COUNTY OF RIVERSIDE

ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (CEQ / EA) Number:
Project Case Type (s) and Number(s): Plot Plan PPT220006
Lead Agency Name: County of Riverside Planning Department
Address: 4080 Lemon Street 12th Floor, Riverside, CA 92501
Contact Person:
Telephone Number:
Applicant's Name: BF5, Inc.
Applicant's Address: 2175 Sampson Ave. Suite #111, Corona, CA 92879

I. PROJECT INFORMATION

Overview:
The proposed project is a Plot Plan (PPT220006) for construction of a Class V Winery on a 20.49 acre site. The site is located northwest of the intersection of Interstate 79 and Interstate 15 in Riverside County (Figure 1, Vicinity Map), east of Rancho California Road on Via de Siena, County of Riverside, California (Figure 2 Location Map). The project is located in the Southwest Area Plan and Temecula Valley Wine Country Policy Area.

Project Description:
A request by BF5, Inc. for a Plot Plan (PPT220006) to construct a winery, outdoor event area with four two story/two unit guest casita buildings on a production vineyard and olive orchard property (Refer to **Appendix A**, Plan Set, Sheet AS101 Architectural Site Plan). The developed area will include a wine production building, hospitality building, eight guest casitas, outdoor event area, associated access roads and parking and planted areas consisting of vineyard, olive trees and landscaping. The project will result in disturbance of 4.67 acres with a final impervious area of 2.09 acres for construction of the proposed winery, production building, casitas, and associated entry driveway and parking improvements. The majority of the 20.49 acre parcel is planted in olive trees and vineyard. Project operations will include a special events program including weddings, small private events and wine club member events to be offered on closed winery days and after hours with a maximum guest occupancy of 120 and no amplified outdoor music. The winery and hospitality restaurant will be open to the public Thursday through Sunday during the day only, with evenings and non-operational days available for scheduling of special events.

Grading and subsurface utility trenching activity for the project is anticipated to take three to four months. Construction will occur in four phases with potential for concurrent construction among the phases- Phase 1: Wine Production (nine months), Phase 2-3: Hospitality and Outdoor Patio + structure for Phase 3, Phase 3: T.I. for Kitchen and 2nd Floor (13 months for 2-3), Phase 4: Guest Casitas (8 months). The project is compliant with Ordinance No 348 as a Class V Winery and on-site vineyard with appurtenant and incidental commercial uses.

Building Architecture and Materials
The PAMEC Winery architectural design incorporates natural topography and views to blend with the character of the area. The design includes use of concrete with smooth finishing, concrete breeze blocks, metal siding and metal trim elements (Refer to **Appendix A**, Plan Set, Sheets A201-203 Exterior Elevations, and Sheet A-701 3D Views).

Landscaping
Project landscaping includes drought tolerant plant species within the winery development area, providing landscape buffers and curated landscape species throughout the project. In addition to

landscape trees, shrubs and greenspace areas, the project includes 14.14 acres of production vineyard and 1.19 acres of olive trees (Refer to **Appendix A** Plan Set, Sheets L-01-L07).

