the project site does not include a formal cemetery or any archaeological resources that might contain interred human remains. Nonetheless, the project will be required to adhere to State Health and Safety Code Section 7050.5 if in the event that human remains are encountered and by ensuring that no further disturbance occur until the County Coroner has made the necessary findings as to origin of the remains. Furthermore, pursuant to Public Resources Code Section 5097.98 (b), remains shall be left in place and free from disturbance until a final decision as to the treatment and their disposition has been made. This is State Law, is also considered a standard Condition of Approval and as pursuant to CEQA, is not considered mitigation. Therefore, impacts in this regard are considered less than significant.

Conditions of Approval:

COA Planning-CUL 1 **Human Remains.** If human remains are found on this site, the developer/permit holder or any successor in interest shall comply with State Health and Safety Code Section 7050.5.

COA Planning-CUL 3 **Unanticipated Resources.** The developer/permit holder or any successor in interest shall comply with the following for the life of this permit. If during ground disturbance activities, unanticipated cultural resources* are discovered, the following procedures shall be followed: All ground disturbance activities within 100 feet of the discovered cultural resource shall be halted and the applicant shall call the County Archaeologist immediately upon discovery of the cultural resource. A meeting shall be convened between the developer, the project archaeologist**, the Native American tribal representative (or other appropriate ethnic/cultural group representative), and the County Archaeologist to discuss the significance of the find. At the meeting with the aforementioned parties, a decision is to be made, with the concurrence of the County Archaeologist, as to the appropriate treatment (documentation, recovery, avoidance, etc.) for the cultural resource. Resource evaluations shall be limited to nondestructive analysis. Further ground disturbance shall not resume within the area of the discovery until the appropriate treatment has been accomplished.

** A cultural resource site is defined, for this condition, as being a feature and/or three or more artifacts in close association with each other.*

*** If not already employed by the project developer, a County approved archaeologist shall be employed by the project developer to assess the significance of the cultural resource, attend the meeting described above, and continue monitoring of all future site grading activities as necessary.*

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

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

ENERGY Would the Project:				
10. Energy Impacts a) Result in potentially significant environmental impacts due to wasteful, inefficient, or unnecessary consumption of energy resources, during Project construction or operation?	☐	☐	☒	☐
b) Conflict with or obstruct a State or Local plan for renewable energy or energy efficiency?	☐	☐	☒	☐

Source(s): *Lost Ranch Winery Air Quality Impact Analysis*, prepared by Urban Crossroads, 11-13-2023 (*AQ Analysis*, **Appendix B**); and *Lost Ranch Winery, Greenhouse Gas Analysis, County of Riverside*, prepared by Urban Crossroads, 1-27-2022 (*GHG Analysis*, **Appendix F**); *Lost Ranch Winery Trip Generation Evaluation,* prepared by Urban Crossroads, 7-13-2021 (**Appendix J1):** and *Glenoaks Road Winery Vehicle Miles Traveled (VMT) Screening Evaluation,* prepared by Urban Crossroads, 2-14-2022 (**Appendix J2**).

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

Findings of Fact:

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

Less Than Significant Impact

Background Information

There are many different types and sources of energy produced and consumed in the United States. The U.S. Energy Information Administration (EIA) categorizes energy by primary and secondary sources, renewable and nonrenewable sources, and by the different types of fossil fuels.

Primary energy is captured directly from natural resources and includes fossil fuels, nuclear energy, and renewable sources of energy. Electricity is a secondary energy source that results from the transformation of primary energy sources.

A renewable energy source includes solar energy from the sun, geothermal energy from heat inside the earth, wind energy, biomass from plants, and hydropower from flowing water. Nonrenewable energy sources include petroleum products, hydrocarbon gas liquids, natural gas, coal, and nuclear energy.

Fossil fuels are non-renewable resources formed by organic matter over millions of years and include oil, coal and natural gas.

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

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

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

Project Energy Consumption

The three (3) main types of energy expected to be consumed by the Project include electricity, natural gas or propane gas, and petroleum products in the form of gasoline and diesel fuel. Energy usage for the proposed Project is calculated based on data in the Project Description and the Lost Ranch Winery *AQ Analysis* and *GHG Analysis*. The California Emissions Estimator Model Version 2016.3.2 (CalEEMod) is used to calculate energy usage from Project construction and operational activities (Appendix A of the *AQ Analysis*).

Electricity Consumption

The Project will use electricity for many different operational activities including, but not limited to, building heating and cooling, lighting, appliances, electronics, mechanical equipment, and parking lot lighting. Indirect electricity usage is also required on a regional basis to supply, distribute, and treat water and wastewater for the Project. Electricity will be provided through Southern California Edison. The *AQ Analysis* estimated the Project would consume approximately 216,650 kWh or 739.2 MBtu of electricity each year.

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

Natural Gas Consumption

The *AQ Analysis* estimated the Project would consume approximately 21.2 cubic feet or 22,027.4 Btu of natural gas[2] (or propane) each year. The quantity of Btu's required for onsite heating/usage would be relatively low and essentially be the same for either propane or natural gas since Btu's are a standardized metric for measuring heat energy. It should also be noted that since natural gas and propane are relatively clean-burning fuels with low carbon content, the results of the emissions analysis are conservative.

Petroleum Consumption

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

Construction

Construction activities will consume energy in the form of motor vehicle fuel (gasoline and diesel) for off-road construction equipment and on-road vehicle trips. Off-road equipment includes such things as tractors, scrapers, excavators and other machinery that would be trailered to the site and used off-road. On-road vehicle trips include workers and vendors traveling to and from the job-site during the construction phase. **Table 10-1, *Construction Off-Road Equipment Energy Consumption***, shows the Project's energy consumption for all off-road equipment during construction. For purposes of this analysis, all off-road equipment is assumed to run on diesel fuel. **Table 10-2, *Construction On-Road Trips Energy Consumption***, shows the Project's energy consumption from on-road vehicle trips during construction.

[2] 1 cubic foot of natural gas or propane equals approximately 1,037 BTU

Table 10-1
Construction Off-Road Equipment Energy Consumption

Phase[1]	Phase Duration (Days)[1]	Equipment[1]	Amount[1]	Hours/ Day[1]	Horsepower (HP)[1]	Load Factor[1]	HP-hrs[2]	Fuel Use Rate[3] (hp-hr/gal)	Diesel Fuel Use (gal.)	Diesel Fuel Use by Phase (gal.)	MBtu[4]
Site Preparation	10	Rubber Tired Dozers	3	8	247	0.40	24,186	18.5	1,307	1,940	266.56
		Crawler Tractors	4	8	97	0.37	11,715		633		
Grading	30	Excavators	2	8	158	0.38	28,819		1,558	9,336	1,090.20
		Graders	1	8	187	0.41	18,400		995		
		Rubber Tired Dozers	1	8	247	0.40	23,712		1,282		
		Scrapper	2	8	367	0.48	84,558		4,570		
		Tractors/Loaders/Backhoes	2	8	97	0.37	17,227		931		
Building Construction	300	Cranes	1	8	231	0.29	158,236		8,554	39,743	5,210,625.22
		Forklifts	3	8	89	0.20	126,452		6,835		
		Generator Sets	1	8	84	0.74			7,956		
		Tractors/Loaders/Backhoes	3	8	97	0.37	167,802		13,748		
		Welders	1	8	46	0.45	49,018		2,650		
Paving	20	Pavers	2	8	130	0.42	17,298		1,143	2,773	311.76
		Paving Equipment	2	8	132	0.36	15,054		994		
		Rollers	2	8	80	0.38	9,630		636		
Architectural Coating	20	Air Compressors	1	6	78	0.48	4,448		240	240	33.03
								Total Energy Requirements		**54,032**	**5,212,326.77**

[1] Based on the *AQ Analysis* (**Appendix B**)
[2] HP-hrs = Horsepower Hours
[3] Source: Carl Moyer Program Guidelines. 2017 Revisions. Table D-21. https://www.arb.ca.gov/msprog/moyer/guidelines/current.htm
[4] Mbtu = Millions of Btu; assuming 1 gallon of diesel fuel = 137,381 Btu

Table 10-2
Construction On-Road Trips Energy Consumption

Construction Phase[1]	Phase Duration (Days)[1]	Trips /Day[1]	Trip Length[1]	Phase VMT	Vehicle Class[1]	Vehicle Mix[1]	Average Fuel Economy (MPG)[2]	Gasoline			Diesel			Total MBtu[3]
								Fuel Split[2]	Fuel Consumption by Veh. Class (gal.)	Fuel Consumption by Phase (gal.)	Fuel Split[2]	Fuel Consumption by Veh. Class (gal.)	Fuel Consumption by Phase	
Worker Trips														
Site Preparation	10	18	14.7	2,858	LDA	0.50	28.57	0.9926	46.88	108.36	0.0074	0.35	0.43	13.11
					LDT1	0.25	23.26	0.9991	28.98		0.0009	0.03		
					LDT2	0.25	20.73	0.9986	32.50		0.0014	0.05		
Grading	30	20	14.7	8,820	LDA	0.50	28.57	0.9926	153.20	354.13	0.0074	1.15	1.38	42.84
					LDT1	0.25	23.26	0.9991	94.71		0.0009	0.08		
					LDT2	0.25	20.73	0.9986	106.22		0.0014	0.15		
Building Construction	300	753	14.7	3,320,730	LDA	0.50	28.57	0.9926	57,627.94	133,202.92	0.0074	429.62	517.72	16,112.62
					LDT1	0.25	23.26	0.9991	35,623.64		0.0009	32.09		
					LDT2	0.25	20.73	0.9986	39,951.34		0.0014	56.01		
Paving	20	15	14.7	4,266	LDA	0.50	28.57	0.9926	75.84	175.30	0.0074	0.57	0.68	21.20
					LDT1	0.25	23.26	0.9991	46.88		0.0009	0.04		
					LDT2	0.25	20.73	0.9986	52.58		0.0014	0.07		
Architectural Coating	20	15	14.7	4,366	LDA	0.50	28.57	0.9926	75.84	175.30	0.0074	0.57	0.68	21.20
					LDT1	0.25	23.26	0.9991	46.88		0.0009	0.04		
					LDT2	0.25	20.73	0.9986	52.58		0.0014	0.07		
Sub-Total Worker Trips Energy Consumption									Gasoline (gal.)	134,016.01		Diesel (gal.)	520.89	16,210.97
Vendor Trips														
Building Construction	300	294	6.9	607,971	MHDT	0.50	8.50	0.1403	5,017.55	5,521.59	0.8597	30,745.47	82,204.79	11,958.34
					HHDT	0.50	5.85	0.0097	504.04		0.9903	51,459.32		
Hauling Trips														
Grading	30	0.00	20.0	0	HHDT	1.00	5.85	0.0097	0.00	0.00	0.9903	0.00	0.00	0.00
Total On-Road Construction Trips Energy Usage									**Gasoline (gal.)**	**139,537.60**		**Diesel (gal.)**	**82,725.68**	**28,169.31**

[1] Based on the *AQ Analysis* (**Appendix B**)
[2] Source: EMFAC2014 Web Database. https://www.arb.ca.gov/emfac/2014/.
[3] MBtu = Millions of Btu; assuming 1 gallon of gasoline fuel = 120,429 Btu and 1 gallon of diesel fuel = 137,381 Btu

Operation

The Project is expected to consume energy from the operation of auto and truck trips based on data from the *Trip Generation Evaluation* and the *Vehicle Miles Traveled (VMT) Screening Evaluation* as well as data from the *AQ Analysis* and *GHG Analysis*. Vehicle trips are associated with workers, customers and vendors/non-workers (i.e., delivery, service and maintenance vehicles, etc.) traveling to and from the site. The Project site is expected to generate a total of 146 average daily trips (ADT) during the week and 338 ADT on the weekend. This amount of trips will result in a total VMT per year of 982,066 miles. Assuming the vehicles consume gasoline as their fuel and vehicles achieve an average fleet fuel consumption of 18.5 miles, the Project would be expected to consume 53,085 gallons of gasoline each year or 6,392,973.5 MBtu/year (assuming 1 gallon of gasoline fuel = 120,429 Btu).

Total Project Energy Consumption

The Project's total energy consumption is calculated in MBtu and shown in **Table 10-3, *Total Project Energy Consumption***. Total Project energy consumption includes electricity, natural gas and petroleum usage during construction and operation.

Table 10-3
Total Project Energy Consumption

Activity	Total Energy Use (MBtu)[1]	Average Energy Use Per Year (MBtu/yr)[2]
Construction[3]		
Off-Road Equipment	5,212,326.8	2,606,163.4
On-Road Vehicle Trips	28,169.3	14,084.7
Operation		
Electricity	--	739.2
Natural Gas	--	0.2
Petroleum	--	6,392,973.5

[1] MBtu = Millions of Btu
[2] MBtu/yr. = Millions of Btu per year (for construction average total energy use is divided by 2 years)
[3] Construction duration is estimated to be 380 working days or 17 months based on 22 working days per month

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

In addition, the Project will be required to comply with various air quality regulations of the SCAQMD listed in Section 6 (Air Quality) of this Initial Study. The County imposes this regulatory compliance

as standard Conditions of Approval for construction as outlined in Section 6 (Air Quality). The Project will also be required to participate in the Riverside County Climate Action Plan (CAP) by implementing building design, site-area and operational enhancements that garner 100 points or greater through improvements listed in the CAP Screening Tables. This is discussed in greater detail in Section 20, Greenhouse Gas Emissions, of this Environmental Assessment.

With adherence to standard County Conditions of Approval, implementation of applicable SCAQMD air quality regulations, and compliance with the Riverside County Climate Action Plan, Project impacts due to wasteful, inefficient, or unnecessary consumption of energy resources, during Project construction or operation, would remain at less than significant levels and no mitigation is required.

b) Would the Project conflict with or obstruct a State or Local plan for renewable energy or energy efficiency?

Less Than Significant Impact

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

The Project will further comply with the mandatory requirements of California's Green Building and Building Energy Efficiency standards that promote renewable energy and energy efficiency; refer to Threshold 10.a. The Project will also be required to comply with various air quality regulations of the SCAQMD listed in Section 6 (Air Quality) of this Initial Study. The County imposes this regulatory compliance as standard Conditions of Approval for construction as outlined in Section 6 (Air Quality).

In addition, the Project will also be required to participate in the Riverside County Climate Action Plan (CAP) by implementing building design, site-area and operational enhancements that garner 100 points or greater through improvements listed in the CAP Screening Tables.

For these reasons, the Project will not conflict with or obstruct a State or local plan for renewable energy or energy efficiency. Impacts will be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

GEOLOGY AND SOILS Would the project directly or indirectly:				
11. Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zones a) Be subject to rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?	☐	☐	☐	☒

Source(s): *Map My County* (**Appendix A**); *Preliminary Geotechnical Interpretive Report – Proposed Class II Winery, Assessor's Parcel Number 942-030-007, Located at the East Corner of Rancho California Road and Glen Oaks Road, City of Temecula, Riverside County, California*, prepared by Earth Strata Geotechnical Services, Inc., 9-9-2021 (*Geo Report*, **Appendix E**); and Riverside County General Plan, Chapter 6, Safety Element, Figure S-2 *Earthquake Fault Study Zones*.

Findings of Fact:

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

No Impact

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

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

Source(s): *Map My County* (**Appendix A**); *Preliminary Geotechnical Interpretive Report – Proposed Class II Winery, Assessor's Parcel Number 942-030-007, Located at the East Corner of Rancho California Road and Glen Oaks Road, City of Temecula, Riverside County, California*, prepared by Earth Strata Geotechnical Services, Inc., 9-9-2021 (*Geo Report*, **Appendix E**); Riverside County General Plan, Chapter 6, Safety Element, Figure S-3 *Generalized Liquefaction*; and County of Riverside, Ordinance No. 457 (An Ordinance of the County of Riverside amending ordinance no.457 relating to building requirements and adopting as amended, including any errata and supplements, the 2019 California administrative code, the 2019 California building code, the 2019 California residential code, the 2019 California electrical code, the 2019 California mechanical code, the 2019 California plumbing code, the 2019 California energy code, the 2019 California historic building code, the 2019 California green building standards code; declaring as a public nuisance all substandard buildings and portions thereof; implementing the procedures required by the state ord. 457.105 – page 2 housing law; and, incorporating the abatement cost recovery procedures of Riverside County Ordinance).

Findings of Fact:

a) Be subject to seismic-related ground failure, including liquefaction?

Less Than Significant Impact

The Project proponent contracted with Earth Strata Geotechnical Services (ESGS) to perform geotechnical services in conjunction with the proposed Project. The findings of the ESGS investigation are set forth in the *Geo Report*. The purpose of the *Geo Report* is 1) to evaluate the nature, distribution, engineering properties, and geologic strata underlying the Project site with respect to the proposed development; and 2) provide preliminary grading and foundation design recommendations based on the Project site plans.

Field Exploration

Subsurface exploration of the Project site was performed on August 31, 2021. A truck mounted hollow-stem-auger drill rig was utilized to drill five (5) borings throughout the site to a maximum depth of 20 feet.

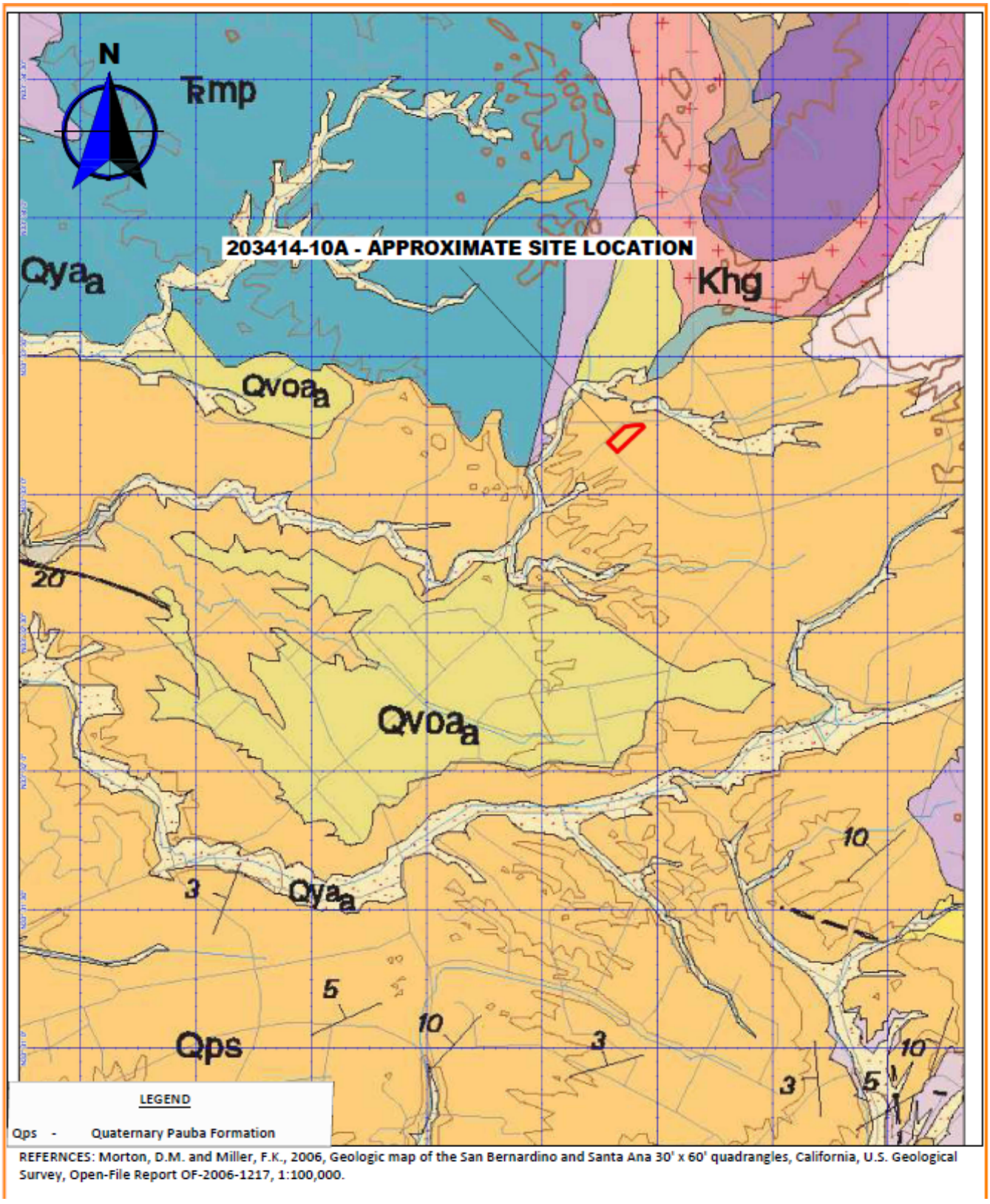
Regional Geology

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

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

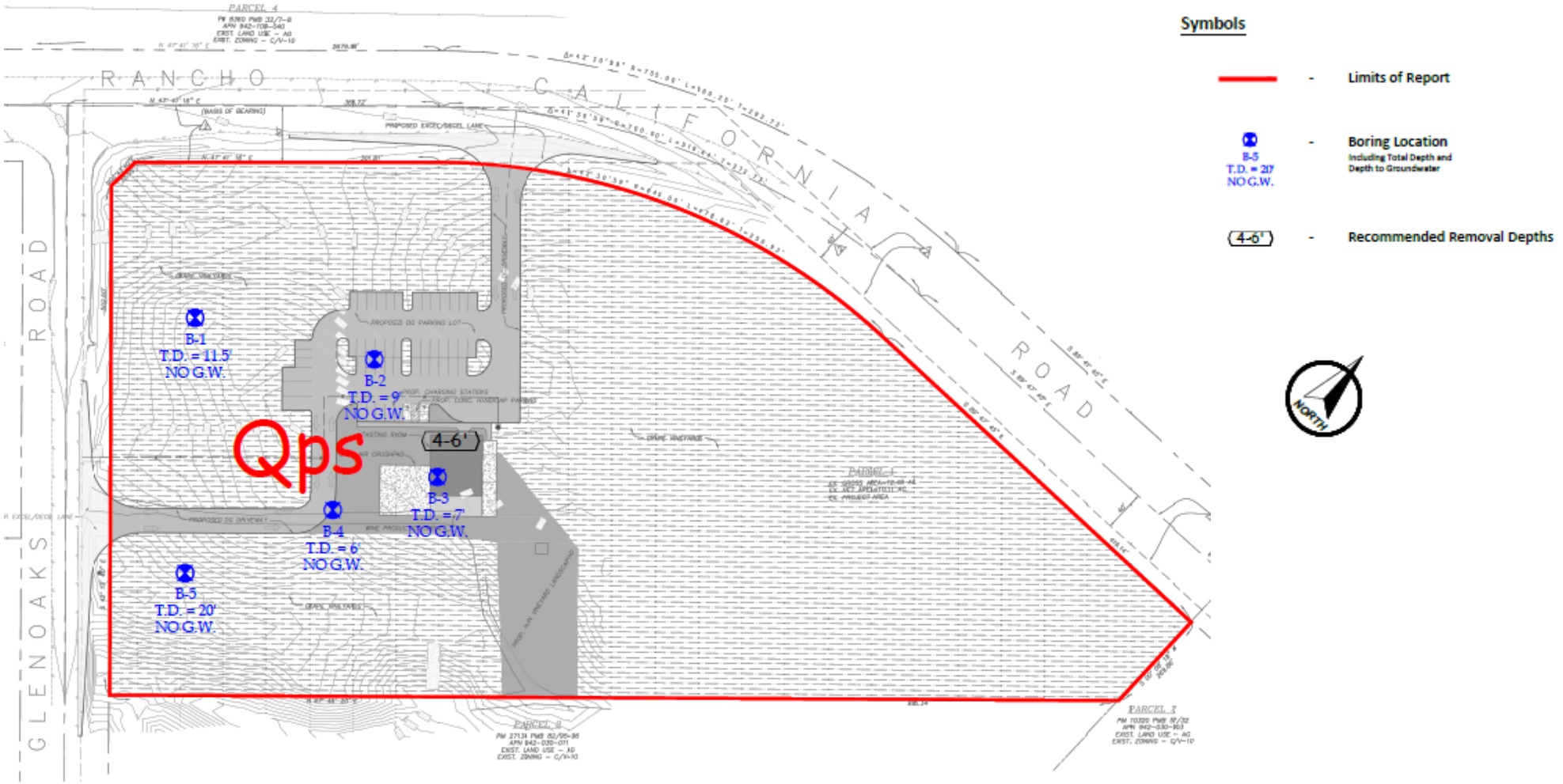
A map illustrating the regional geology is presented below as **Figure 12-1, *Regional Geologic Map***, followed by **Figure 12-2, *Geotechnical Map***, which depicts the Test Pit and Boring locations conducted on the Project site.

FIGURE12-1
Regional Geologic Map



Source: Geo Report (**Appendix E**)

FIGURE12-2
Geotechnical Map



Source: Geo Report (**Appendix E**)

Local/Project Specific Geology

The earth materials on the Project site are primarily comprised of topsoil and bedrock. A general description of the dominant earth materials observed on the site is provided below:

- Topsoil (no map symbol): Residual topsoil, encountered in the upper 6 inches to 1 foot, blankets the Project site and underlying bedrock. These materials were noted to be generally light brown to dark brown, silty sand which were very porous, dry and in a loose state.
- Quaternary Pauba Formation (map symbol Qps): Pauba Formation bedrock was generally encountered below the topsoil to the full depth of the exploration. These materials primarily consisted of light brown to dark yellowish brown, fine to coarse grained sandstone with varying amounts of silt and clay. These materials were generally noted to be dry to slightly moist, medium dense to very dense.

Groundwater

Groundwater was not observed during the on-site subsurface exploration.

Seismic Related Ground Failure/Liquefaction Discussion

The Project site is located in a seismically active region and as a result significant ground shaking will likely impact the site within the design life of the proposed Project. The geologic structure of the entire southern California area is dominated by northwest-trending faults associated with the San Andreas Fault system, which accommodates for most of the right lateral movement associated with the relative motion between the Pacific and North American tectonic plates. Known active faults within this system include the Newport-Inglewood, Whittier-Elsinore, San Jacinto and San Andreas Faults.

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

A list of regional faults in the vicinity of the Project site that are capable of producing a moment magnitude exceeding 6.0 is included in Threshold 13.a of this Initial Study.

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

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

The Project site development plan proposes structures that will be supported by compacted fill and competent bedrock, with lack of shallow groundwater.

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

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

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

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

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

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

Source(s): *Map My County* (**Appendix A** *Preliminary Geotechnical Interpretive Report – Proposed Class II Winery, Assessor's Parcel Number 942-030-007, Located at the East Corner of Rancho California Road and Glen Oaks Road, City of Temecula, Riverside County, California*, prepared by Earth Strata Geotechnical Services, Inc., 9-9-2021 (*Geo Report*, **Appendix E**); Riverside County General Plan Figure S-4 *Earthquake-Induced Slope Instability Map*; and Ordinance No. 457.

Findings of Fact:

a) Be subject to strong seismic ground shaking?

Less Than Significant Impact

Faulting

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

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

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

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

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

Map My County indicates the Project site is not located within an area mapped by Riverside County as having potential for liquefaction. However, the *Geo Report* concludes that the potential for earthquake induced liquefaction and lateral spreading beneath the proposed structures is considered very low to remote due to the recommended compacted fill, relatively low groundwater level, and the dense nature of the deeper onsite earth materials.

Secondary Seismic Hazards

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

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

As set forth in the *Geo Report*, it is the opinion of ESGS that based on their experience, subsurface exploration, and laboratory testing, all of the above secondary effects of seismic activity are considered unlikely.

California Building Code

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

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

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

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

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

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

Source(s): *Map My County* (**Appendix A**); *Preliminary Geotechnical Interpretive Report – Proposed Class II Winery, Assessor's Parcel Number 942-030-007, Located at the East Corner of Rancho California Road and Glen Oaks Road, City of Temecula, Riverside County, California*, prepared by Earth Strata Geotechnical Services, Inc., 9-9-2021 (*Geo Report*, **Appendix E**); Project Plans (**Appendix L**); Riverside County General Plan, Chapter 6, Safety Element, Figure S-5 *Regions Underlain by Steep Slope*.

Findings of Fact:

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

No Impact

The Project site consists of approximately 12.5 acres of gross land area and approximately 10.1 acres of net land area, as set forth on the Site Plan. The gross land area figure is measured to the centerline of the two contiguous roadways (permanent public road right-of-way easements involving Rancho California Road and Glen Oaks Road). The net land acreage figure is "net" of the roadway areas.

Currently, the Project site is undeveloped, and approximately 8 acres of which is planted in vineyards. There are no building structures located on the Project site at present.

Topographic relief at the Project site is relatively low with the terrain being generally flat to hilly. Elevations at the site range from approximately 1,505 to 1,535 feet above mean sea level (AMSL), for a difference of about 30± feet across the entire site.

The Project proposes to add a commercial winery and ancillary uses to an existing vineyard. The Project proposes the development of a new Winery and Associated Retail Tasting Room, street improvements, utility infrastructure, storm drain, subsurface systems, grass swales, and a concrete

box drainage culvert. The proposed building improvements would consist of concrete, wood or steel framed one- and/or two-story structures utilizing slab on grade construction.

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

Geologic mapping of the site conducted during our investigation, and review of aerial imagery of the site, reveal no geomorphic expressions indicative of landsliding. The materials encountered in the pad area were found to be very hard and no oversteepened slopes exist on the site or are proposed.

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

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

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

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

Source(s): *Map My County* (**Appendix A**); *Preliminary Geotechnical Interpretive Report – Proposed Class II Winery, Assessor's Parcel Number 942-030-007, Located at the East Corner of Rancho California Road and Glen Oaks Road, City of Temecula, Riverside County, California*, prepared by Earth Strata Geotechnical Services, Inc., 9-9-2021 (*Geo Report*, **Appendix E**); Riverside County General Plan, Chapter 6, Safety Element, Figure S-7 *Documented Subsidence Areas Map*; and Ordinance No. 457.

Findings of Fact:

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

Less Than Significant Impact

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

Subsidence typically occurs throughout a susceptible valley. In addition, differential displacement and fissures occur at or near the valley margin, and along faults. In the County of Riverside, the worst damage to structures as a result of regional subsidence may be expected at the valley margins. Alluvial valley regions are especially susceptible. Earth materials on the Project site are primarily comprised of topsoil and bedrock.

Based on onsite soil exploration conducted in conjunction with the ESGS geotechnical investigation, residual topsoil, encountered in the upper 6 inches to 1 foot, blankets the Project site and underlying bedrock. The Pauba Formation bedrock was generally encountered below the topsoil to the full depth of exploration.

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

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

Table 15-1
Project Site Lost Ranch Winery Shrinkage Factors

Geologic Unit	Shrinkage (%)
Topsoil	10-15%
Bedrock	0-5%

Source: *Geo Report* (**Appendix E**)

Subsidence from scarification and recompaction of exposed bottom surfaces is expected to be negligible to approximately 0.01 foot.

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

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

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

Adherence to CBC requirements is applicable to all commercial development they are not considered mitigation for CEQA implementation purposes. Impacts will be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

16. Other Geologic Hazards a) Be subject to geologic hazards, such as seiche, mudflow, or volcanic hazard?	☐	☐	☐	☒

Source(s): *Map My County* (**Appendix A**); *Preliminary Geotechnical Interpretive Report – Proposed Class II Winery, Assessor's Parcel Number 942-030-007, Located at the East Corner of Rancho California Road and Glen Oaks Road, City of Temecula, Riverside County, California*, prepared by Earth Strata Geotechnical Services, Inc., 9-9-2021 (*Geo Report*, **Appendix E**); Google Maps; and **Figure 9, *Aerial Photo***, in Section II. of this Initial Study.

Findings of Fact:

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

No Impact

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

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

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

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

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

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

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

Source(s): *Map My County* (**Appendix A**); Preliminary *Geotechnical Interpretive Report – Proposed Class II Winery, Assessor's Parcel Number 942-030-007, Located at the East Corner of Rancho California Road and Glen Oaks Road, City of Temecula, Riverside County, California*, prepared by Earth Strata Geotechnical Services, Inc., 9-9-2021 (*Geo Report*, **Appendix E**); Project Plans (**Appendix L**); and Ordinance No. 457.

Findings of Fact:

a) Change topography or ground surface relief features?

Less Than Significant Impact

Currently, the Project site is vacant land, with approximately 2/3 of the property in active vineyards. There are no building structures located on the Project site at present.

Topographic relief at the Project site is relatively low with the terrain being generally flat to hilly. Elevations at the site range from approximately 1,505 to 1,535 feet AMSL, for a difference of about 30± feet across the entire site.

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

The Project proposes to add a Class II commercial winery to an existing vineyard. The Project proposes the development of a new Winery and Associated Retail Tasting Room, street improvements, utility infrastructure, storm drain, subsurface systems, grass swales, and a concrete box drainage culvert. The proposed building improvements would consist of concrete, wood or steel framed one- and/or two-story structures utilizing slab on grade construction.

The Project site's development plan indicates that the building improvements would be located in the southwest "hilly" portion of the site with expansion of the existing vineyard to the western 1/3 of the site.

The Project proposes low impact development standards intended to preserve the natural topography of the Project site to the maximum extent possible. The tasting room and covered patio offer views oriented to the east.

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

The Project rough grading will involve an estimated 3,300 cubic yards (CY) of cut and an estimated 3,300 CY of fill.

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

The Project proposes a Class II Winery with eight building structures and a five-phase development schedule. The building pad elevation will be 1518.20 feet AMSL.

The grading plan provides for a 26-foot wide decomposed-granite driveway single access point on Glen Oaks Road, as well a 20-foot wide driveway entry from Rancho California Road which will connect to the winery improvements (buildings and parking lot).

New vineyard areas will be installed to the northwest and southeast of the new winery building. The existing vineyard will remain generally intact.

The Glen Oaks street elevation is approximately 1,506 AMSL along the Project site's frontage, and the Rancho California Road street elevation is approximately 1510 AMSL. The natural grade of the Project site's existing and proposed vineyard areas varies from approximately 1,505 to 1,530' AMSL. As such, the building proposed in conjunction with the Project site development plan with finished grade elevation of 1,518.2 AMSL will have views oriented to the east across the vineyard area, and points beyond.

In conclusion, the Project will change the topography and surface relief features of the site. These changes will be required in order to re-contour the Project topography in a manner to accommodate surrounding wineries, single-family estate-residential homes, groves, roadways, landscaping and drainage/water quality facilities.

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

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

Less Than Significant Impact

No cut or fill slopes greater than 2:1 or higher than 10 feet are being proposed in conjunction with the proposed Project site development plan.

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

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

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

c) Result in grading that affects or negates subsurface sewage disposal systems?

Less Than Significant Impact

The Project site is vacant land, approximately 8 acres of which currently has grapevines. Currently, there are no sewage disposal system improvements at the Project site.

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

The Project site development plan proposes an on-site self-contained septic system that would be approved by the Department of Environmental Health.

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

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

18. Soils a) Result in substantial soil erosion or the loss of topsoil?	☐	☐	☒	☐
b) Be located on expansive soil, as defined in Section 1803.5.3 of the California Building Code (2022), creating substantial direct or indirect risks to life or property?	☐	☐	☒	☐
c) Have soils incapable of adequately supporting use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	☐	☐	☒	☐

Source(s): Google Maps; *Map My County* (**Appendix A**); *Preliminary Geotechnical Interpretive Report – Proposed Class II Winery, Assessor's Parcel Number 942-030-007, Located at the East Corner of Rancho California Road and Glen Oaks Road, City of Temecula, Riverside County, California*, prepared by Earth Strata Geotechnical Services, Inc., 9-9-2021 (*Geo Report*, **Appendix E**); Project Plans (**Appendix L**); Eastern Municipal Water District Wine Country Infrastructure Update, February 14, 2019; and Ordinance No. 457.

Findings of Fact:

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

Less Than Significant Impact

Subsurface soil exploration of the Project site was performed on August 31, 2021, by ESGS. A truck mounted hollow-stem-auger drill rig was utilized to drill five (5) borings throughout the site to

a maximum depth of 20 feet. The locations of the five (5) borings are set forth in Threshold 12.a of the Initial Study, **Figure 12-2, *Geotechnical Map***.

The earth materials on the Project site are primarily comprised of topsoil and bedrock.

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

- Topsoil (no map symbol): Residual topsoil, encountered in the upper 6 inches to 1 foot, blankets the Project site and underlying bedrock. These materials were noted to be generally light brown to dark brown, silty sand which were very porous, dry and in a loose state.
- Quaternary Pauba Formation (map symbol Qps): Pauba Formation bedrock was generally encountered below the topsoil to the full depth of the exploration. These materials primarily consisted of light brown to dark yellowish brown, fine to coarse grained sandstone with varying amounts of silt and clay. These materials were generally noted to be dry to slightly moist, medium dense to very dense.

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

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

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

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

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

Less Than Significant Impact

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

California Building Code (CBC) requirements (as implemented through Ordinance No. 457) pertaining to new development and construction will minimize the potential for structural failure or loss of life during earthquakes by ensuring that structures are constructed pursuant to applicable seismic design criteria for the region. CBC requirements are applicable to all development; therefore, they are not considered mitigation for CEQA implementation purposes.

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

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

Less Than Significant Impact

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

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

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

Phase 1 of the Wine Country Infrastructure Project was completed in 2015 at a cost of $25.0 million. Phase 1 improvements have the capacity to serve up to 4,383 equivalent dwelling units (EDUs) and included the construction of 36,200 lineal feet (LF) of gravity sewer, 15,700 LF of force mains, and two lift stations (Armada and Loma Ventoso).

The Phase 1 effort extended a trunk sewer line in Rancho California Road from the connection point at Butterfield Stage Road (City/County line) approximately 3½ miles east/northeast to Monte De Oro Road, and then another one (1) mile southeast in Monte De Oro Road to a point just past Camino Del Vino. It also included a trunk sewer extension north of Rancho California Road in Calle Contento northwest to the east boundary of Roripaugh Ranch.

Phase 1 improvements were financed through the Wine Country Special Benefit Area (SBA) which covers a large swath of Wine Country centered along Rancho California Road. The EMWD Board adopted a surcharge fee of $6,308 per EDU to reimburse the District as connections are made. The fee is subject to annual inflationary increase and is currently $6,750 per EDU as of February 2019.

The Phase I and Phase 2 infrastructure costs are reported at a total of $32.2 million with a County participation of $5.0 million, as illustrated in **Table 18-1, *Wine Country Sewer Infrastructure Costs Phase 1 and Phase 2***.

Table 18-1
Wine Country Sewer Infrastructure Costs
Phase 1 and Phase 2

Phase 1 Cost	$25,016.600
Phase 2 Estimated Costs	$7,200,000
Total Estimated Costs	$32,216,600
County Participation[1]	$5,000,000

[1]County contribution for Phase 1: $2,000,000.
Source: EMWD Wine Country Infrastructure Update, February 14, 2019

Sewer connections within the SBA have been on-going since the first availability date in October 2015. Effective as of February 2019, EMWD reports:

- Twenty-nine (29) developments have either paid fees or entered into financial participation agreements totaling 499 EDUs;
- Reimbursements total $2.73 million; and
- There are currently 1,153 EDUs in various states of process with the Development Services Department.

Phase 2 Infrastructure Improvements include 1) improvements to existing sewer along Nicolas Road, and 2) extension of Wine Country sewer along Rancho California Road (northwest of Monte De Oro Road to Glen Oaks Road; and southeast in Glen Oaks Road past Camino Del Vino).

Phase 2 connections are summarized below:

- Roripaugh Ranch
    - In progress
    - 1,506 EDUs
- Twelve Oaks
    - Phase 1: Resort (in design)
    - Phase 2: Estate Lots and clustered subdivision
    - 289 EDUs
- Austin Vineyards
- Oak Meadows Ranch
- Bailey's Escape Guest Ranch

The Project site is located within and contiguous to the southeast boundary of the Wine Country SBA. However, providing sewer service to the Project site would require an extension of the existing sewer system. The closest connection point to the Project site is located in Monte De Oro Road just southeast of Camino Del Vino (currently serving APN 941-320-001; a 92.38-acre parcel currently in use as a vineyard) a distance of approximately one mile southeast of the Project site.

The Project site development plan proposes to add a Class II commercial winery to an existing vineyard. The Project proposes the development of a new Winery and Associated Retail Tasting Room, street improvements, utility infrastructure, storm drain, subsurface systems, grass swales, and a concrete box drainage culvert. The Project has a moderate sewage generation factor (restroom facilities associated with winery and tasting room) and is proposing a septic system instead of connecting to the municipal wastewater system.

As set forth in the Project Plans, one subsurface waste disposal system will be installed on-site, located adjacent to the northwest property line across the main driveway and west of the Office/Storage Building and Production Building.

The Department of Environmental Health's Local Agency Management Program has listed the Wine Country as an area of special concern, meaning there is an obligation to the San Diego Regional Water Quality Control Board in providing adequate safeguards in protecting the beneficial use of the ground water resources within this area. With aggregate waste flows significantly greater than 1200 gallons per day but not exceeding 10,000 gallons per day, advanced on-site wastewater treatment will be required within this area to provide adequate protection to the ground water basin from the anticipated waste flows. The advanced on-site wastewater treatment must meet National Sanitation Foundation (NSF) performance standards of 40 and 245. All pretreatment equipment must be certified by the NSF. Any impacts are considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

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

Findings of Fact:

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

Less Than Significant Impact

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

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

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

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

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

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

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

Source(s): *Lost Ranch Winery, Greenhouse Gas Analysis, County of Riverside*, prepared by Urban Crossroads, 1-27-2022 (*GHG Analysis*, **Appendix F**).

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

Findings of Fact:

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

Less Than Significant Impact

Riverside County adopted its Climate Action Plan (CAP) in December 2015 in an effort to reduce community-wide GHG emissions. The implementation mechanisms for the CAP are the Screening Tables for New Development. The Screening Tables allow new development projects a streamlined option for complying with CEQA requirements for addressing GHG emissions. Additionally, Riverside County's CAP details policies to reduce emissions from municipal and community-wide sources, including emissions from existing buildings and new development.

Projects have the option of preparing a project-specific technical analysis to quantify and mitigate GHG emissions. The South Coast Air Quality Management District (SCAQMD) threshold level above 3,000 $MTCO_2e$ per year will be used to determine if the Project requires the use of Screening Tables or a project-specific technical analysis to quantify and mitigate its GHG emissions.

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

Construction Greenhouse Gas Emissions

Project construction activities would generate CO_2 and CH_4 emissions from the following construction activities: site preparation; grading; building construction; paving; and application of architectural coatings. For purposes of this analysis, construction of Project is expected to commence in August 2022 and would last through December 2024. The construction schedule utilized in the analysis represents a "worst-case" analysis scenario should construction occur any time after the respective dates since emission factors for construction decrease as time passes and the analysis year increases due to emission regulations becoming more stringent. The duration of construction activity and associated equipment represents a reasonable approximation of the expected construction fleet as required per the CEQA Guidelines.

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

Table 20-1
Construction Greenhouse Gas Emissions

Year	GHG Emissions ($MTC0_2e/yr$)[1]			
	CO_2	**CH_4**	**N_2O**	**Total CO_2e**
2022	302.51	0.06	7.10E-03	306.17
2023	601.58	0.08	0.02	609.96
2024	3.56	1.30E-04	9.00E-05	3.59
Total	**907.65**	**0.14**	**0.03**	**919.72**
Amortized over 30 years[2]	**30.26**	**<0.01**	**<0.01**	**30.66**

[1] $MTCO_2e/yr.$ = metric tons of carbon dioxide equivalents per year
CalEEMod reports the most common GHGs emitted which include CO2, CH4, and N2O. These GHGs are then converted into the CO2e by multiplying the individual GHG by the GWP.
[2] The emissions are amortized over 30 years and added to the operational emissions, pursuant to SCAQMD recommendations

Operational Greenhouse Gas Emissions

Greenhouse gas emissions are estimated for on-site and off-site operational activity using CalEEMod. Greenhouse gas emissions from mobile sources, area sources and energy sources are shown in **Table 20-2, *Operational Greenhouse Gas Emissions***.

Table 20-2
Operational Greenhouse Gas Emissions

Emission Source	GHG Emissions ($MTCO_2e/yr$)[1]
Mobile Source	340.11
Energy Source	2.31
Area Source	<0.01
Water Use	24.24
Waste	2.27
Construction (30-year amortization)	30.66
Total Annual Emissions	**399.60**
Riverside County CAP Screening Threshold	3,000
Exceed CAP Threshold?	No

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

The analysis first compares the Project's GHG emissions to the SCAQMD's Tier 3 approach, which limits GHG emissions to 3,000 $MTCO_2e$. As shown in **Table 20-2**, Project GHG emissions would be 399.6 $MTCO_2e$ which would not exceed 3,000 $MTCO_2e$ based on the unmitigated business as usual scenario. Therefore, the Project is not required to utilize the CAP Screening Table to reduce Project impacts to a less than significant level.

However, the Project will be required to comply with the State Green Building Code and standard design features listed in Section 6 (Air Quality) of this Initial Study. These design features are considered regulatory compliance and will be included as standard Conditions of Approval for the Project – they do not represent unique mitigation under CEQA. Therefore, the Project will not generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment. Impacts will be less than significant.

b) Would the Project conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

Less Than Significant Impact

The Project is required to comply with the local, regional and State established GHG plans. Pursuant to 15604.4 of the CEQA Guidelines, a lead agency may rely on qualitative analysis or performance-based standards to determine the significance of impacts from GHG emissions. Project consistency with SB 32 (*2017 Scoping* Plan) and the County's CAP is evaluated in the following discussion.

SB 32/*2017 Scoping Plan* Consistency

The *2017 Scoping Plan* Update reflects the 2030 target of a 40% reduction below 1990 levels, set by Executive Order B-30-15 and codified by SB 32. **Table 20-3, *2017 Scoping Plan Consistency Summary***, summarizes the Project's consistency with the *2017 Scoping Plan*. As shown in **Table 20-3**, the Project would not conflict with any of the provisions of the *Scoping Plan* and supports seven of the action categories. In addition, recent studies show that the State's existing and proposed regulatory framework would allow the State to reduce its GHG emissions level to 40% below 1990 levels by 2030.

Table 20-3
2017 Scoping Plan Consistency Summary

Action	Responsible Parties	Consistency
Implement SB 350 by 2030		
Increase the Renewables Portfolio Standard to 50% of retail sales by 2030 and ensure grid reliability.	CPUC, CEC, CARB	Consistent. The Project would use energy from Southern California Edison (SCE). SCE has committed to diversify the portfolio of energy sources by increasing energy from wind and solar sources. The Project would not interfere with or obstruct SCE energy source diversification efforts.
Establish annual targets for statewide energy efficiency savings and demand reduction that will achieve a cumulative doubling of statewide energy efficiency savings in electricity and natural gas end uses by 2030.		Consistent. The Project would be constructed in compliance with current California Building Code requirements. Specifically, new buildings must achieve compliance with 2019 Building and Energy Efficiency Standards and the 2019 California Green Building Standards requirements. The proposed Project includes energy efficient field lighting and fixtures that meet the current Title 24 Standards throughout the Project Site and would be a modern development with energy efficient boilers, heaters, and air conditioning systems.
Reduce GHG emissions in the electricity sector through the implementation of the above measures and other actions as modeled in Integrated Resource Planning (IRP) to meet GHG emissions reductions planning targets in the IRP process. Load-serving entities and publicly-owned utilities meet GHG emissions reductions planning targets through a combination of measures as described in IRPs.		
Implement Mobile Source Strategy (Cleaner Technology and Fuels)		

Action	Responsible Parties	Consistency
At least 1.5 million zero emission and plug-in hybrid light-duty EVs by 2025.	CARB, California State Transportation Agency (CalSTA), Strategic Growth Council (SGC), California Department of Transportation (Caltrans), CEC, OPR, Local Agencies	Consistent. This is a CARB Mobile Source Strategy. The Project would not obstruct or interfere with CARB zero emission and plug-in hybrid light-duty EV 2025 targets. As this is a CARB enforced standard, vehicles that access the Project are required to comply with the standards and would therefore comply with the strategy.
At least 4.2 million zero emission and plug-in hybrid light-duty EVs by 2030.		Consistent. This is a CARB Mobile Source Strategy. The Project would not obstruct or interfere with CARB zero emission and plug-in hybrid light-duty EV 2030 targets. As this is a CARB enforced standard, vehicles that access the Project are required to comply with the standards and would therefore comply with the strategy.
Further increase GHG stringency on all light-duty vehicles beyond existing Advanced Clean cars regulations.		Consistent. This is a CARB Mobile Source Strategy. The Project would not obstruct or interfere with CARB efforts to further increase GHG stringency on all light-duty vehicles beyond existing Advanced Clean cars regulations. As this is a CARB enforced standard, vehicles that access the Project are required to comply with the standards and would therefore comply with the strategy.
Medium- and Heavy-Duty GHG Phase 2.		Consistent. This is a CARB Mobile Source Strategy. The Project would not obstruct or interfere with CARB efforts to implement Medium- and Heavy-Duty GHG Phase 2. As this is a CARB enforced standard, vehicles that access the Project are required to comply with the standards and would therefore comply with the strategy.
Innovative Clean Transit: Transition to a suite of to-be-determined innovative		Not applicable. This measure is not within the purview of this Project.

Action	Responsible Parties	Consistency
clean transit options. Assumed 20% of new urban buses purchased beginning in 2018 will be zero emission buses with the penetration of zero-emission technology ramped up to 100% of new sales in 2030. Also, new natural gas buses, starting in 2018, and diesel buses, starting in 2020, meet the optional heavy-duty low-NO_X standard.		
Last Mile Delivery: New regulation that would result in the use of low NO_X or cleaner engines and the deployment of increasing numbers of zero-emission trucks primarily for class 3-7 last mile delivery trucks in California. This measure assumes ZEVs comprise 2.5% of new Class 3–7 truck sales in local fleets starting in 2020, increasing to 10% in 2025 and remaining flat through 2030.		Consistent. This is a CARB Mobile Source Strategy. The Project would not obstruct or interfere with CARB efforts to improve last mile delivery emissions.
Further reduce VMT through continued implementation of SB 375 and regional Sustainable Communities Strategies; forthcoming statewide implementation of SB 743; and potential additional VMT reduction strategies not specified in the Mobile Source Strategy but included in the document "Potential VMT Reduction Strategies for Discussion."		Consistent. This Project would not obstruct or interfere with implementation of SB 375 and would therefore not conflict with this measure.
Increase stringency of SB 375 Sustainable Communities Strategy (2035 targets).	CARB	Consistent. This is a CARB Mobile Source Strategy. The Project would not obstruct or interfere with CARB efforts to improve last mile delivery emissions.

Action	Responsible Parties	Consistency
Harmonize project performance with emissions reductions and increase competitiveness of transit and active transportation modes (e.g., via guideline documents, funding programs, project selection, etc.).	CalSTA, SGC, OPR, CARB, Governor's Office of Business and Economic Development (GO-Biz), California Infrastructure and Economic Development Bank (IBank), Department of Finance (DOF), California Transportation Commission (CTC), Caltrans	Consistent. Although this is directed towards CARB and Caltrans, the proposed Project would be designed to promote and support pedestrian activity on-site and in the Project Site area.
By 2019, develop pricing policies to support low-GHG transportation (e.g., low-emission vehicle zones for heavy duty, road user, parking pricing, transit discounts).	CalSTA, Caltrans, CTC, OPR, SGC, CARB	Not applicable. This measure is not within the purview of this Project.
Implement California Sustainable Freight Action Plan		
Improve freight system efficiency.	CalSTA, CalEPA, CNRA, CARB, Caltrans, CEC, GO-Biz	Consistent. This measure would apply to all trucks accessing the Project site, this may include existing trucks or new trucks that are part of the statewide goods movement sector.
Deploy over 100,000 freight vehicles and equipment capable of zero emission operation and maximize both zero and near-zero emission freight vehicles and equipment powered by renewable energy by 2030.		Not applicable. This measure is not within the purview of this Project.
Adopt a Low Carbon Fuel Standard with a Carbon Intensity reduction of 18%.	CARB	Consistent. When adopted, this measure would apply to all fuel

Action	Responsible Parties	Consistency
		purchased and used by the Project in the state. The Project would not obstruct or interfere with agency efforts to adopt a Low Carbon Fuel Standard with a Carbon Intensity reduction of 18%.
Implement the Short-Lived Climate Pollutant Strategy (SLPS) by 2030		
40% reduction in methane and hydrofluorocarbon emissions below 2013 levels.	CARB, CalRecycle, CDFA, California State Water Resource Control Board (SWRCB), Local Air Districts	Consistent. The Project would be required to comply with this measure and reduce any Project-source SLPS emissions accordingly. The Project would not obstruct or interfere agency efforts to reduce SLPS emissions.
50% reduction in black carbon emissions below 2013 levels.		Not applicable. This measure is not within the purview of this Project.
By 2019, develop regulations and programs to support organic waste landfill reduction goals in the SLCP and SB 1383.	CARB, CalRecycle, CDFA, SWRCB, Local Air Districts	Not applicable. This measure is not within the purview of this Project.
Implement the post-2020 Cap-and-Trade Program with declining annual caps.	CARB	Consistent. The Project would be required to comply with any applicable Cap-and-Trade Program provisions. The Project would not obstruct or interfere agency efforts to implement the post-2020 Cap-and-Trade Program.
By 2018, develop Integrated Natural and Working Lands Implementation Plan to secure California's land base as a net carbon sink		
Protect land from conversion through conservation easements and other incentives.	CNRA, Departments Within CDFA, CalEPA, CARB	Not applicable. This measure is not within the purview of this Project. However, the Project site is not an identified property that needs to be conserved.
Increase the long-term resilience of carbon storage in the land base and		Consistent. The Project site is vacant disturbed property and does not

Action	Responsible Parties	Consistency
enhance sequestration capacity.		comprise an area that would effectively provide for carbon sequestration. The Project would not obstruct or interfere agency efforts to increase the long-term resilience of carbon storage in the land base and enhance sequestration capacity.
Utilize wood and agricultural products to increase the amount of carbon stored in the natural and built environments.		Consistent. To the extent appropriate for the proposed industrial buildings, wood products would be used in construction, including for the roof structure. Additionally, the proposed Project includes landscaping.
Establish scenario projections to serve as the foundation for the Implementation Plan.		Not applicable. This measure is not within the purview of this Project.
Implement Forest Carbon Plan	CNRA, California Department of Forestry and Fire Protection (CAL FIRE), CalEPA and Departments Within	Not applicable. This measure is not within the purview of this Project.
Identify and expand funding and financing mechanisms to support GHG reductions across all sectors.	State Agencies & Local Agencies	Not applicable. This measure is not within the purview of this Project.

County of Riverside CAP Consistency

The Project will generate approximately 399.6 MTCO2e/yr of GHG emissions and would not exceed the County's screening threshold of 3,000 MTCO2e/yr. Furthermore, the Project would satisfy the energy efficiency requirement per the County's CAP. Thus, Project-related emissions would not have a significant direct or indirect impact on GHG and climate change and would not require additional analysis. The proposed Project would also not conflict with the County's CAP. By complying with the County's General Plan, Riverside County CAP, the SCAQMD recommended thresholds of significance, and the State of California Green Building Code, the Project would be consistent with the applicable plans, policies and regulations adopted for the purpose of reducing greenhouse gas emissions. Impacts will be less than significant.

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

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

HAZARDS AND HAZARDOUS MATERIALS Would the Project:				
21. Hazards and Hazardous Materials a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	☐	☐	☒	☐
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	☐	☐	☒	☐
c) Impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan?	☐	☐	☒	☐
d) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter (1/4) mile of an existing or proposed school?	☐	☐	☐	☒
e) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	☐	☐	☐	☒

Source(s): *Phase I Environmental Site Assessment of Agricultural Property Assessor Parcel Number 942-030-007,* prepared by Earth Strata Geotechnical Services, Inc., 7-02-2021 (*Phase I ESA*, **Appendix G1**); *Addendum to Phase I Environmental Site Assessment of Agricultural Property Assessor Parcel Number 942-030-007,* prepared by Earth Strata Geotechnical Services, Inc., 7-8-2022 (**Appendix G2**); Temecula Valley Unified School District website; GEOTRACKER website; and The Department of Toxic Substances Control EnviroStor website.

Findings of Fact:

a) *Would the Project create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?*

Less Than Significant Impact

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

facilitate any activity involving significant use, routine transport, or disposal of hazardous substances as part of its commercial operation.

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

During Project operation, a number of common hazardous materials may be used or generated onsite such as cleaners, pesticides, and food waste. Empty containers and related materials would be disposed of similar to household hazardous waste disposal and no special handling or disposal would be required. All waste materials will be disposed of as appropriate in local landfills. Regular operation and cleaning of these uses would not result in significant impacts involving use, storage, transport or disposal of hazardous wastes and substances. Use of common household hazardous materials and their disposal does not present a substantial health risk to the community. Impacts associated with the routine transport and use of hazardous materials or wastes would be less than significant and no mitigation is required.

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

Less Than Significant Impact

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

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

Hazardous materials anticipated during operations are anticipated to be those most commonly associated with winery, tasting room, offices, restaurant, hotels, which include cleaning products, petroleum products, etc. These types of hazardous materials are not potentially hazardous to large numbers of people, especially at the scale used with a winery use.

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

c) Would the Project impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan?

Less Than Significant Impact

The Project will result in construction of a winery, tasting room, parking, drainage facilities, water lines, and roadway improvements. A limited potential exists to interfere with an emergency response or evacuation plan during construction, primarily on Glenoaks Road. Control of access will ensure emergency access to the site and Project area during construction through the submittal and approval of a traffic control plan (TCP). The TCP is designed to lessen and abate any construction circulation impacts. This is a standard condition applicable to all development; therefore, it is not considered mitigation for CEQA implementation purposes.

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

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

No Impact

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

- St. Jeanne De Lestonnac School: located approximately 3.8 miles southwesterly of the Project site;
- Alamos Elementary School: located approximately 4.0 miles westerly of the Project site; and
- Belle Vista Middle School: located approximately 3.9 miles westerly of the Project site.

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

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

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

No Impact

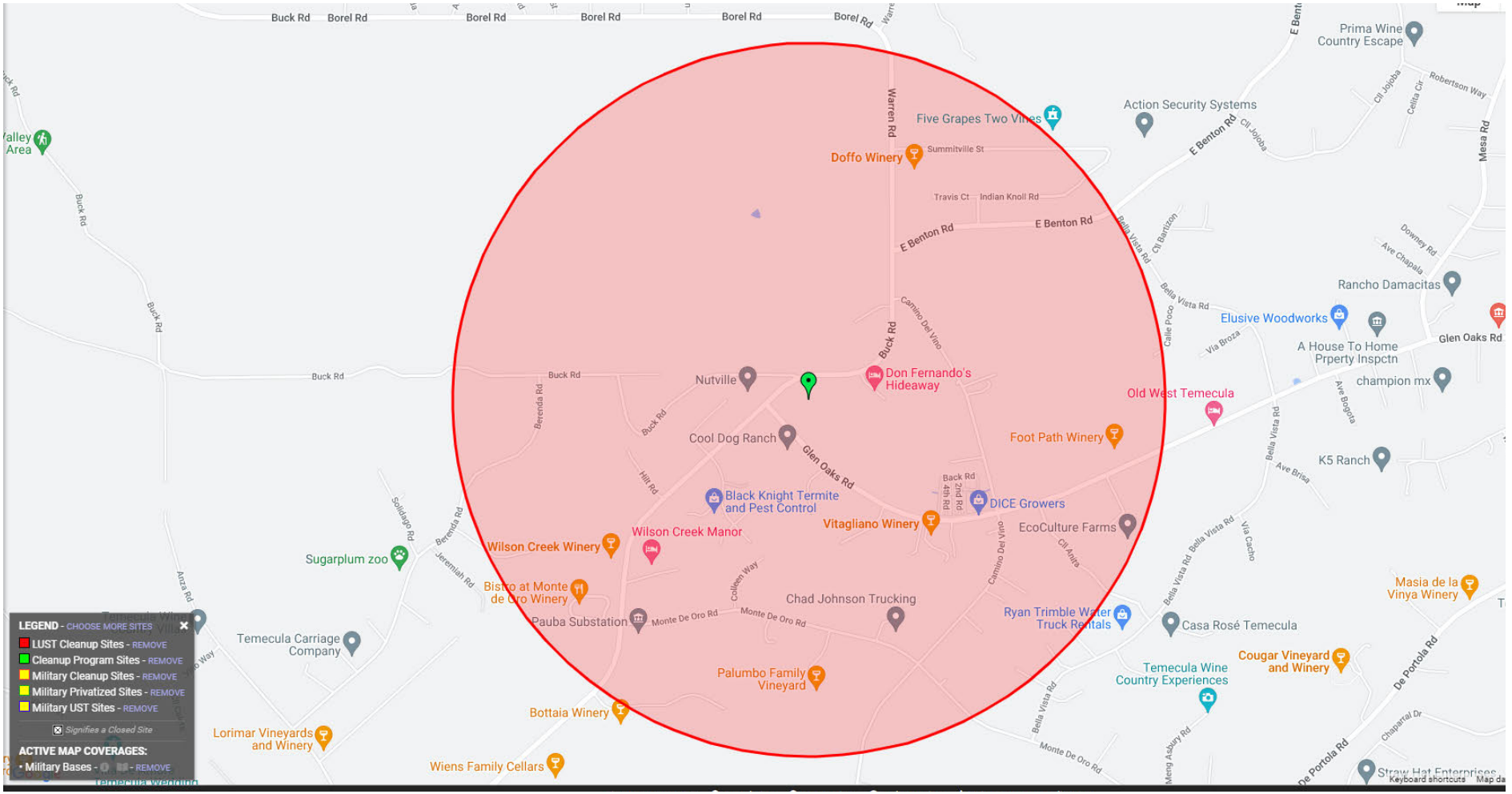
The California State Waterboards GEOTRACKER site provides information regarding Leaking Underground Storage Tanks, Other Cleanup Sites, Land Disposal Sites, Military Sites, Waste Discharge Requirement (WDR) Sites, Permitted Underground Storage Tank (UST) Facilities, Monitoring Wells, Department of Toxic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

According to the GEOTRACKER site, there are no Leaking Underground Storage Tanks, Other Cleanup Sites, Land Disposal Sites, Military Sites, WDR Sites, Permitted UST Facilities, Monitoring

Wells, DTSC Cleanup Sites and DTSC Hazardous Waste Permit Sites on the proposed Project site, or within 1 mile of the Project site. Detailed information is shown on **Figure 21-1, *Geotracker Site***.

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

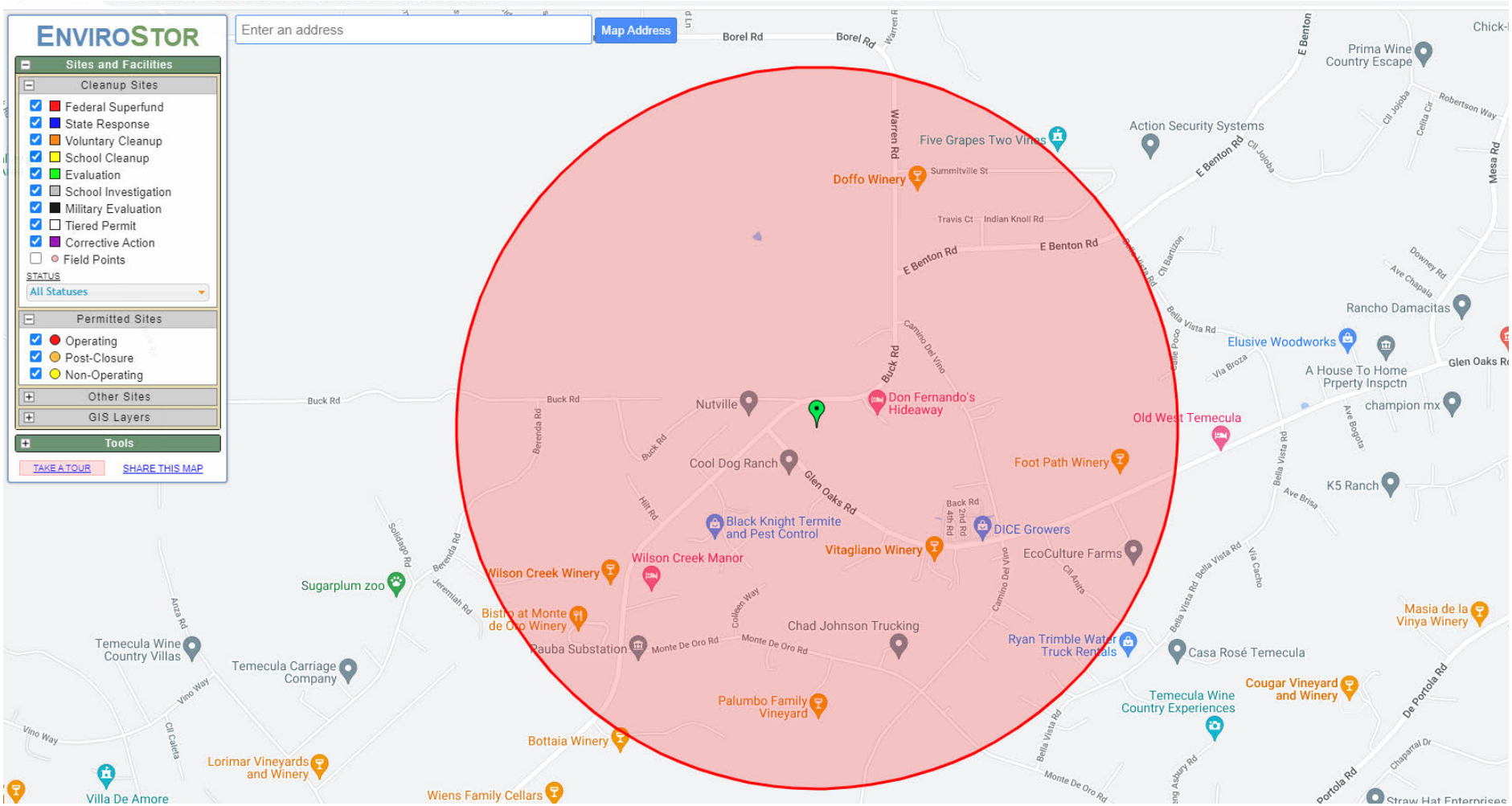
FIGURE 21-1
GeoTracker Site



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

SITE

FIGURE 21-2
Envirostor Site



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

SITE

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

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

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

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

22. Airports a) Result in an inconsistency with an Airport Master Plan?	☐	☐	☐	☒
b) Require review by the Airport Land Use Commission?	☐	☐	☐	☒
c) For a project located within an airport land use plan or, where such a plan has not been adopted, within two (2) miles of a public airport or public use airport, would the Project result in a safety hazard for people residing or working in the Project area?	☐	☐	☐	☒
d) For a project within the vicinity of a private airstrip, or heliport, would the Project result in a safety hazard for people residing or working in the Project area?	☐	☐	☐	☒

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

Findings of Fact:

a) Would the Project result in an inconsistency with an Airport Master Plan?

No Impact

The Project site is not located in an area which is governed by an airport master plan. The closest airport is the French Valley Airport, which is located over 5.4 miles west-northwest of the Project site. Therefore, implementation of the proposed Project would not result in a safety hazard for people residing or working in the proposed Project area. No impacts will occur.

b) Would the Project require review by the Airport Land Use Commission?

No Impact

Please reference the discussion in Threshold 22.a. The Project site is not located in an area which is governed by an airport land use plan; therefore, review by an airport land use commission is not required. The closest airport is the French Valley Airport, which is located over 5.4 miles west-northwest of the Project site. This criterion is not applicable to the Project. No impacts will occur.

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

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

No Impact

The Project site is not located in an area which is governed by an airport master plan. The closest airport is the French Valley Airport, which is located over 5.4 miles west-northwest of the Project site. Therefore, this criterion is not applicable to the Project. No impacts will occur.

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

No Impact

The closest private airstrip is the Billy Joe Airport - 37CA, which is located approximately 3.7 miles to the southwest of the Project site and the closest heliport is located at the Temecula Valley Hospital which is located approximately 3.7 miles southwest of the Project site. These facilities are not within proximity to the Project Site.

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

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

HYDROLOGY AND WATER QUALITY Would the Project:				
23. Water Quality Impacts a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	☐	☐	☒	☐
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the Project may impede sustainable groundwater management of the basin?	☐	☐	☒	☐
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces?	☐	☐	☒	☐
d) Result in substantial erosion or siltation on-site or off-site?	☐	☐	☒	☐
e) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on-site or off-site?	☐	☐	☒	☐
f) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater	☐	☐	☒	☐

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
drainage systems or provide substantial additional sources of polluted runoff?				
g) Impede or redirect flood flows?	☐	☐	☒	☐
h) In flood hazard, tsunami, or seiche zones, risk the release of pollutants due to Project inundation?	☐	☐	☒	☐
i) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	☐	☐	☒	☐

Source(s): *Preliminary Geotechnical Interpretive Report, Proposed Class II Winery, Assessor's Parcel Number 942-030-007, Lot Number 1 of Parcel Map Number 27134, Located on the East Corner of Rancho California Road and Glen Oaks Road, City of Temecula, Riverside County, California,* prepared by Earth Strata Geotechnical Services, Inc., 9-9-2021 (**Appendix E**); *Onsite Wastewater Treatment System Report, Proposed Class II Winery, Assessor's Parcel Number 942-030-007, Located on the East Corner of Rancho California Road and Glen Oaks Road, Temecula, Riverside County, California*, prepared by Earth Strata Geotechnical Services, Inc., 10-11-2021 (**Appendix H1)**; *Water Availability, 35586 Glen Oaks Road; PPT 210141, Parcel No. 1 of Parcel Map No. 27134, APN 942-030-007 (Lost Ranch Winery),* prepared by Rancho California Water District, 5-24-2022 (**Appendix H2**); *County Project Specific Water Quality Management Plan (Lost Ranch Winery),* prepared by RDS and Associates, 8-19-2022 (*WQMP,* **Appendix H3**); FEMA website; Rancho California Water District *2020 Urban Water Management Plan* (*RCWD 2020 UWMP*); Metropolitan Water District *2020 Urban Water Management Plan* (*MWD 2020 UWMP*); Ordinance No. 458 (An Ordinance of the County of Riverside Regulating Special Flood Hazard Areas and Implementing the National Flood Insurance Program); Ordinance No. 754 (As Amended through 754.2; An Ordinance of the County of Riverside Amending Ordinance No. 754 Establishing Stormwater/Urban Runoff Management and Discharge Controls); Riverside County General Plan, Safety Element, Figure S-9 *Special Flood Hazard Areas*, and Figure S-10 *Dam Failure Inundation Zone* (pp. 37 & 39); Riverside County General Plan, Southwest Area Plan, Figure 10, *Southwest Area Plan Special Flood Hazard Areas*; Project Plans (**Appendix K**); and *Map My County, (***Appendix A**).

Findings of Fact:

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

Less Than Significant Impact

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

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

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

The Project site is tributary to Santa Gertrudis Creek which is located one mile southwest of the Project site which eventually flows into Murrieta Creek just west of Interstate 15 (I-15). From there, Murrieta Creek flows southwest along the eastern foothills of the Santa Ana Mountains to the Santa Margarita River then through the Santa Ana Mountain Range (aka the “Rainbow Gap”) to Camp Pendleton before discharging into the Pacific Ocean.

All new development in the County of Riverside is required to comply with provisions of the NPDES program, including Waste Discharge Requirements (WDR), and the 2013 Santa Margarita MS4 Permit (amended 2015), as enforced by the San Diego Regional Water Quality Board (SDRWQCB).

The Project proposes to add a Class II commercial winery (10-acre minimum site) to an existing vineyard property. The Project proposes the development of additional vineyard plantings, a new winery and associated retail tasting room with associated support structures, street improvements, and limited utility infrastructure.

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

The Project proposes a small amount of new impervious surfaces onsite (0.3-acre or 3% of the site, and approximately 97% of the site will continue to have pervious surfaces. As a result, runoff from the site will increase incrementally and the Project *WQMP* does not propose any improved best management practices (BMPs) such as detention or infiltration basins, biofiltration swales, etc. The parking area is designed to be permeable with decomposed granite to allow for additional flows to be infiltrated versus collected and contained on the site. These elements mitigate the small, proposed increase in the imperviousness over the existing conditions (i.e., 100% vacant and pervious) while allowing for the installation of limited new impervious elements. Using this type of treatment control plan, the Project design has minimized the proposed impervious area footprint to the extent feasible without sacrificing design and use elements.

The Project site clearing and grading phases would disturb surface soils, potentially resulting in erosion and sedimentation. If left exposed and with no vegetative cover, bare soil may be subject to

wind and water erosion. However, the Project proposes to landscape approximately 17,323 sq. ft. of the Project site and 8.43 acres or 83% of the site will be in vineyard plantings; refer to **Figure 5, *Landscape Plan***.

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

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

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

Adherence to the established rules of the water-related agencies is considered regulatory compliance and not unique project mitigation under CEQA. With regulatory compliance, implementation of the proposed Project will not require, or result in, the construction of new wastewater treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects.

Therefore, the proposed Project will not violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality. With regulatory compliance, any impacts will be less than significant, and no mitigation is required.

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

Less Than Significant Impact

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

Surface water from Vail Lake and Lake Skinner is used to help replenish RCWD groundwater supplies through recharge operations. All aquifers managed by RCWD are located in the Santa Margarita Watershed. Oversight of all groundwater production within the Santa Margarita

Watershed falls under the continuing jurisdiction of the United States District Court, San Diego and is administered under the auspices of a court appointed water master (the "Santa Margarita Water Master"). Most of the remaining water demands are met with imported water purchased from Metropolitan Water District of Southern California. According to the *MWD 2020 UWMP*, over 90 percent of the groundwater used in Metropolitan's service area is produced from adjudicated or managed groundwater basins.

The *WQMP* for the Project indicates the site does not require any infiltration improvements or facilities so no soil infiltration testing was conducted for that purpose. Except in the areas being graded in conjunction with the proposed Project development (i.e., access road, parking lot, wine tasting building, and landscaping), the site will largely remain in its existing condition. The driveway/access roadway will be constructed to the minimum widths required and on-site parking is being held to minimum requirements and will have pervious surfaces (decomposed granite). Walkways will be limited and mainly be pervious surfaces in the vicinity of the proposed buildings. In general, runoff from the building roof areas will be directed to landscaped or other areas with pervious surfaces to maximize infiltration. Landscaping is designed per landscaped architectural plans consistent with County standards. There are no sediment-producing pervious areas. All of these conditions are outlined in the Project *WQMP*.

In summary, the proposed Project development will have minimal new impervious surfaces and will utilize low impact development standards intended to preserve the natural topography and infiltration of the Project site to the maximum extent possible and a combination of the landscaped areas and natural swales and vineyard areas to address water quality and increased runoff mitigation.

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

Therefore, implementation of the proposed Project will not substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted). Impacts are considered less than significant.

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

Less Than Significant Impact

The topography of the site is varied with a central knoll sloping down mainly to the west. Elevations onsite range from a low of 1,504 feet above mean sea level (AMSL) at the western property corner up to a high point of 1,522 feet AMSL near the center of the property. The natural contours have been modified by the establishment of a vineyard and several dirt roads There are no permanent sources of water on the site although there is a seasonal drainage course that transects the southern corner of the property. Much of the drainage in the surrounding area has been channelized but historically the drainage pattern has been in a southerly direction toward Santa

Gertrudis Creek, then to Murrieta Creek, and ultimately to the Santa Margarita River south of Temecula. For the most part, drainage is intermittent and occurs only as the result of seasonal precipitation. The site currently supports an existing vineyard on a portion of the property, while the remainder is vacant. Prior to agricultural development, the site and surrounding areas supported native coastal sage scrub vegetation characteristic of the region, but now supports only remnants of this native plant association. At present the entire site has pervious surfaces and no impervious surfaces (e.g., asphalt, concrete, buildings, etc.).

The Project proposes a maximum of 13,673 square feet or 0.31-acre (3%) of new impervious surfaces on the site, while the remainder of the site will remain as vacant land and vineyards plus new landscaping and decomposed granite parking area and groundcover (1.49 acres or 15%), and the large majority as vineyards (8.43 acres or 83% of the site). Although the Project will have a small amount of new impervious surfaces, a *WQMP* was prepared for the site. Onsite drainage will be accommodated within the existing site boundaries based on the existing topography, runoff flows, existing and new vineyard areas, and new landscaping and other pervious areas that will continue to absorb onsite runoff. As a result, no infiltration basins or other water quality improvements (i.e., best management practices or BMPs) are proposed or required at this time. Onsite improvements will incorporate low impact development (LID) standards of the County and the State Green Building Code.

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

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

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

Less Than Significant Impact

Refer also to Thresholds 18.a and 19.a, pertaining to the potential for erosion to occur with Project implementation. Existing and proposed drainage conditions are summarized under Threshold 23.c. Furthermore, as stated in Threshold 23.c, the post-Project drainage pattern will remain essentially the same as in the pre-Project condition. Due to the small amount of new impervious surfaces planned, implementation of the Project as proposed would not result in substantial erosion on-site or off-site.

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

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

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

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

Less Than Significant Impact

The site is in FEMA Flood Zone "X" which is determined to be outside the 0.2% annual chance floodplain (i.e., the 500-year standard project flood) so onsite or area flooding is not a design consideration. A detailed description of the post-Project storm drain conditions is included in Thresholds 23.a and 23.b. The Project has been designed with minimal new impervious surfaces so that there will be no substantial increase in surface runoff from Project implementation.

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

These elements mitigate the proposed small increase in the impervious surfaces over the existing conditions while allowing for the installation of mainly pervious elements in the parking and landscaping areas. Using this type of treatment control plan, the Project design has minimized the proposed impervious area footprint as much as feasible without sacrificing design and use elements.

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

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

Less Than Significant Impact

A description of the post-Project storm drain system is included in Thresholds 23.a and 23.b. The post-Project drainage pattern will remain essentially the same as in the pre-Project condition, and the Project will add impervious surfaces to approximately 3% of the site with the remaining land in its natural condition which supports vegetation or vineyard plantings. Therefore, Project implementation would not result in an increase in the volume or rate of runoff from the Project site in its largely undeveloped condition.

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

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

g) Would the Project impede or redirect flood flows?

Less Than Significant Impact

The site is in FEMA Flood Zone "X" which is determined to be outside the 0.2% annual chance floodplain (i.e., the 500-year standard project flood) so onsite or area flooding is not a design consideration. The proposed parking area and winery buildings are on an existing knoll so runoff from this area would continue its current conditions (mainly to the south and southwest). No flood flows are expected adjacent or on the Project site so no improvements would impede or redirect any anticipated flood flows. Any impacts will be less than significant, and no mitigation is required.

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

Less Than Significant Impact

Based on a review of the FEMA Flood Rate Insurance Map (FIRM), Panel Nos. 06065C2740G and 06065C2745G, both dated August 28, 2008, the Project site is not located within a FEMA designated flood hazard area. The referenced FEMA Map indicates the entire Project site and surrounding properties are located in Zone X, which corresponds to areas outside the 100-year floodplain.

This information is consistent with Figure 10 (Special Flood Hazard Areas) of Riverside County's Southwest Area Plan which shows that the Project site is not within the Special Flood Hazard Area or Dam Inundation Area. The Project site is located approximately 5.9 miles northwest of the Vail Lake spillway; however, given the terrain of the area the extent of the flood hazard and dam inundation areas end approximately 1.3-mile south of the Project site. The Project site is also 3 miles southeast of the spillway for Lake Skinner but is not within the identified inundation area for that reservoir.

It is noted that *Map My County* states that the Project site is outside of the flood plain but that a "flood plain review may be required." This is presumably due to the Long Valley Wash and blue line stream that extend across the southeast portion of the Project site.

The Project site is located approximately 31 miles northeast of the nearest coastline (Pacific Ocean); therefore, the risk associated with tsunamis is negligible.

Similarly, the Project site not located adjacent to a body of water; a seiche is a run-up of water within a lake or embayment triggered by fault or landslide induced ground displacement. The Project site is located approximately 5.9 miles northwest of Vail Lake, and 3 miles southeast of Lake Skinner. Therefore, the risk associated with a seiche is negligible.

In summary, the Project site development area is not located within a flood hazard, tsunami, or seiche zone. Any impacts would be less than significant, and no mitigation is required.

i) Would the Project conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?

Less Than Significant Impact

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

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

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

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

Source(s): Riverside County General Plan Land Use Element; Staff review; *Map My County* (**Appendix A**); and **Figure 11, *Zoning Classifications***, provided in Section II, of this Initial Study.

Findings of Fact:

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

Less Than Significant Impact

The General Plan land use designations for the properties north, west, east, and south from the Project site are as follows:

- North: Agriculture; Temecula Valley Wine Country Policy Area – Winery District
- South: Agriculture; Temecula Valley Wine Country Policy Area – Winery District
- East: Agriculture; Temecula Valley Wine Country Policy Area – Winery District
- West: Agriculture; Temecula Valley Wine Country Policy Area – Winery District

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

The current zoning for the Project site is CV-10 (Citrus / Vineyard – 10-acre minimum lot size) and is proposed to be WC-W (Wine Country – Winery) which allows for wineries as a permitted use. The WC-W zone allows for farming operations of crops, orchards, groves, and vineyards. The Project will include 83% vineyard planting (75% planting is required per the Temecula Wine Country Policy Area for a winery project). A 10-acre gross parcel can be used as a Class II Winery in the WC-W zone. The Project, as designed, meets the zoning development standards in terms of heights, setbacks, lot coverage, parking and landscaping. Although a change to the zoning is proposed, it is in conformance with the Temecula Valley Wine Country Policy Area – Winery District

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

- North: Wine Country - Winery (WC-W)
- South: Citrus / Vineyard (C/V)
- East: Wine Country – Winery (WC-W)
- West: Commercial – Citrus Vineyard (C-C/V)

The Project is consistent with the proposed zoning and is compatible with the zoning on surrounding properties. Both the WC-W and C/V zones allow for farming operations of crops, orchards, groves, and vineyards. There are residential dwellings to the south and west of the Project site, and active agricultural uses to the north and to the east. Although no existing wineries are directly adjacent to the Project site, one (Twelve Oaks) is under development directly to the north of the project across Rancho California Road.

The Project site is not located within a specific plan area.

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

b) Would the Project disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?

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

Less Than Significant Impact

The Project is consistent with the existing and proposed General Plan land use designations, zoning and surrounding land uses. The site is currently vacant, with the northeasterly portion planted with grapevines, and therefore, does not support any low-income or minority communities onsite. The area surrounding the Project is either currently developed with winery/vineyard/hotel/restaurant uses or is planned for these types of uses. Large estate residences or equestrian horse ranches are also within the vicinity. Therefore, the proposed land uses are not anticipated to result in disruption of the surrounding community.

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

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

MINERAL RESOURCES Would the Project:				
25. Mineral Resources a) Result in the loss of availability of a known mineral resource that would be of value to the region or the residents of the State?	☐	☐	☒	☐
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	☐	☐	☒	☐
c) Potentially expose people or property to hazards from proposed, existing, or abandoned quarries or mines?	☐	☐	☐	☒

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

Findings of Fact:

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

Less Than Significant Impact

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

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

- MRZ-2b: Areas where the available geologic information indicates that there is a likelihood of significant mineral deposits.
- MRZ-3a: Areas where the available geologic information indicates that mineral deposits are likely to exist; however, the significance of the deposit is undetermined.
- MRZ-4: Areas where there is not enough information available to determine the presence or absence of mineral deposits.

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

b) Would the Project 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?

Less Than Significant Impact

As stated in Threshold 25.a, the Project site is designated MRZ-3a (areas where the available geologic information indicates that mineral deposits are likely to exist, however, the significance of the deposits is undetermined). The Project site has not historically been used for mining, and the site has not been identified as a locally-important mineral resource recovery site as delineated in the County General Plan or other land use plan. Therefore, implementation of the proposed Project will not result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan. Impacts will be less than significant.

c) Would the Project potentially expose people or property to hazards from proposed, existing, or abandoned quarries or mines?

No Impact

Based on review of Google Maps, it was observed that the Project is not located on, or adjacent to, an existing or abandoned quarry or mine.

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

- Temecula Quarry 1 (Latitude 33.46534, Longitude -117.13836), located approximately 9.1 miles southwesterly of the Project site;
- Temecula Quarry 2 (Latitude 33.45224, Longitude -117.12866), located approximately 8.9 miles southwesterly of the Project site; and
- Parkwest Industrial Center pit (Latitude 33.45277, Longitude -117.125831), located approximately 8.9 miles southwesterly of the Project site.

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

Mitigation: No mitigation is required.

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

Monitoring: No monitoring is required.

NOISE Would the Project result in:				
26. Airport Noise				
a) For a project located within an airport land use plan or, where such a plan has not been adopted, within two (2) miles of a public airport or public use airport would the Project expose people residing or working in the Project area to excessive noise levels?	☐	☐	☐	☒
b) For a project located within the vicinity of a private airstrip, would the Project expose people residing or working in the Project area to excessive noise levels?	☐	☐	☐	☒

Source(s): *Map My County* (**Appendix A**); Riverside County General Plan Figure S-20 "Airport Locations," County of Riverside Airport Facilities Map*;* **Figure 3, *Aerial Photo***, provided in Section I of this IS; and Google Maps.

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

Findings of Fact:

a) *For a project located within an airport land use plan or, where such a plan has not been adopted, within two (2) miles of a public airport or public use airport would the Project expose people residing or working in the Project area to excessive noise levels?*

No Impact

The Project site is not located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport. The closest airport is the French Valley Airport which is located 5.5 miles west-northwest of the Project site (reference **Figure 3, *Aerial Photo***, provided in Section I of this IS). Therefore, implementation of the proposed Project would not expose people residing or working in the Project area to excessive noise levels. There will be no impacts and no mitigation is required.

b) *For a project located within the vicinity of a private airstrip, would the Project expose people residing or working in the Project area to excessive noise levels?*

No Impact

Based on a review of an aerial photo of the Project site and its immediate environs (reference **Figure 3, *Aerial Photo***, provided in Section I of this IS), and Google Maps, the proposed Project is not located within the vicinity of a private airstrip or heliport. The closest private airstrip is the Temecula Valley Airpark[3] which is located approximately 3.5 miles southwest of the Project site and the closest heliport is at the Temecula Valley Hospital located approximately 6.3 miles southwest of the Project site. Therefore, implementation of the proposed Project would not expose people residing or working in the Project area to excessive noise levels. No impacts will occur, and no mitigation is required.

[3] FAA 37CA also known as Billy Joe Airport

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

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

Source(s): Riverside County General Plan, Table N-1 ("Land Use Compatibility for Community Noise Exposure"), Project Plans (**Appendix K**); and *Lost ranch Winery, Noise Impact Analysis, County of Riverside*, prepared by Urban Crossroads, 3-7-2022 (*Noise Analysis,* **Appendix I**).

Findings of Fact:

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

Less Than Significant Impact

Noise Characteristics

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

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

Time variations in noise exposure are typically expressed in terms of a steady-state energy level equal to the energy content of the time varying period (called Leq), or, alternately, as a statistical description of the sound pressure level that is exceeded over some fraction of a given observation period. Finally, because community receptors are more sensitive to unwanted noise intrusion during the evening and at night, State law requires that, for planning purposes, an

artificial dB increment be added to quiet time noise levels in a 24-hour noise descriptor called the Community Noise Equivalent Level (CNEL). In some jurisdictions, the day-night level (called "Ldn") is used for noise exposure planning. Ldn is almost equivalent to CNEL.

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

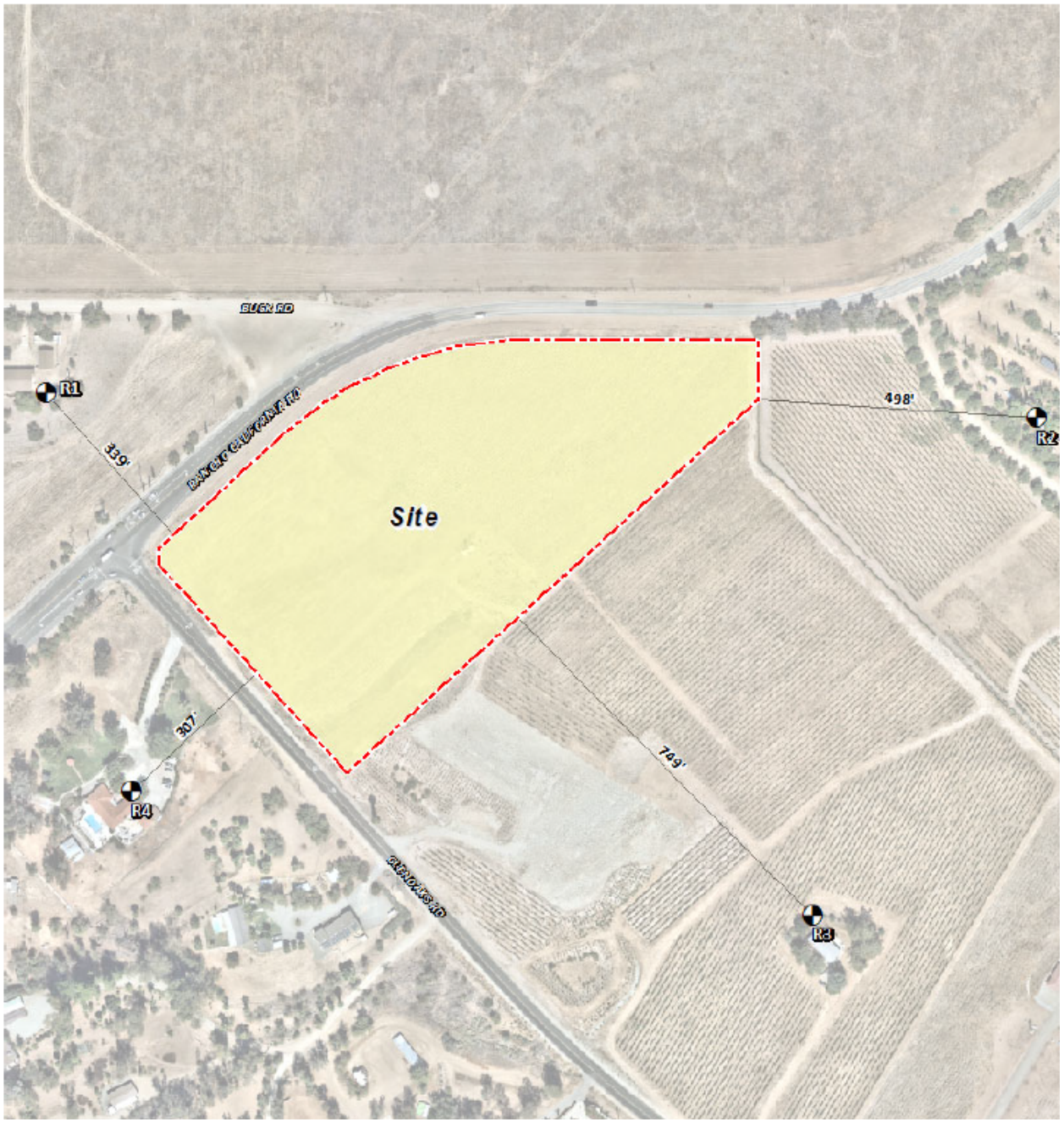
One noise source associated with land use intensification governed by local regulation is noise from construction activities. Per Riverside County Ordinance No. 847, the following noise restrictions apply to the proposed Project:

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

Project Noise Setting

The Project site is located within the Southwest Area Plan (SWAP) of the Riverside County General Plan approximately 3.8 miles east of the City of Temecula and just east of the intersection of Rancho California Road and Glen Oaks Road. The site is also within the County's "Temecula Valley Wine Country Policy Area - Winery District" area. Existing land uses surrounding the proposed Project site include agriculture and rural residences in all directions. The *Noise Analysis* indicates the nearest noise-sensitive land use is located at 36580 Rancho California Road approximately 307 feet southwest of the Project site. For analysis purposes, the *Noise Analysis* identifies four total sensitive receptors (R1-R4) in the vicinity of the Project site described below and shown in **Figure 27-1, *Sensitive Noise Receptor Locations***. The *Noise Analysis* does not consider the Cool Dog Ranch property (analyzed in the *AQ Analysis*) as a sensitive receptor as noise sensitive receptors are defined as locations where people reside or where the presence of unwanted sound could otherwise adversely affect the use of the land. Noise-sensitive land uses are generally considered to include schools, hospitals, single-family dwellings, mobile home parks, churches, libraries, and recreation areas.

FIGURE 27-1
Sensitive Noise Receptor Locations



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

R1: This location represents the existing noise sensitive residence at 36580 Rancho California Road, approximately 339 feet northwest of the Project site. Receiver R1 is placed in the private outdoor living areas (backyards) facing the Project site. A 24-hour noise measurement was taken near this location, L1, to describe the existing ambient noise environment.

R2: This location represents the existing noise sensitive Don Fernando's Hideaway at 39112 Otis Street, approximately 498 feet east of the Project site. Receiver R2 is placed in the private outdoor living areas (backyards) facing the Project site. A 24-hour noise measurement was taken near this location, L2, to describe the existing ambient noise environment.

R3: This location represents the existing noise sensitive residence at 35888 Glen Oaks Road, approximately 749 feet southeast of the Project site. Receiver R3 is placed in the private outdoor living areas (backyards) facing the Project site. A 24-hour noise measurement was taken near this location, L3, to describe the existing ambient noise environment.

R4: This location represents the existing noise sensitive residence at 35601 Glen Oaks Road, approximately 307 feet southwest of the Project site. Since there are no private outdoor living areas (backyards) facing the Project site, receiver R4 is placed at the building façade. A 24-hour noise measurement was taken near this location, L4, to describe the existing ambient noise environment.

Noise sources in the Project area include traffic on Rancho California Road and Glen Oaks Road although overall noise levels in the surrounding area are relatively low given the rural nature of the area.

Riverside County Noise Standards

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

Construction Noise Impacts

Temporary construction noise impacts vary markedly because the noise strength of construction equipment ranges widely as a function of the equipment used and its activity level. Short-term construction noise impacts tend to occur in discrete phases dominated initially by earth-moving sources, then by foundation and roadway paving, and finally for finish construction. The earth-moving sources are seen to be the noisiest with equipment noise ranging up to about 90 dB (A) at 50 feet from the source. Spherically radiating point sources of noise emissions are atmospherically attenuated by a factor of 6 dB per doubling of distance, or about 20 dB in 500 feet of propagation.

The *Noise Analysis* evaluated potential noise impacts during all expected phases of construction, including demolition, site preparation, grading, building construction, paving, and architectural coating. Noise levels are calculated based on an average distance of equipment over an 8-hour period to the nearest adjacent property. **Table 27-1, *Project Construction Noise Levels***, presents the combined noise level for all equipment, assuming they operate at the same time. In addition, **Table 27-2, *Project Construction Noise Impacts***, shows that Project construction noise levels are expected to range from 12.5 to 40.5 dBA Leq, and the highest construction levels are expected to range from 18.4 to 40.5 dBA Leq at the nearby receiver locations. It should be noted these are "worst case" estimates and are unlikely to occur during typical construction activities around the Project site.

Table 27-1
Project Construction Noise Levels

Phase	Equipment[1]	Quantity	Reference[2] Noise Level at 50 feet (dBA Leq)	Combined Noise Level (dBA Leq)
Site Preparation	Crawler Tractors	4	78	80.4
	Rubber Tired Dozers	3	75	
Grading	Crawler Tractors	2	78	83.3
	Excavators	2	77	
	Graders	1	81	
	Rubber Tired Dozers	1	75	
	Scrapers	2	78	
Building Construction	Cranes	1	73	81.1
	Forklifts	3	78	
	Generator Sets	1	70	
	Tractors/Loaders/Backhoes	3	78	
	Welders	1	70	
Paving	Pavers	2	74	83.1
	Paving Equipment	2	82	
	Rollers	2	73	
Architectural Coatings	Crane	1	73	77.4
	Air Compressors	1	74	
	Generator Set	1	70	
Worst case construction noise levels				83.3

[1] FHWA Roadway Construction Noise Model (RCNM), 2006.
[2] Represents the combined noise level for all equipment assuming they operate at the same time consistent with FTA Transit Noise and Vibration Impact Assessment guidance for general construction noise assessment.

Table 27-2
Project Construction Noise Impacts

Activity	Construction Noise Levels (dBA Leq)[1]			
	R1	R2	R3	R4
Site Preparation	37.3	15.5	15.7	37.6
Grading	40.2	18.4	18.6	40.5
Building Construction	38.0	16.2	16.4	38.3
Paving	39.9	18.1	18.3	40.2
Architectural Coatings	34.3	12.5	12.7	34.6
Maximum Level[2]	40.2	18.4	18.6	40.5
Threshold	80.0	80.8	80.0	80.0
Exceeds Threshold?	No	No	No	No

[1] Noise receiver locations are shown on **Figure 27-1**.
[2] Construction noise level calculations based on distance from the construction activity, which is measured from the Project site boundary to the nearest receiver locations.

To evaluate whether the Project will generate potentially significant short-term noise levels at nearest receiver locations, a construction-related daytime noise level threshold of 80 dBA Leq was used as a reasonable threshold to assess the daytime construction noise level impacts. The construction noise analysis presented in **Table 27-2** shows that the nearest receiver locations will satisfy the reasonable daytime 80 dBA Leq significance threshold during Project construction activities. Therefore, the noise impacts due to Project construction noise will be less than significant at all receiver locations.

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

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

This is a standard condition and is not considered unique mitigation under CEQA. In addition, the *Noise Analysis* recommended four (4) "project design features" to reduce construction noise. The County cannot reasonably monitor design features so they will be incorporated into this CEQA document as regulatory compliance and referred to **Project Design Features NOI-DF-1** through **NOI-DF-4** but converted into standard conditions of approval so the County can adequately monitor their implementation. Adherence to **Project Design Features NOI-DF-1** through **NOI-DF-4** will ensure that noise impacts from Project construction will remain at less than significant levels and will help minimize annoyance in the surrounding community. These measures will apply to all Project-related construction activities.

Operation Noise Impacts

Implementation of the Project involves construction of new winery-related uses including rooftop air conditioning, outdoor activity areas, wine pressing, and parking lot activities. The *Noise Analysis* calculated the unmitigated operational source noise levels that are expected to be generated at the Project site and the Project-related noise level increases that would be experienced at each of the sensitive receiver locations. The *Noise Analysis* estimated the unmitigated Project operational noise levels during the daytime hours of 7:00 a.m. to 10:00 p.m. at the off-site receiver locations would range from 11.2 to 33.8 dBA Leq (*Noise Analysis* Table 10-1).

To demonstrate compliance with local noise regulations, the Project-only operational noise levels were evaluated against exterior noise level thresholds based on the County of Riverside exterior noise level standards at the nearest noise-sensitive receiver locations. **Table 27-3, *Project Operational Noise Impacts***, shows the operational noise levels associated with the proposed winery Project will satisfy the County of Riverside 45 dBA Leq daytime and 45 dBA Leq nighttime exterior noise level standards at the nearest receiver locations. Therefore, the operational noise impacts are less than significant at the nearest noise-sensitive receiver locations.

Table 27-3
Project Operational Noise Impacts

Activity	Operational Noise Levels (dBA Leq)[1]			
	R1	R2	R3	R4
Project Operational Noise Levels				
Daytime	33.4	11.2	12.1	33.8
Nighttime	33.4	11.2	12.1	33.8
Noise Level Standards[2]				
Daytime	55.0	55.0	55.0	55.0
Nighttime	45.0	45.0	45.0	45.0
Noise Level Standard Exceeded?				
Daytime	No	No	No	No
Nighttime	No	No	No	No

[1] Noise receiver locations are shown on **Figure 27-1**.
[2] County of Riverside Municipal Code, Section 9.52.040

To describe the Project operational noise level increases, the *Noise Analysis* also combined the Project operational noise levels with the existing ambient noise levels measurements for the nearest receiver locations potentially impacted by Project operational noise sources. The Noise Analysis determined that the Project would generate an unmitigated daytime and nighttime operational noise level increases ranging from 0.0 to 0.1 dBA Leq at the nearest receiver locations. This small increase is due to the limited nature of the planned onsite activities and the distances to the four neighboring sensitive receptors. Based on the County's significance criteria, the Project-related operational noise level increases will satisfy the operational noise level increase criteria at the nearest sensitive receiver locations and the impacts will be less

than significant for both daytime and nighttime activities (for reference see *Noise Analysis* Tables 10-4 and 10-5).

In addition to the County standards, the Federal Highway Administration Highway Traffic Noise Analysis and Abatement Policy and Guidance indicates that a change in noise level of 3 dBA is considered barely perceptible while a change in noise level of 5 dBA is considered readily perceptible to the human ear. Therefore, an increase of 3 dBA or more above ambient conditions is generally considered to be the threshold of significance for causing a substantial permanent increase in noise in rural settings. The *Noise Analysis* demonstrates that the Project will result in a maximum of 0.1 dBA increase in overall noise levels during either the daytime or nighttime. This assessment further demonstrates that operation of the Project will have less than significant noise impacts.

It should also be noted the County has a standard condition for new development requiring that all operational noise activities adhere to the County of Riverside Ordinance 847 sound level standards and shall not exceed at the nearest adjacent property line during all times (including long-term operations). The *Noise Analysis* recommended Design Feature 1 (DF-1) to assure that operational noise impacts of the Project would adhere to the long-term requirements of Ordinance 847. This feature has been incorporated into the CEQA document as **Project Design Feature NOI-DF-1**.

With implementation of **Project Design Feature DF-NOI-1**, the *Noise Analysis* demonstrates the Project will not cause a significant change in the existing traffic noise level near the surrounding residential homes. Therefore, this operational impact is considered to be less than significant, and no mitigation is required.

In summary, with implementation of **Project Design Features NOI-DF-1** through **NOI-DF-4**, potential short-term and long-term noise impacts of the Project will be reduced to less than significant levels and no mitigation is required.

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

Less Than Significant Impact

The *Noise Analysis* included an assessment of vibration impacts using referenced vibration levels and methodology set forth in the Caltrans Transportation and Construction Induced Vibration Guidance Manual. To determine the vibratory impacts during construction, reference construction equipment vibration levels were utilized and then extrapolated to the façade of the nearest adjacent structure. For the proposed Project, the closest sensitive receptors are located from 307 to 749 feet from the site. For purposes of assessing structural impacts from vibration, the nearest sensitive receptors are considered “new residential structures” and no historical or fragile buildings are known to be located within the vicinity of the site.

The construction of the proposed Project is not expected to require the use of substantial vibration-inducing equipment or activities such as pile drivers or blasting. The main sources of vibration impacts during construction of the Project would be from bulldozer activity during site preparation and grading, loading trucks during excavation, and vibratory rollers during paving. **Table 27-4, *Construction Vibration Levels***, shows the Project’s construction-related vibration levels for typical construction equipment.

Table 27-4
Construction Vibration Levels

Construction Activity	Distance to Closest Structure	Duration	Calculated Vibration Level - PPV (in/sec) at 25 feet	Damage Potential Level	Annoyance Criteria Level
Small Bulldozer	307 feet	Continuous/ Frequent	0.003	No Impact	Barely Perceptible
Loaded Trucks	307 feet	Continuous/ Frequent	0.076	No Impact	Barely Perceptible
Large Bulldozer	307 feet	Continuous/ Frequent	0.089	No Impact	Barely Perceptible

Using the vibration source level of construction equipment provided on **Table 27-4** and the construction vibration assessment methodology published by the FTA, it is possible to estimate the Project vibration impacts**. Table 27-5, *Project Construction Vibration Impacts***, presents the expected Project related vibration levels at the nearby receiver locations. At distances ranging from 307 to 749 feet from the Project construction activities, construction vibration velocity levels are estimated to range from 0.000 to 0.001 in/sec RMS and will remain below the threshold of 0.01 in/sec RMS at all receiver locations, as shown on **Table 27-5**. Therefore, the Project-related vibration impacts will be less than significant. Moreover, the impacts at the site of the nearest sensitive receiver locations are unlikely to be sustained during the entire construction period but will occur rather only during the times that heavy construction equipment is operating adjacent to the Project site perimeter.

Table 27-5
Project Construction Vibration Impacts

Activity	Receiver Vibration Levels (in/sec) RMS[1]			
	R1	R2	R3	R4
Distance to Construction Activity (feet)	339	498	749	307
Vibration from Project Construction				
Small Bulldozer	0.000	0.000	0.000	0.000
Loaded Trucks	0.001	0.001	0.000	0.001
Large Bulldozer	0.001	0.001	0.000	0.001
Peak Vibration	0.001	0.001	0.000	0.001
Threshold (in/sec) RMS[2]	0.010	0.010	0.010	0.010
Threshold Exceeded?	No	No	No	No

[1] Noise receiver locations are shown on **Figure 27-1**.
[2] County of Riverside General Plan Noise Element, Policy N 16.3.

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

Standard Conditions of Approval

The following "project design features" were recommended in the Project *Noise Analysis* (DF-1 through DF-4) and represent standard rules and requirements, best practices, and recognized design guidelines for reducing noise levels. Therefore, this CEQA document incorporates the following four (4) Design Features as standard County Conditions of Approval which are to be integrated into the site design and construction management plans.

Operational:

NOI-DF-1 All operational noise activities shall adhere to the County of Riverside Ordinance 847 sound level standards and shall not exceed at the nearest adjacent property line during all times.

Construction:

NOI-DF-2 County of Riverside Ordinance No. 847 indicates that construction noise is exempt from the noise ordinance, provided any of the following are satisfied:

- Private construction projects located one-quarter (1/4) of a mile or more from an inhabited dwelling.
- Private construction projects located one-quarter (1/4) of a mile from an inhabited dwelling, provided that:
  - Construction does not occur between the hours of 6:00 PM and 6:00 AM during the months of June through September; and
  - Construction does not occur between the hours of 6:00 PM and 7:00 AM during the months of October through May.

NOI-DF-3 During construction, the contractor shall ensure all construction equipment is equipped with appropriate noise attenuating devices and equipment shall be maintained so that vehicles and their loads are secured from rattling and banging. Idling equipment shall be turned off when not in use.

NOI-DF-4 Locate staging area, generators and stationary construction equipment as far from the nearest residential receptors, as reasonably feasible.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

Source(s): Riverside County General Plan, Figure OS-8, *Paleontological Sensitivity*; *Map My County* (**Appendix A**); *Preliminary Geotechnical Interpretive Report, Proposed Class II Winery, Assessor's Parcel Number 942-030-007, Lot Number 1 of Parcel Map Number 27134, Located on the East Corner of Rancho California Road and Glen Oaks Road, City of Temecula, Riverside County, California,* prepared by Earth Strata Geotechnical Services, Inc., 9-9-2021 (**Appendix E**); and County Geologist.

Findings of Fact:

a) *Would the Project directly or indirectly destroy a unique paleontological resource, site, or unique geologic feature?*

Less Than Significant Impact

The Project *Geotech Study* investigated the geology underlying the Project site. The earth materials on the site are primarily comprised of topsoil and Quaternary Pauba Formation. A general description of the dominant earth materials observed on the site is provided below:

- Topsoil (no map symbol): Residual topsoil, encountered in the upper 6 inches to 1 foot, blankets the site and underlying Quaternary Pauba Formation. These materials were noted to be generally light brown, silty sand which were very porous, dry and in a loose state.

- Quaternary Pauba Formation (map symbol Qps): Pauba Formation bedrock was generally encountered below the topsoil to the full depth of our exploration. These materials primarily consisted of light brown to reddish brown, to gray to pale white, fine to coarse grained sand with varying amounts of silt and clay. These materials were generally noted to be dry to moist, medium dense to very dense. Typically, the upper 1 to 3 feet of this unit is slightly more weathered and not as dense.

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

Although no fossil localities have previously been recorded on the Project site, the abundance of terrestrial vertebrate fossil localities (> 400) known from the Pauba Formation supports the necessity

of a paleontological monitoring program. Vertebrate fossils recovered from the Pauba Formation include mammoths, mastodons, ground sloths, saber-toothed cats, tapirs, horses, camels and llamas, and abundant small vertebrates and invertebrates.

Due to the presence of the Pauba Formation beneath the Project site, additional specimens of Pleistocene terrestrial mammals could potentially be recovered during paleontological monitoring of any grading and/or other earthmoving activities is greatly enhanced. Project site grading/earthmoving activities could potentially impact undiscovered resources. Therefore, the applicant shall retain a qualified paleontologist approved by the County of Riverside to create and implement a project-specific plan for monitoring site grading/earthmoving activities (Project paleontologist). The Project paleontologist retained shall review the approved development plan and grading plan and shall conduct any pre-construction work necessary to render appropriate monitoring and mitigation requirements as appropriate. These requirements shall be documented by the Project paleontologist in a Paleontological Resource Impact Mitigation Program (PRIMP). This PRIMP shall be submitted to the County Geologist for review and approval prior to issuance of a Grading Permit.

This is a standard Condition of Approval (see **COA Planning-Paleo 1**, below) which is considered regulatory compliance and not unique project mitigation under CEQA. Therefore, with regulatory compliance, development of the proposed Project will result in less than significant impacts that would directly or indirectly destroy a unique paleontological resource, or site, or unique geologic features, and no mitigation is required.

Conditions of Approval:

COA Planning-Paleo 1: This site is mapped in the County's General Plan as having a High potential for paleontological resources (fossils). Proposed project site grading/earthmoving activities could potentially impact this resource. Hence, Prior to issuance of grading permits:

1. The applicant shall retain a qualified paleontologist approved by the County to create and implement a project-specific plan for monitoring site grading/earthmoving activities (project paleontologist).

2. The project paleontologist retained shall review the approved development plan and grading plan and conduct any pre-construction work necessary to render appropriate monitoring and mitigation requirements as appropriate. These requirements shall be documented by the project paleontologist in a Paleontological Resource Impact Mitigation Program (PRIMP). This PRIMP shall be submitted to the County Geologist for approval prior to issuance of a Grading Permit. Information to be contained in the PRIMP, at a minimum and in addition to other industry standards and Society of Vertebrate Paleontology standards, are as follows:

a. A corresponding and active County Grading Permit (BGR) Number must be included in the title of the report. PRIMP reports submitted without a BGR number in the title will not be reviewed.

b. PRIMP must be accompanied by the final grading plan for the subject project.

c. Description of the proposed site and planned grading operations.

d. Description of the level of monitoring required for all earth-moving activities in the project area.

e. Identification and qualifications of the qualified paleontological monitor to be employed for grading operations monitoring.

f. Identification of personnel with authority and responsibility to temporarily halt or divert grading equipment to allow for recovery of large specimens.

g. Direction for any fossil discoveries to be immediately reported to the property owner who in turn will immediately notify the County Geologist of the discovery.

h. Means and methods to be employed by the paleontological monitor to quickly salvage fossils as they are unearthed to avoid construction delays.

i. Sampling of sediments that are likely to contain the remains of small fossil invertebrates and vertebrates.

j. Procedures and protocol for collecting and processing samples and specimens.

k. Fossil identification and curation procedures to be employed.

l. Identification of the permanent repository to receive any recovered fossil material. Pursuant to the County "SABER Policy", paleontological fossils found in the County should, by preference, be directed to the Western Science Center in the City of Hemet. A written agreement between the property owner/developer and the repository must be in place prior to site grading.

m. All pertinent exhibits, maps, and references.

n. Procedures for reporting of findings.

o. Identification and acknowledgement of the developer for the content of the PRIMP as well as acceptance of financial responsibility for monitoring, reporting and curation fees. The property owner and/or applicant on whose land the paleontological fossils are discovered shall provide appropriate funding for monitoring, reporting, delivery and curating the fossils at the institution where the fossils will be placed and will provide confirmation to the County that such funding has been paid to the institution.

p. All reports shall be signed by the project paleontologist and all other professionals responsible for the report's content (e.g. PG), as appropriate. One signed digital copy of the report(s) shall be submitted by email to the County Geologist (dwalsh@rivco.org) along with a copy of this condition and the grading plan for appropriate case processing and tracking. These documents should not be submitted to the project Planner, Plan Check staff, Land Use Counter or any other County office. In addition, the applicant shall submit proof of hiring (i.e., copy of executed contract, retainer agreement, etc.) a project paleontologist for the in-grading implementation of the PRIMP. Safeguard Artifacts Being Excavated in Riverside County (SABER)

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

POPULATION AND HOUSING Would the project:				
29. Housing a) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒
b) Create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income?	☐	☐	☐	☒

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	☐	☐	☒	☐

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

Findings of Fact:

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

No Impact

The proposed Project site is a Class II Winery to include a tasting room, office, production, and covered patio. Therefore, implementation of the proposed Project will not displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere. No impacts will occur.

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

No Impact

Implementation of the proposed Project will not create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income. The proposed Project is a Class II Winery to include a tasting room, office, production, and covered patio, and is not anticipated to generate the need for area housing to accommodate Project employees, either during the construction or operational phases. No impacts will occur.

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

Less Than Significant Impact

The Project proposes a Class II Winery to include a tasting room, office, production, and covered patio that is consistent with the Wine Country Community Plan, the Southwest Area Plan, and the General Plan. Therefore, it is not anticipated that the Project would induce substantial population growth in the area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure. Refer also to Thresholds 29.a and 29.b. Impacts will be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

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

30. Fire Services	☐	☐	☒	☐

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

Findings of Fact:

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

Less Than Significant Impact

The Project site is served by the Riverside County Fire Department (RCFD)/CAL Fire. The closest station to the Project site is the Glen Oaks Fire Station-96, located at 37700 Glen Oaks Road, Temecula, CA 92592. This station is located approximately 2 miles east of the Project site.

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

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

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

31. Sheriff Services	☐	☐	☒	☐

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

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

Findings of Fact:

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

Less Than Significant Impact

The proposed Project would have law enforcement services available from the County Sheriff's Department and the California Highway Patrol. The California Highway Patrol has jurisdiction along the Interstate 15 and Interstate 215 freeways to the west and northwest of the Project site as well as State Route 79 South to the south of the Project site. The closest station is the Southwest Sheriff's Station located approximately 5.14 miles northwesterly of the Project site at 30755 Auld Road.

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

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

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

32. Schools	☐	☐	☐	☒

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

Findings of Fact:

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

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

No Impact

The Project is a Class II Winery to include tasting room, office, and production, and a covered patio. The closest school is a private school, St. Jeanne De Lestonnac School which is located 3.8 miles southwesterly from the Project site. The next closest schools are Bella Vista Middle School and Alamos Elementary School, both which are located approximately 4 miles westerly of the Project site. No housing, which could potentially increase the demand for school services, is being proposed. The Project will be Subject to payment of school fees prior to issuance of a building permit to ensure acceptable service ratios are maintained. No impacts will occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

33. Libraries	☐	☐	☒	☐

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

Findings of Fact:

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

Less Than Significant Impact

The County of Riverside operates a system of thirty-five (35) libraries and two (2) book mobiles to serve unincorporated populations. The library system manages a library catalog consisting of 1.3 million items in the library system and the annual checkout of over 3.5 million books, audios and videos. The closest library is the Ronald H. Roberts Temecula Public Library located at 30600 Pauba Road, approximately 6.2 miles southwesterly of the Project site.

Library impacts are typically attributed to residential development as reflected in Ordinance No. 659. The Project is a Class II Winery to include tasting room, office, and production. Implementation of the proposed Project is not anticipated to result in the expansion of the existing library system or require any new construction of library facilities. The Project site's proposed commercial development will result in an incremental, but not significant, increase in the demand of library services.

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

With payment of the DIF, any impacts from implementation of the proposed Project that would result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities or the need for new or physically altered governmental facilities, the

construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios or other performance objectives for library services, are considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

34. Health Services	☐	☐	☐	☒

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

Findings of Fact:

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

No Impact

The Project will not result in the need to alter any existing health service facilities or result in the need to construct new facilities. The Project is a Class II Winery to include tasting room, office, and production. The closest health services facility is the Temecula Valley Hospital approximately 6.4 miles southwesterly of the Project site. No housing, which could increase the demand for health services, is being proposed. No impacts will occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

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

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

Findings of Fact:

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?

Less Than Significant Impact

The proposed Project does not include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment. However, payment of the Public Facilities Fee and Regional Parks Fee required by Riverside County Ordinance No. 659 prior to the issuance of a building permit would allow the County to provide additional park facilities when necessary to replace or repair deteriorated park facilities due to use indirectly by project employees or guests. Impacts will be less than significant.

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

Less Than Significant Impact

The proposed Project does not include the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated. However, payment of the Public Facilities Fee and Regional Parks Fee required by Riverside County Ordinance No. 659 prior to the issuance of a building permit would allow the County to provide additional park facilities when necessary to replace or repair deteriorated park facilities due to use indirectly by Project employees or guests. Impacts will be less than significant.

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

No Impact

The Project site is not located within a Community Service Area (CSA) or recreation and park district with a Community Parks and Recreation Plan. No impacts will occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

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

Findings of Fact:

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

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

Less Than Significant Impact

According to SWAP Figure 8, *Southwest Area Plan Trails and Bikeway System*, a Regional Open Space Trail shall be located on a portion of the Project's frontage on Rancho California Road, with the rest of the frontage containing a Wine Country Roadside Trail. Glenoaks Road also contains a Wine Country Roadside Trail. Provisions for these trails are provided as part of the Project and are reflected on the Project plans. The Project will include the construction or expansion of this trail system, which will occur during Project site improvements. Any impacts will be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

TRANSPORTATION Would the Project:				
37. Transportation a) Conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities?	☐	☐	☒	☐
b) Conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?	☐	☐	☒	☐
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?	☐	☐	☒	☐
d) Cause an effect upon, or a need for new or altered maintenance of roads?	☐	☐	☒	☐
e) Cause an effect upon circulation during the Project's construction?	☐	☐	☒	☐
f) Result in inadequate emergency access or access to nearby uses?	☐	☐	☐	☒

Source(s): *Lost Ranch Winery Trip Generation Evaluation,* prepared by Urban Crossroads, 7-13-2021 (*TG Analysis*, **Appendix J1)**; *Glenoaks Road Winery Vehicle Miles Traveled (VMT) Screening Evaluation,* prepared by Urban Crossroads, 2-14-2022 (*VMT Analysis*, **Appendix J2)**; *Lost ranch Winery, Greenhouse Gas Analysis, County of Riverside*, prepared by Urban Crossroads, 1-27-2022 (*GHG Analysis*, **Appendix F**); *General Plan*; *SWAP,* Figure 8, *Southwest Area Plan Trails and Bikeway System*; Ordinance No. 348; *Map My County* (**Appendix A**); Riverside Transit Agency (RTA) website; Riverside County Transportation Commission website; Ordinance No. 659 (An Ordinance of the County of Riverside Establishing a Development Impact Fee Program); Ordinance No. 824 (An Ordinance of the County of Riverside Authorizing Participation in the Western Riverside County Transportation Uniform Mitigation Fee Program); and Ordinance No. 461 (County of Riverside, State of California Road Improvement Standards and Specifications); and Project Plans (**Appendix L**).

Findings of Fact:

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

Less Than Significant Impact

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

Vehicular Transportation. The Project proposes the development of a new winery with a 3,500 square foot tasting room but no other uses at this time (e.g., hotel, restaurant, or special events). The Project is located within the Winery District of the Temecula Valley Wine Country Policy Area. Rancho California Road is designated as a Mountain Arterial (110-foot right-of-way) and Glen Oaks Road is classified as a Collector (74-foot right-of-way) along the Project's frontages.

Trip generation represents the amount of traffic which is both attracted to and produced by a development. The trip generation rates used for this *TG Analysis* were based on the Riverside County Wine Country Traffic Model developed by Fehr & Peers and dated September 19, 2011. These rates were considered to be more representative and applicable for this Project than the Institute of Transportation Engineers (ITE) in their Trip Generation Manual[4]. The *TG Analysis* estimated the Project would generate a total of 146 two-way trips per day with 9 AM peak hour trips and 30 PM peak hour trips during the typical weekday. The *TG Analysis* also estimated the Project would generate 338 two-way daily trips with 79 peak hour trips on a typical Saturday.

The *TG Analysis* concluded the Project would generate fewer than 50 peak hour trips during the weekday peak hours. Therefore, the Project will have less than significant traffic impacts on a regional basis and additional (more detailed) traffic analysis is not required based on the County's guidelines.

To be consistent with the 2020 CEQA Guidelines, an LOS analysis is not required for the purposes of this Initial Study impact analysis. However, LOS data and analysis may be considered by the County's decision-makers when making General Plan consistency findings for the Project.

Non-Vehicular Transportation. the Project will not result in any conflicts with any adopted policies supporting alternative transportation (e.g., bus turnouts, trails, bicycle racks) including the General Plan. Bus service to the area is provided by the Riverside Transit Agency (RTA) but there is no bus service at present in the immediate vicinity of the Project site. The closest RTA bus route is currently Route 24 which is several miles to the west within the City of Temecula.

There are currently no sidewalks on either side of Rancho California Road or Glen Oaks Road. These are wine country roadways with Rancho California Road designated as a Mountain Arterial (110-foot right-of-way) and Glen Oaks Road classified as a Collector (74-foot right-of-way) along the Project's frontages. At this time due to their rural nature no sidewalks are planned for the sections of these roadways adjacent to the Project site.

[4] ITE Trip Generation Manual, 10th Edition, 2017 in reference to ITE Land Use Code 970, Winery

According to SWAP Figure 8, *Southwest Area Plan Trails and Bikeway System*, a Regional Open Space Trail is planned along Rancho California Road in the vicinity of the Project. Figure 8 also shows a Wine Country Roadside Trail along the east side of Glen Oaks Road adjacent to the site. Provisions for these two trails are included in the Project and are reflected on the Project plans (referred to as a "Roundabout Trail") on the Project Plot Plan along the south side of Rancho California Road and the east side of Glen Oaks Road The trails are to be compatible with a future traffic roundabout being considered for the intersection of Rancho California Road and Glen Oaks Road. Therefore, implementation of the proposed Project will foster the development of equestrian and bicycle (i.e., multi-use) trails and non-vehicular circulation in the Project area. Any impacts will be less than significant.

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

b) Would the Project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?

Less Than Significant

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

According to the *VMT Analysis*, the County of Riverside has recently released the *DRAFT Traffic Impact Analysis Guidelines for Vehicle Miles Traveled and Level of Service Assessment, October 2020* (TIA Guidelines). The TIA Guidelines describe the preferred analysis methodology and thresholds of significance for evaluating VMT impacts under CEQA. The TIA Guidelines identify six (6) screening criteria for land use projects to help avoid unnecessary analysis and findings that would be inconsistent with the intent of the new VMT requirements under CEQA. If a project meets one of the screening criteria, then it may be presumed to result in a less than significant impact without the need for further detailed analysis. The *VMT Analysis* determined the Project might meet the following three (3) VMT screening criteria established by the County of Riverside so more detailed VMT analysis was required on those criteria: (1) Small Projects Screening; (2) High Quality Transit Areas (HQTA) Screening; and (3) Local Serving Retail Screening.

Small Project Screening

The County Guidelines list two types of screening criteria that may apply to "small projects." The first is a vehicle trip threshold of 110 trips per day. Trips anticipated to be generated by the Project are estimated based on trip generation rates collected by the ITE Trip Generation Manual. The Project is anticipated to generate 146 weekday and 338 weekend vehicle trip-ends (i.e., includes both inbound and outbound trips) per day that would exceed the 110 daily trip threshold.

Additionally, the County Guidelines also identifies land use projects that are forecasted to generate greenhouse gas (GHG) emissions below 3,000 Metric Tons of Carbon Dioxide Equivalent

(MTCO2e) per year, which are also estimated to cause a less than significant VMT impact. The County Guidelines provides a table for several different land use development types and their CO2e per year emission rates. Based on the *GHG Analysis* performed for the Project, the analysis found the annual GHG emissions associated with the proposed Project would generate a net total of approximately 399.6 MTCO2e/year. Therefore, the Project with its intended development 3,600 square feet wine tasting room and patio would not exceed the 3,000 MTCO2e threshold. Therefore, the Small Projects Screening is met.

High Quality Transit Areas (HQTA) Screening

Projects located within a Transit Priority Area (TPA) (i.e., within a half-mile of an existing "major transit stop" or an existing stop along a "high-quality transit corridor") may be presumed to have a less than significant impact, absent substantial evidence to the contrary. However, the presumption may not be appropriate if a project:

- Has a Floor Area Ratio (FAR) of less than 0.75.
- Includes more parking for use by residents, customers, or employees of the project than required by the jurisdiction (if the jurisdiction requires the project to supply parking).
- Is inconsistent with the applicable Sustainable Communities Strategy (as determined by the lead agency, with input from the Metropolitan Planning Organization); or
- Replaces affordable residential units with a smaller number of moderate- or high-income residential units.

The Project is not located within a half-mile of an existing major transit stop, or along a high-quality transit corridor. Therefore, the HQTA screening criteria is not met.

Local Serving Retail Screening

The County Guidelines identifies that local serving retail projects less than 50,000 square feet may be presumed to have a less than significant impact without substantial evidence to the contrary. In addition to local serving retail, other types of local serving uses (e.g., day care centers, non-destination hotels, affordable housing, places of worship, etc.) may also be presumed to have a less than significant impact as their uses are local serving in nature and tend to have shorter vehicle trips. The Project does not intend to develop any local serving retail land uses. Therefore, the Local Serving Retail Screening Criteria is not met.

The VMT Analysis evaluated the Project consistent with the screening criteria outlined in the County Guidelines. The Project was found to meet the 3,000 MTCO2e small project screening criteria and is therefore presumed to result in a less than significant VMT impact and no additional VMT analysis is required.

c) Would the Project substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?

Less Than Significant Impact

The Project is located within the Winery District of the Temecula Valley Wine Country Policy Area at the intersection of two major wine country roads; Rancho California Road and Glen Oaks Road.

In the Project area Rancho California Road is designated as a Mountain Arterial (110-foot right-of-way) and Glen Oaks Road is classified as a Collector (74-foot right-of-way). The Project will not add any public streets on the property but will add parking areas and travel ways onto and off the property with related traffic control improvements as needed (e.g., striping, stop signs/bars, etc.).

Any proposed roadway improvements will be installed in conformance with Ordinance No. 461 and will be installed concurrently with other Project utilities or infrastructure facilities. Conditions of approval have been added to the Project to implement Ordinance No. 461. Therefore, implementation of the proposed Project will not create any roadways or road improvements that could increase hazards to a circulation system design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment). Any impacts are considered less than significant.

d) Would the Project cause an effect upon, or a need for new or altered maintenance of roads?

Less Than Significant Impact

The Project is located at the intersection of two major wine country roads; Rancho California Road and Glen Oaks Road. Rancho California Road is designated as a Mountain Arterial (110-foot right-of-way) and Glen Oaks Road is classified as a Collector (74-foot right-of-way). The development of the Project site would not cause an effect upon or result in the need for new or altered maintenance of roads since no new roads are being constructed and no existing roads are being substantially altered. Therefore, impacts will be less than significant.

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

Less Than Significant Impact

The Project is located at the intersection of two existing major wine country roads; Rancho California Road which designated as a Mountain Arterial (110-foot right-of-way) and Glen Oaks Road is classified as a Collector (74-foot right-of-way). A limited potential exists to interfere with an emergency response or evacuation plan during construction along this portion of Rancho California Road or Glen Oaks Road. Construction work in the street associated with the Project will be limited to lateral utility connections (i.e., water) that will be limited to nominal potential traffic diversion. Control of access will ensure emergency access to the site and Project area during construction through the submittal and approval of a traffic control plan (TCP). In addition, compliance with Ordinance No. 457 regulating construction hours of operation and other County of Riverside Transportation Department procedures and permits will ensure that the safety of the traveling public is protected during construction. Following construction, emergency access to the Project site and area will remain as was prior to the proposed Project.

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

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

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

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

No Impact

The Project will not cause inadequate emergency access or access to nearby uses. The County of Riverside Fire Prevention Department has reviewed and conditioned the proposed Project without requiring additional emergency access or secondary access through other uses. No impacts will occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

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

Findings of Fact:

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

Less Than Significant Impact

According to SWAP Figure 8, *Southwest Area Plan Trails and Bikeway System*, a Regional Open Space Trail is planned along Rancho California Road in the vicinity of the Project. Figure 8 also shows a Wine Country Roadside Trail along the east side of Glen Oaks Road adjacent to the site. Provisions for these two trails are included in the Project and are reflected on the Project plans (referred to as a "Roundabout Trail") on the Project Plot Plan along the south side of Rancho California Road and the east side of Glen Oaks Road The trails are to be compatible with a future traffic roundabout being considered for the intersection of Rancho California Road and Glen Oaks Road. Therefore, implementation of the proposed Project will foster the development of equestrian and bicycle (i.e., multi-use) trails and non-vehicular circulation in the Project area. Any impacts will be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
TRIBAL CULTURAL RESOURCES Would the Project cause a substantial adverse change in the significance of a Tribal Cultural Resource, defined in Public Resources Code section 21074 as either a site, feature, place, or cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American Tribe, and that is:				
39. Tribal Cultural Resources a) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1 (k)?	☐	☐	☒	☐
b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1? (In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.)	☐	☐	☒	☐

Source(s): Native American Consultation; County Archaeologist.

Findings of Fact:

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

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

Less Than Significant Impact

Changes in the California Environmental Quality Act, effective July 2015, require that the County address a new category of cultural resources – tribal cultural resources – not previously included within the law's purview. Tribal Cultural Resources are those resources with inherent tribal values that are difficult to identify through the same means as archaeological resources. These resources can be identified and understood through direct consultation with the tribes who attach tribal value to the resource. Tribal cultural resources may include Native American archaeological sites, but

they may also include other types of resources such as cultural landscapes or sacred places. The appropriate treatment of tribal cultural resources is determined through consultation with tribes.

In compliance with Assembly Bill 52 (AB52), notices regarding this project were mailed to all requesting tribes on December 21, 2021. No response was received from the Colorado River Indian Tribes, Ramona Band of Cahuilla, Cahuilla Band of Indians, Santa Rosa Band of Cahuilla Indians, or the Soboba Band of Mission Indians.

The Quechan Historic Preservation Officer responded in an email dated January 03, 2022, indicating that they had no comments and would defer to more local tribes. The Assistant Tribal Historic Preservation Officer for the Pala Band of Mission Indians responded in an email dated December 30, 2021, requesting consultation on the project. Project documents were provided to Pala the same day. Pala concluded in an email dated March 31, 2022, and declined further consultation. The Agua Caliente Band of Cahuilla Indians responded in an email dated December 22, 2022, stating that records check of the Tribal Historic preservation office's cultural registry revealed that this project is not located within the Tribe's Traditional Use Area. Therefore, they deferred to the other tribes in the area and consultation was concluded.

The Pechanga Tribe responded in an emailed letter dated December 29, 2021. The Pechanga Tribe asserts that the Undertaking is a part of '*Atáaxum* (Luiseño) territory, and therefore the Tribe's aboriginal territory as evidenced by the existence of cultural features associated with religious practice and an extensive artifact record in the vicinity of the Project. This culturally sensitive area is affiliated with the Pechanga Band of Luiseño Indians because of the Tribe's cultural ties to this area. A meeting was held on May 11 in which this project was discussed. The tribe told Planning that the project is less than ¼ mile from a Traditional Cultural Property. Further, that the tribe considers the property to have a moderate potential to uncover subsurface resources. The tribe recommends that a Native American Monitor be present during ground disturbing activities. Consultation was concluded on August 26, 2022.

Although no specific Tribal Cultural Resources were identified, all of the consulting tribes expressed concerns that the project has the potential for as yet unidentified subsurface tribal cultural resources. The tribes request that a Native American monitor be present during ground disturbing activities so any unanticipated finds will be handled in a timely and culturally appropriate manner.

Based on information provided by the consulting tribes this project will require a Native American Monitor to be present during ground disturbing activities.

The project will also be required to adhere to State Health and Safety Code Section 7050.5 in the event that human remains are encountered and by ensuring that no further disturbance occur until the County Coroner has made the necessary findings as to origin of the remains. Furthermore, pursuant to Public Resources Code Section 5097.98 (b), remains shall be left in place and free from disturbance until a final decision as to the treatment and their disposition has been made.

CEQA requires the Lead Agency to address any unanticipated cultural resources discoveries during Project construction. Therefore, a condition of approval (TCR-3) that dictates the procedures to be followed should any unanticipated cultural resources be identified during ground disturbing activities has been placed on this project.

With the inclusion of these Conditions of Approval, impacts to any previously unidentified Tribal Cultural Resources would be less than significant.

Conditions of Approval:

COA Planning-CUL 1 **Human Remains.** If human remains are found on this site, the developer/permit holder or any successor in interest shall comply with State Health and Safety Code Section 7050.5.

COA Planning-CUL 3 **Unanticipated Resources.** The developer/permit holder or any successor in interest shall comply with the following for the life of this permit. If during ground disturbance activities, unanticipated cultural resources* are discovered, the following procedures shall be followed: All ground disturbance activities within 100 feet of the discovered cultural resource shall be halted and the applicant shall call the County Archaeologist immediately upon discovery of the cultural resource. A meeting shall be convened between the developer, the project archaeologist**, the Native American tribal representative (or other appropriate ethnic/cultural group representative), and the County Archaeologist to discuss the significance of the find. At the meeting with the aforementioned parties, a decision is to be made, with the concurrence of the County Archaeologist, as to the appropriate treatment (documentation, recovery, avoidance, etc.) for the cultural resource. Resource evaluations shall be limited to nondestructive analysis. Further ground disturbance shall not resume within the area of the discovery until the appropriate treatment has been accomplished.

** A cultural resource site is defined, for this condition, as being a feature and/or three or more artifacts in close association with each other.*

*** If not already employed by the project developer, a County approved archaeologist shall be employed by the project developer to assess the significance of the cultural resource, attend the meeting described above, and continue monitoring of all future site grading activities as necessary.*

COA Planning-CUL 5 **Artifact Disposition.** In the event cultural resources are identified during ground disturbing activities, the landowner(s) shall relinquish ownership of all cultural resources and provide evidence to the satisfaction of the County Archaeologist that all archaeological materials recovered during the archaeological investigations (this includes collections made during an earlier project, such as testing of archaeological sites that took place years ago), have been handled through the following methods. Any artifacts identified and collected during construction grading activities are not to leave the project area and shall remain onsite in a secure location until final disposition.

1. Preservation In-place, if feasible, is the preferred option. Preservation in place means avoiding the resources, leaving them in the place where they were found with no development affecting the integrity of the resources.
2. Reburial of the resources on the Project property. The measures for reburial shall be culturally appropriate as determined through

consultation with the consulting Tribe(s)and include, at least, the following: Measures to protect the reburial area from any future impacts in perpetuity. Reburial shall not occur until all required cataloguing (including a complete photographic record) and analysis have been completed on the cultural resources, with the exception that sacred and ceremonial items, burial goods, and Native American human remains are excluded. No cataloguing, analysis, or other studies may occur on human remains grave goods, and sacred and ceremonial items. Any reburial processes shall be culturally appropriate and approved by the consulting tribe(s). Listing of contents and location of the reburial shall be included in the confidential Phase IV Report. The Phase IV Report shall be filed with the County under a confidential cover and not subject to a Public Records Request.

COA Planning-CUL 7 **Native American Monitors.** Prior to the issuance of grading permits, the developer/permit applicant shall enter into agreement(s) with the consulting tribe(s) for Native American Monitor(s). In conjunction with the Archaeological Monitor(s), the Native American Monitor(s) shall attend the pre-grading meeting with the contractors to provide Cultural Sensitivity Training for all construction personnel. In addition, an adequate number of Native American Monitor(s) shall be on-site during all initial ground disturbing activities and excavation of the upper 1? of soils in each portion of the project site including clearing, grubbing, tree removals, grading and trenching. In conjunction with the Archaeological Monitor(s), the Native American Monitor(s) have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources. Activities will be documented in Tribal Monitoring Notes which will be required to be submitted to the County Archaeologist prior to final grading permit. The developer/permit applicant shall submit a fully executed copy of the agreement(s) to the County Archaeologist to ensure compliance with this condition of approval. Upon verification, the Archaeologist shall clear this condition. This agreement shall not modify any condition of approval or mitigation measure.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

UTILITIES AND SERVICE SYSTEMS Would the Project:				
40. Water a) Require or result in the relocation or construction of new or expanded water, wastewater treatment, or storm water drainage systems, whereby the construction or relocation would cause significant environmental effects?	☐	☐	☒	☐
b) Have sufficient water supplies available to serve the Project and reasonably foreseeable future development during normal, dry, and multiple dry years?	☐	☐	☒	☐

Source(s): Rancho California Water District website accessed September 2022; County of Riverside, General Plan Amendment No. 960, Environmental Impact Report No. 521, *Section 4.19, Water Resources*, February 2015; Rancho California Water District *2020 Urban Water Management Plan* (*2020 UWMP*) dated 6-10-2021; Metropolitan Water District *2020 Urban Water Management Plan* (*2020 RUWMP*) dated 3-2-2021; and *Water Availability PPT 210141 (Lost Ranch Winery)*, Rancho California Water District, Letter dated 5-24-2022 (**Appendix H2**).

Findings of Fact:

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

Less Than Significant Impact

Water

The Project site is located within the water service district boundary of the Rancho California Water District (RCWD) in the "Rancho" Division which is east of the I-15 Freeway. In their "will serve" letter dated May 24, 2022, RCWD indicates it has three existing water lines in roadways adjacent to the Project site: a 24-inch line in Glen Oaks Road; a 24-inch line in Rancho California Road; and a 20-inch line in Buck Road. RCWD has not indicted which specific line would provide service to the site; however, the developer is currently coordinating with RCWD regarding water service to the site. At this time, it is likely the Project will connect to one of the existing RCWD water lines adjacent to the site.

RCWD is a public water agency ("Special District" as defined by the California Water Code) formed in 1965 and annexed into the service area of the Eastern Municipal Water District (EMWD), one of Southern California Metropolitan Water District's (MWD's) 26 member agencies, in 1966. A companion Santa Rosa Ranches Water District was formed in 1966 for the properties generally west of Interstate 15 (I-15); the two Districts were consolidated under the RCWD name in 1977. RCWD serves approximately 151,412 people in a 154.7-square-mile service area (±99,195 acres) which includes the city of Temecula, portions of the City of Murrieta, and unincorporated areas of Riverside County (inclusive of the Project site and surrounding Temecula Valley Wine Country Community Plan area of Riverside County's Southwest Area Plan). By 2045 the population of the RCWD service area is expected to increase to 178,670 persons.

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

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

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

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

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

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

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

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

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

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

Imported water provided to RCWD is from MWD's Lake Skinner Reservoir and Water Treatment Facility, with back-up storage provided by Diamond Valley Lake. MWD has six (6) pipeline facilities that depart from MWD's Lake Skinner Reservoir and Water Treatment Facility and convey water south towards San Diego County. These include two (2) raw water pipelines (Pipeline Nos. 5 and 6) and two (2) treated water pipelines (Bypass Pipeline No. 3 and Pipeline No. 4). Bypass Pipeline No. 3 is a treated water pipeline ultimately planned to connect to Pipeline No. 3 in a future conversion to potable water. EMWD and WMWD do not convey the water through their facilities to the District; rather, the District receives the water directly at these MWD turnouts.

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

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

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

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

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

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

by SCAG for the 2020-2045 Regional Transportation Plan presented in Table 3-2, Multi-Family Residential annual potable water demand is anticipated to increase to 2,916 AFY in 2045 (indicates an overall increase of 44.5% or 1.78% average annual increase non-compounded).

- *Commercial* – In FY 2019-2020, there were 1,611 active Commercial potable water connections, with an annual water demand of 2,763 AFY, which comprised 4.8% of the District's FY 2019-2020 total potable water demands. This includes approximately 250 Industrial connections that the District includes in the Commercial classification. Based on the non-residential growth rates developed by SCAG for the 2020-2045 Regional Transportation Plan, Commercial annual potable water demand is anticipated to increase to 3,993 AFY in 2045 (indicates an overall increase of 42.3% or 1.69% average annual increase non-compounded).
- *Industrial* – There are approximately 250 Industrial connections that the District includes in the Commercial classification. These are comprised predominately of an Industrial Park land use classification, which was studied separately from Commercial in the District's *2020 UWMP*. Based on the District's Customer Billing Record, it was determined that Commercial and Industrial water demand is similar per gross acre, and thus have identical water duty factors in the *2020 UWMP*. Accordingly, the District includes this small industrial sector within the District's commercial classification.
- *Landscape* – Includes water connections supplying water solely for landscape irrigation. Such landscapes may be associated with Multi-Family, Commercial, Industrial, or Institutional/Governmental sites, but are considered a separate water use sector if the connection is solely for landscape irrigation (DWR Guidebook, p. 4-5). In FY 2019-2020, there were 1,034 active potable water landscape connections, with an annual water demand of 3,825 AFY, which comprised 6.6% of the District's FY 2019-2020 total potable water demands. This includes the 6 connections classified as Golf Landscape in the District's Customer Billing Record. Based on the non-residential growth rates developed by SCAG for the 2020-2045 Regional Transportation Plan, Landscape annual potable water demand is anticipated to increase to 5,527 AFY in 2045 (indicates an overall increase of 44.5% or 1.78% average annual increase non-compounded).
- *Agriculture* – The District includes 10,371 irrigated acres of agriculture production, primarily vineyards, avocado, and citrus trees concentrated in the southwestern and eastern portions of the District. In FY 2014-2015, there were 830 active Agriculture and active 692 Agriculture Residential potable water connections, with an annual water demand of 10,910 AFY, which comprised 18.9% of the District's FY 2019-2020 total potable water demands. This includes the portion of water measured and calculated as agriculture demand from each of the Agriculture Residential accounts. Based on the non-residential growth rates developed by SCAG for the 2020-2045 Regional Transportation Plan presented in Table 3-2, Agriculture annual potable water demand is anticipated to increase to 15,765 AFY in 2045 (indicates an overall increase of 44.5% or 1.78% average annual increase non-compounded).
- *Other* – institutional/governmental, wheeling to other agencies, and other (construction) comprised about 671 AFY or 1.2% of the 2020 water supply. Given the relatively small portion of the total water demand, the reader is referred to the *202020 UWMP* for further details.

Based on the above, RCWD's total potable and raw water system demands are projected to increase from 57,667 AFY as of 2020 to 84,157 AFY in 2045, an overall increase of 45.9% or 1.84% average annual increase non-compounded.

Recycled water is and will continue to contribute to the water supply in order to meet existing and projected future demand. RCWD's existing recycled water distribution system provides water through four (4) pressure zones, ranging from an elevation of 1,181 to 1,481 feet AMSL. The District

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

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

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

Table 40-1
RCWD Total Water Demands (AFY)

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

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

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

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

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

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

The proposed Project will have an incremental impact that is anticipated and planned for in the *2020 UWMP*. The *RCWD 2020 UWMP* is based largely on the adopted land use plans of the local jurisdictions it serves, including the General Plan and Southwest Area Plan (SWAP) of Riverside County. The proposed Project is consistent in terms of land use with the County's General Plan and SWAP. Therefore, the land uses of the proposed Project have been taken into account in the projections of water supply and demand of the *2020 UWMP*. Therefore, it is anticipated that water supplies will be sufficient to serve the Project as proposed without the need for the construction of new water treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects. Through the County's development review process a standard condition of approval (COA) will be applied to the Project that requires adequate water service be available and provided by the appropriate water server (i.e., RCWD). This COA is considered regulatory compliance and not unique project mitigation under CEQA. Therefore, the incremental impact resulting with Project implementation will be less than significant and no mitigation is required.

Wastewater/Sewer

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

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

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

Stormwater/Drainage

As previously discussed in Section 23 of this Initial Study (Hydrology and Water Quality), all new development in the County of Riverside is required to comply with provisions of the National Pollutant Discharge Elimination System (NPDES) program, including Waste Discharge Requirements (WDR), and for properties located within the Santa Margarita Watershed - the 2013 Santa Margarita Municipal Separate Sewer Permit (MS4) Permit (amended 2015), as enforced by the San Diego Regional Water Quality Board (SDRWQCB).

The existing hydrological conditions on site are gentle rolling slopes. There are two separate "high points" on the Project, one on the southwestern portion of the site, and the other in the east. A 20' wide swale in the western portion of the site will be preserved and all runoff generally sheet flows to this local channel. After onsite treatment (see Section 23 on Hydrology and Water Quality), the site will drain to an existing 18-inch storm drain located in Glen Oaks Road. This connection will require subsequent permitting from the County (i.e., the Riverside County Flood Control and Water Conservation District).

The existing hydrological conditions consist of gentle rolling slopes with runoff flowing generally to the southwest away from the Project site. With adherence to the project specific WQMP, the proposed Project will not substantially alter the existing drainage pattern of the site or area, nor will it require new or expanded off-site storm drain facilities. Any impacts would be less than significant.

Conclusion

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

b) Would the Project have sufficient water supplies available to serve the Project and reasonably foreseeable future development during normal, dry, and multiple dry years?

Less Than Significant Impact

As previously discussed in Threshold 40.a above, the Project site is located within the water service boundary of the RCWD which has existing water lines located in three roadways adjacent to the Project site.

RCWD is a public water agency ("Special District" as defined by the California Water Code) formed in 1965 and annexed into the service area of the Eastern Municipal Water District (EMWD), one of Southern California Metropolitan Water District's (MWD's) 26 member agencies, in 1966. RCWD serves approximately 151,412 people in a 154.7-square-mile service area (±99,195 acres) which includes the city of Temecula, portions of the City of Murrieta, and unincorporated areas of Riverside County (inclusive of the Project site and surrounding Temecula Valley Wine Country Community Plan area of Riverside County's Southwest Area Plan). By 2045 the population of the RCWD service area is expected to increase to 178,670 persons.

According to the *2020 UWMP*, as of June 2021, RCWD's water supply totaled 69,079 AFY including 31,169 AF of groundwater extracted. The water supply is projected to increase to 89,824 AFY in 2045 in order to meet the needs of forecasted population growth and future development within the District's boundaries. The RCWD adopted an updated 2020 Urban Water Management Plan (*RCWD 2020 UWMP*) in June 2021. The 2020 UWMP plan details RCWD's demand projections and provides information regarding RCWD's supply. The majority of RCWD's existing and planned demand is and will be met through imported water delivered by the MWD. As such, *RCWD's 2020 UWMP* relies substantially on information and assurances included in the 2020 MWD Regional Urban Water Management Plan (*MWD 2020 RUWMP*) when determining supply reliability.

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

As outlined in Threshold 10.a above, the proposed Project will have an incremental impact that is anticipated and planned for in the *2020 UWMP*. However, the *RCWD 2020 UWMP* is based largely on the adopted land use plans of the local jurisdictions it serves, including the General Plan and Southwest Area Plan (SWAP) of Riverside County. The proposed Project is consistent in terms of land use with the County's General Plan and SWAP. Therefore, the land uses of the proposed Project have been taken into account in the projections of water supply and demand of the *2020 UWMP*.

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

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

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

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

41. Sewer a) Require or result in the construction of new wastewater treatment facilities, including septic systems, or expansion of existing facilities, whereby the construction or relocation would cause significant environmental effects?	☐	☐	☒	☐
b) Result in a determination by the wastewater treatment provider that serves or may service the Project that it has adequate capacity to serve the Project's projected demand in addition to the provider's existing commitments?	☐	☐	☐	☒

Source(s): *Preliminary Geotechnical Interpretive Report, Proposed Class II Winery, Assessor's Parcel Number 942-030-007, Lot Number 1 of Parcel Map Number 27134, Located on the East Corner of Rancho California Road and Glen Oaks Road, City of Temecula, Riverside County, California,* prepared by Earth Strata Geotechnical Services, Inc., 9-9-2021 (**Appendix E)**; Project Plans (**Appendix L**); Wine Country Community Plan - Program EIR No. 524; *Wine Country Infrastructure Update*, published by Eastern Municipal Water District, February 14, 2019; *Water Availability PPT 210141 (Lost Ranch Winery)*, Rancho California Water District, Letter dated 5-24-2022 (**Appendix H2**); and Riverside County, Department of Environmental Health Review.

Findings of Fact:

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

Less Than Significant Impact

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

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

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

Phase 1 improvements were financed through the Wine Country Special Benefit Area (SBA) which covers a large swath of Wine Country centered along Rancho California Road. The Project site is located within and contiguous to the southeast boundary of the Wine Country Special Benefit Area (SBA). However, providing sewer service to the Project site would require an extension of the existing sewer system. The closest connection point to the Project site is located in Monte De Oro Road just southeast of Camino Del Vino (currently serving APN 941-320-001; a 92.38-acre parcel currently in use as a vineyard) a distance of approximately three-quarters (¾) of a mile northwest of the Project site.

The Project proposes to add a Class II commercial winery with modest sewage collection needs (mainly restroom facilities associated with the new winery building). The Plot Plan for the Project proposes a septic system with an onsite leach field system instead of connecting to the municipal wastewater system.

As set forth on the Project Site Plan, a subsurface waste disposal system will be installed onsite between the parking lot and Glen Oaks Road. The size and layout of the leach lines for the septic system must be based on an *Infiltration Study* and subsequent Septic Design Plans to demonstrate the Project site has sufficient percolation rates and area to support the use of an on-site septic system that will meet current Riverside County Department of Environmental Health and the Regional Water Quality Control Board (RWQCB) standards. This is a standard condition of approval by the County and is considered regulatory compliance and not unique mitigation under CEQA.

Other than the proposed onsite septic system, implementation of the proposed Project will not require, or result in, the construction of new wastewater treatment facilities or expansion of existing facilities, whereby the construction or relocation would cause significant environmental effects. Any impacts will be less than significant, and no mitigation is required.

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

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

No Impact

As the Project site's development plan proposes an onsite septic system and will not be connecting to the EMWD wastewater/sewer treatment facilities. This criterion is not applicable to the proposed Project. There will be no impact and no mitigation is required.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

Source(s): Riverside County General Plan EIR No. 521, Section 4.17.4, *Solid Waste Management*; Riverside County Municipal Code; Assembly Bill (AB) 939 Riverside County Department of Waste Resources (RCDWR), Planning Section and Countywide Integrated Waste Management Plan; CalRecycle, SWIS Facility Detail, El Sobrante Landfill, 33-AA-0217; El Sobrante Landfill Fact Sheet, issued by Waste Management of California; El Sobrante Landfill Annual Monitoring Report, January 1, 2018 through December 31, 2018, by USA Waste of CA, Inc., April 2019.

Findings of Fact:

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

Less Than Significant Impact

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

establishes targets to achieve a 50% reduction in the level of the statewide disposal of organic waste from the 2014 level by 2020, and a 75% reduction by 2025.

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

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

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

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

The RCDWR operates six (6) active landfills (Badlands, Blythe, Desert Center, Lamb Canyon, Mecca II and Oasis) and administers a contract agreement for the private El Sobrante Landfill serving the greater Riverside County area. The RCDWR also oversees several transfer station leases, as well as a number of recycling and other special waste diversion programs.
Municipal waste collection services for the unincorporated Temecula Valley Wine Country (Project site is a part) is provided by Waste Management, Inc. and all non-hazardous, non-recyclable, non-green municipal waste generated in the Temecula Valley Wine Country is deposited at the El Sobrante Landfill.

<u>El Sobrante Landfill</u>

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

The El Sobrante Landfill is located approximately 31 miles northwest of the Project site in the unincorporated Temescal Canyon area of Riverside County between the City of Lake Elsinore and the City of Corona, east of Interstate 15 and Temescal Canyon Road, and south of Cajalco Road, at 10910 Dawson Canyon Road, Corona, CA 91719. The landfill, which is owned and operated by USA Waste of California (a subsidiary of Waste Management, Inc.) started disposal operations in 1986. From 1986 to 1998, the landfill was operated pursuant to the original El Sobrante Landfill Agreement, its Amendments and one Addendum.

On September 1, 1998, the Riverside County Board of Supervisors (BOS) approved the El Sobrante Landfill Expansion Project, a vertical and lateral expansion of the landfill, and entered into a Second Agreement, which became effective on September 17, 1998.

The Landfill has a maximum disposal capacity of approximately 196.11 million cubic yards or approximately 109 million tons of municipal solid waste. It also has a daily disposal capacity up to 10,000 tons although the daily capacity was increased to 70,000 tons per week, not exceeding 16,054 tons per day [limited in part due to the number of vehicle trips per day], and a continuous 24-hour disposal.

The current operating permit allows a maximum of 16,054 tons per day of waste to be accepted at the landfill, due to limitations on the number of vehicle trips per day.

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

The Project proposes a Class II Winery to include 3,500-square foot tasting room. Applying the County commercial Generation Rate of 2.4 tons per 1,000 square feet per year indicates the Project's proposed commercial component would generate 8.4 tons of solid waste per year (3,500 SF x 2.4 Tons/1,000 SF) which equals an average daily amount of 0.02 tons per day (8.4 ÷ 365 days = 0.02), which equals 40 pounds per day (2,000 lbs per ton x 0.02 = 40 lbs).

- Assuming a mandatory 50% recycling rate, daily solid waste generation is forecast to be approximately 0.01 tons (20 lbs.) per day for disposal at the El Sobrante Landfill. Based on an average daily disposal capacity of 16,054 tons of waste, the Project represents a solid waste disposal increase of less than 0.001% (one tenth of 1%) at the landfill.

Therefore, the proposed winery Project would not generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals. Impacts will be less than significant, and no mitigation is required.

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

Less Than Significant Impact

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

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

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

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

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

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

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

43. Utilities

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

a) Electricity?	☐	☐	☒	☐
b) Natural gas?	☐	☐	☐	☒
c) Communications systems?	☐	☐	☒	☐
d) Street lighting?	☐	☐	☒	☐

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
e) Maintenance of public facilities, including roads?	☐	☐	☒	☐
f) Other governmental services?	☐	☐	☒	☐

Source(s): *Lost Ranch Winery Air Quality Impact Analysis*, prepared by Urban Crossroads, 11-13-2023 (*AQ Analysis*, **Appendix B**); and *Lost Ranch Winery, Greenhouse Gas Analysis, County of Riverside*, prepared by Urban Crossroads, 1-27-2022 (*GHG Analysis*, **Appendix F**); Ordinance No. 461 (County of Riverside Road Improvement Standards and Specifications); Southern California Edison website; Ordinance No. 655 (An Ordinance of the County Of Riverside Regulating Light Pollution); Ordinance No. 659 (An Ordinance of the County of Riverside Establishing a Development Impact Fee Program); Riverside County Network of Care website; and *County of Riverside General Plan EIR No. 521,* Sec.4.10 Energy Resources.

Findings of Fact:

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

Less Than Significant Impact

The Project site consists of approximately 10.11 net acres of land with the southern portion of the site currently in use as a vineyard while the remainder of the site is raw, unimproved land.

There are no electricity connections currently serving the Project site; however, electrical service is currently in place serving adjacent properties along Rancho California Road and Glen Oaks Road including farms, wineries, and 1) rural residences. The Project site development plan, which proposes a Class II Winery, will require electricity connections in conjunction with the Project construction and operations.

The electrical service provider to the area is Southern California Edison (SCE). Overhead electrical service lines currently exist within the Rancho California Road and Glen Oaks Road public rights-of-way contiguous to the Project site.

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

According to the *AQ Analysis* and the *GHG Analysis*, the Project would consume approximately 216,650 kWh or 739.2 MBtu of electricity each year. The proposed Project will use electricity for a variety of operational activities including, but not limited to, building heating and cooling, lighting, appliances, electronics, mechanical equipment, electric vehicle charging, and parking lot lighting. Indirect electricity usage is also required to supply, distribute, and treat water for the Project.

The Project has been designed to comply with the mandatory requirements of California's Building Energy Efficiency Standards (Title 24, Part 6) and Green Building Standards (CALGreen, Title 24,

Part 11). California's building energy efficiency standards are some of the strictest in the nation and the Project's compliance with California's Building Code will ensure that wasteful, inefficient or unnecessary consumption of energy is minimized. The building standards code is designed to reduce the amount of energy needed to heat or cool a building, reduce energy usage for lighting and appliances and promote usage of energy from renewable sources.

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

Adequate commercial electricity supplies are presently available to meet the incremental increase in demand attributed to the Project. Provision of electricity to the Project site is not anticipated to require or result in the construction of new facilities or the expansion of existing facilities, the construction or relocation of which would cause significant environmental effects to electricity. Impacts in this regard will be less than significant and no mitigation is required.

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

No Impact

The Project is expected to use natural gas or propane for building heating and cooling, cooking and kitchen appliances, water heating and industrial applications associated with wine production. The Project is not anticipated to have natural gas supplied to the site. All propane used by the Project is expected to be imported and stored on-site via onsite storage tanks.

The AQ *Analysis* and the GHG *Analysis* indicate the Project's estimated operational natural gas or propane consumption will be approximately 21.2 cubic feet or 22,027.4 Btu of natural gas[5] (or propane) each year.

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

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

Less Than Significant Impact

[5] 1 cubic foot of natural gas or propane equals approximately 1,037 BTU

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

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

Less Than Significant Impact

The proposed Project may require the relocation of existing or installation one or more new streetlights along the Rancho California Road public right-of-way in accordance with standard requirements and County Ordinance No. 655. The intent of Ordinance No. 655 is to restrict the permitted use of certain light fixtures emitting into the night sky undesirable light rays which have a detrimental effect on astronomical observation and research at the Palomar Observatory (the Project site is in Mt. Palomar Zone B). Ordinance No. 655 contains approved materials and methods of installation, definitions, general design requirements, requirements for lamp source and shielding, prohibitions and exceptions.

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

e) Would the Project impact the following facilities requiring or resulting in the construction of new facilities or the expansion of existing facilities, whereby the construction or relocation would cause significant environmental effects to maintenance of public facilities, including roads?

Less Than Significant Impact

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

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

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

Less Than Significant Impact

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

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

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

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

WILDFIRE If located in or near a State Responsibility Area ("SRA"), lands classified as very high fire hazard severity zone, or other hazardous fire areas that may be designated by the Fire Chief, would the Project:				
44. Wildfire Impacts a) Substantially impair an adopted emergency response plan or emergency evacuation plan?	☐	☐	☒	☐
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	☐	☐	☒	☐
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	☐	☐	☒	☐
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	☐	☐	☒	☐
e) Expose people or structures either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires?	☐	☐	☒	☐

Source(s): *Map My County (***Appendix A**); Ordinance No. 787 (An Ordinance of the County of Riverside Adopting the 2016 California Fire Code as Amended); Riverside County General Plan, Chapter 6, Safety Element, Figure 6 (2021 General Plan) and Figure S-8 (2015 General Plan); and Ordinance No. 659 (An Ordinance of the County of Riverside Amending Ordinance No. 659 Establishing a Development Impact Fee Program).

Findings of Fact:

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

Less Than Significant Impact

The entire Project site is located within a State Fire Responsibility Area (SRA) and a moderate fire hazard area as designated by the County of Riverside General Plan Safety Element and *Map My County*.

The Project will take access from two existing roadways (Glenoaks Road and Rancho California Road). This roadway will connect into part of an adopted emergency response plan/emergency evacuation plan, as implemented by the County of Riverside.

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

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

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

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

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

b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose Project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?

Less Than Significant Impact

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

The south/ southeastern half of the Project site is generally a flat floodplain. The 7.5-minute Bachelor Mountain, California USGS topographic quadrangle map shows the property consists of generally flat topography with one "hill" in the western part of the subject site. Elevations within the Project range between approximately 1,506 to 1,517 feet AMSL.

The Project will provide physical improvements which will be developed to the most recent fire codes. These codes are designed to suppress any fire risks (including wildfire risks). Per the 2015 County of Riverside General Plan Safety Element Figure S-8, the Project site and surrounding area has a moderate wind susceptibility. The Project would be required to comply with California Fire Code Chapter 47 and the Riverside County No. 787 Fire Code, which provides requirements to reduce the potential of fires that include vegetation management, construction materials and methods, installation of automatic sprinkler systems, adequate fire flows, etc.

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

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

Less Than Significant Impact

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

All new facilities will be constructed to meet or exceed current California Fire and Building Code requirements.

The Project does include the installation of widening of Rancho California Road and Glenoaks Road that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment. However, the majority of both Rancho California Road and Glenoaks Road and associated utilities are in place and currently serving the Project site. These roads serve as fire breaks to the site. Refer also to Thresholds 44.a and 44.b for Project conformance to applicable fire-related codes to reduce the potential for wildfire hazards to occur. Any impacts will be less than significant.

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

Less Than Significant Impact

The entire Project site is located within a State Fire Responsibility Area (SRA) and a moderate fire hazard area. Per Thresholds 16.a and 23.e, there is no potential for flooding onsite and per Threshold 14.a, the potential for landslides to occur is low.

The 7.5-minute Bachelor Mountain, California USGS topographic quadrangle map shows the property consists of generally flat topography with one "hill" in the western part of the subject site. Elevations within the Project range between approximately 1,506 to 1,517 feet AMSL.

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

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

Less Than Significant Impact

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

The proposed Project will be reviewed by the County as part of the discretionary process, and conditions of approval will be placed on the proposed Project to address any potential impacts to Fire Resources, consistent with the Fire Hazards section of the Safety Element of the General Plan, and Ordinance No. 787.

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

Another standard condition assessed on the proposed Project to reduce impacts from the proposed Project to fire services is Ordinance No. 659. The Project site is located in Area Plan 19 – Southwest Area Plan. Applicant payment of DIF for non-residential uses for fire protection will be required prior to the issuance of a certificate of occupancy. The proposed off-site Project components (i.e., roadway improvements) will not create any demand for fire services.

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

Based on this information, the Project would not, expose people or structures either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires. Any impacts are considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
MANDATORY FINDINGS OF SIGNIFICANCE Does the Project:				
44. Have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self- sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?	☐	☒	☐	☐

Source(s): Staff Review; and Project Plans (**Appendix K**)

Findings of Fact:

Less Than Significant with Mitigation Incorporated

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

Please reference the discussions in Section 7 (Biological Resources – Wildlife & Vegetation), Section 8 and 9 (Cultural Resources – Historic Resources and Archaeological Resources), Section 28 (Paleontological Resources – Paleontological Resources), and Section 39 (Tribal Cultural Resources). In addition to **Mitigation Measures MM-BIO-1** through **MM-BIO-3** for nesting birds and burrowing owl, Standard Conditions **COA-Planning-CUL-1**, **CUL-3**, **CUL-5**, and **CUL-7** will apply to the proposed Project to address potential unanticipated cultural resources that may be found during grading. Any impacts are considered less than significant with the standard conditions and recommended mitigation incorporated.

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

Source(s): Staff Review; Sections 1-44, above; and Project Plans (**Appendix K**)

Findings of Fact:

No Impact

The Project does not have impacts which are individually limited, but cumulatively considerable. As demonstrated in Sections 1 – 44 of this Environmental Assessment, in particular regarding air quality and greenhouse gas emissions that have established thresholds to consider cumulative impacts as well as hydrology and traffic impacts that consider the existing and currently planned development of the area and the specific respective drainage and traffic impacts to the overall area in a cumulative manner.

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

As illustrated in the EA, the Project will not have any impacts that cannot be reduced to less than significant with the incorporation of mitigation, Project design features, and conditions of approval. Therefore, no cumulative impacts are anticipated to occur. The proposed Project of a winery is not considerable when viewed in connection with other projects (past, current, or future) as most properties in this area and along De Portola Road are existing wineries. There will be no impact.

46. Have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?	☐	☐	☒	☐

Source(s): Staff Review; Sections 1-44, above; and Project Plans (**Appendix K**)

Findings of Fact:

Less Than Significant Impact

Effects on human beings were evaluated as part of this analysis of this Initial Study and found to be less than significant with implementation of mitigation measures, standard conditions, and/or Project design features in aesthetics, air quality, biological resources, cultural resources, geology and soils, greenhouse gas emissions, hydrology & water quality, noise, paleontological resources, public services, transportation, and tribal cultural resources. Based on the analysis and conclusions in this Initial Study, the proposed Project will not cause substantial adverse effects directly or indirectly to human beings. Therefore, potential direct and indirect impacts on human beings that result from the proposed Project are considered less than significant.

VI. EARLIER ANALYSES

Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration as per California Code of Regulations, Section 15063 (c) (3) (D). In this case, a brief discussion should identify the following:

Earlier Analyses Used, if any: *Wine Country Community Plan Draft Program Environmental Impact Report*, December 1, 2011

Location Where Earlier Analyses, if used, are available for review:

Location: County of Riverside Planning Department
4080 Lemon Street, 12th Floor
Riverside, CA 92505

VII. AUTHORITIES CITED

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

VII. SOURCES CITED

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https://www.airnav.com/

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

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

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http://www.bsc.ca.gov/Home/Current2013Codes.aspx

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

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

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

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

El Sobrante Landfill Annual Monitoring Report, Jan 1, 2018 through Dec 31, 2018, by USA Waste of CA, Inc.
https://www2.calrecycle.ca.gov/swfacilities/Directory/33-AA-0217

El Sobrante Landfill Fact Sheet, issued by Waste Management of California
http://www.rcwaste.org/Portals/0/Files/ElSobrante/2019/DRAFT%202018%20Annual%20Report.pdf

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

Google Maps
https://maps.google.com

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

Metropolitan Water District *2020 Urban Water Management Plan*
https://www.mwdh2o.com/media/21641/2020-urban-water-management-plan-june-2021.pdf?keywords=2020%20Regional%20Urban%20Water%20Management%20Plan

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

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

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

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

Riverside County Development Tracking Database
https://www.rctlma.org/

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

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

Riverside County Library System
https://rivlib.info/riverside-county-library-system

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

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

Riverside Transit Agency
https://www.riversidetransit.com/

Riverside County Transportation Commission
https://www.rctc.org/

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

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

Temecula Valley Wine Country Community Plan
https://planning.rctlma.org/Portals/14/devproc/guidelines/temecula_valley/1_Temecula%20Valley%20Wine%20Country%20GPA01077.pdf

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

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

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

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