FIGURE 1-VICINITY MAP

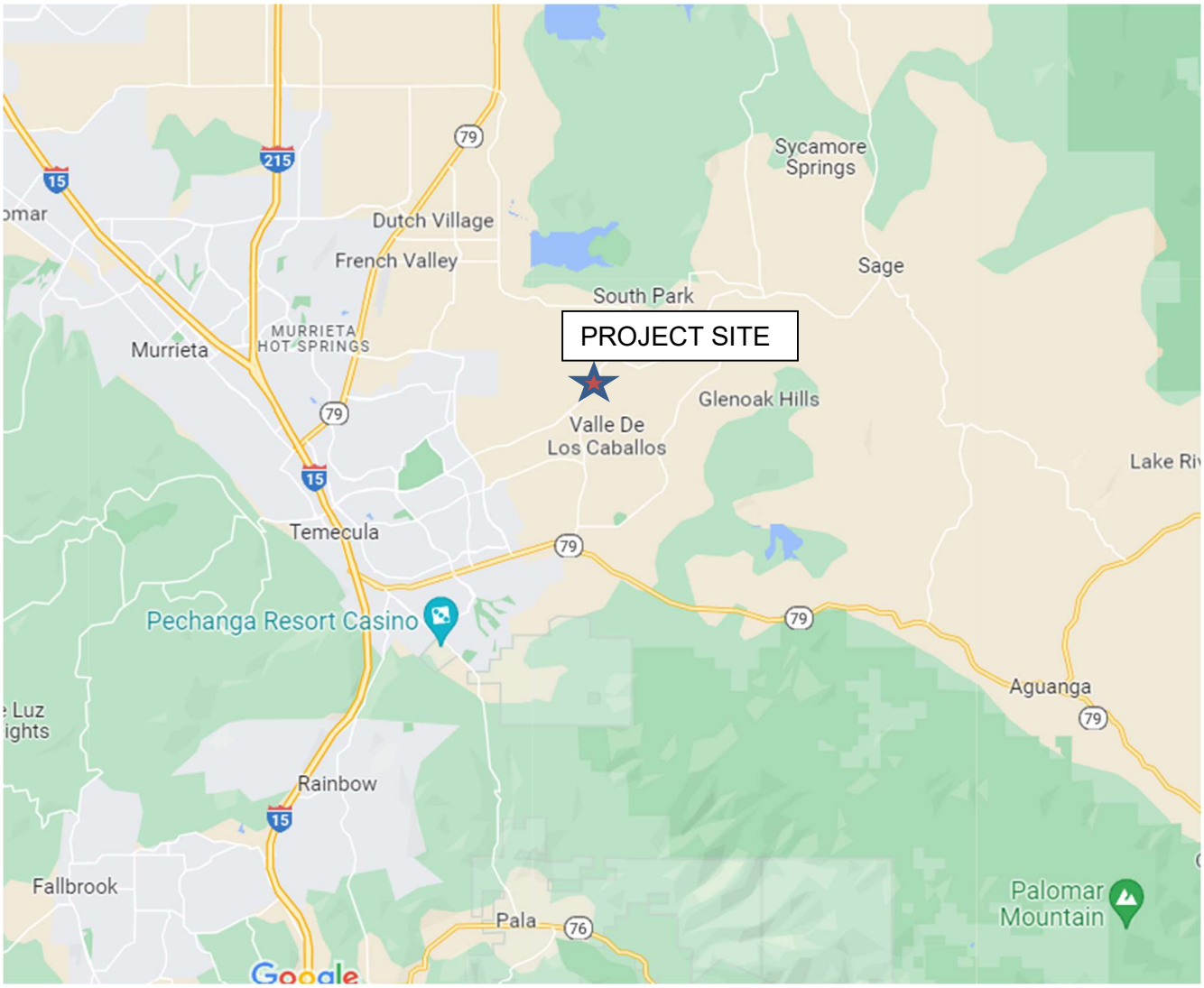


FIGURE 2-LOCATION MAP

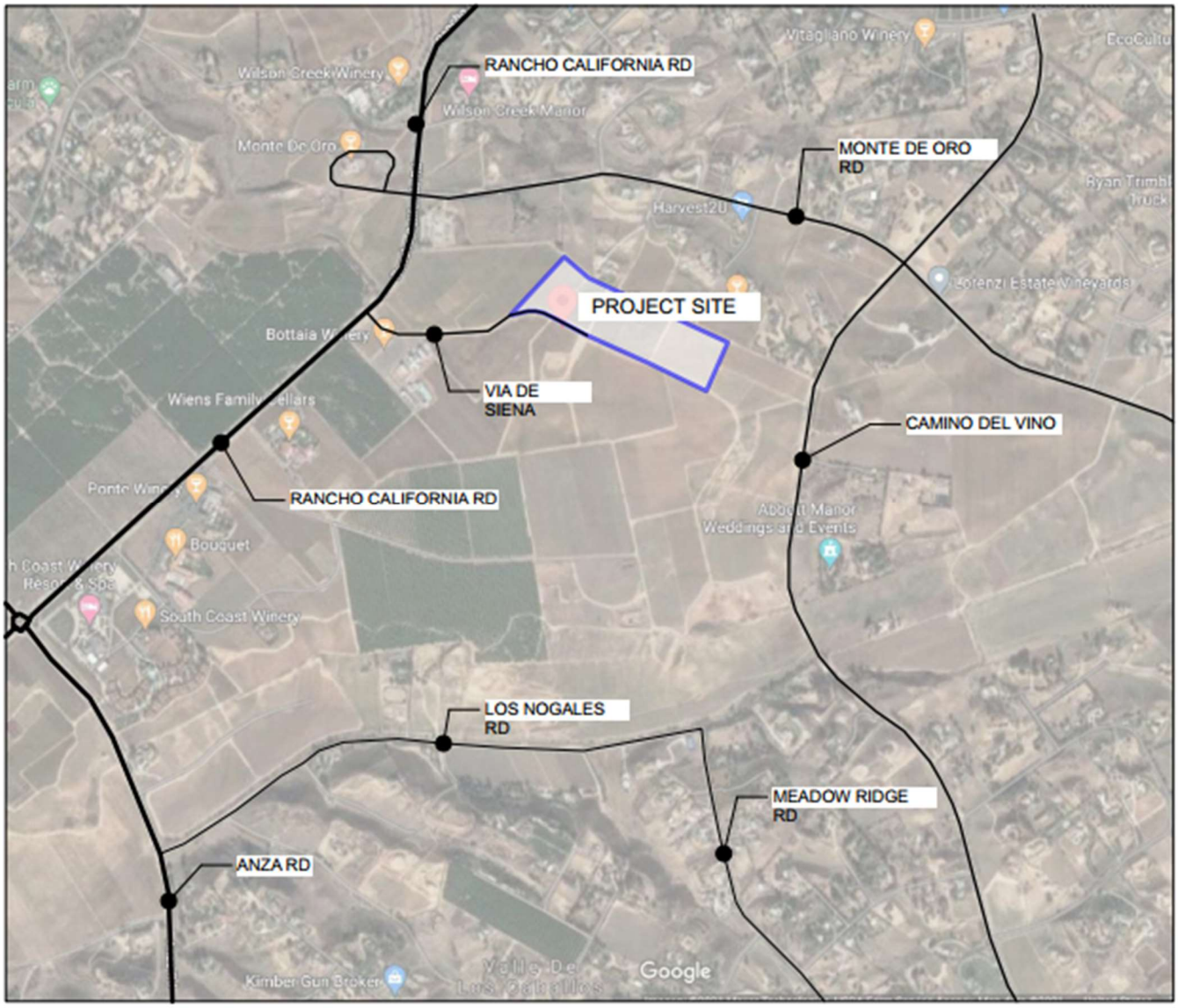
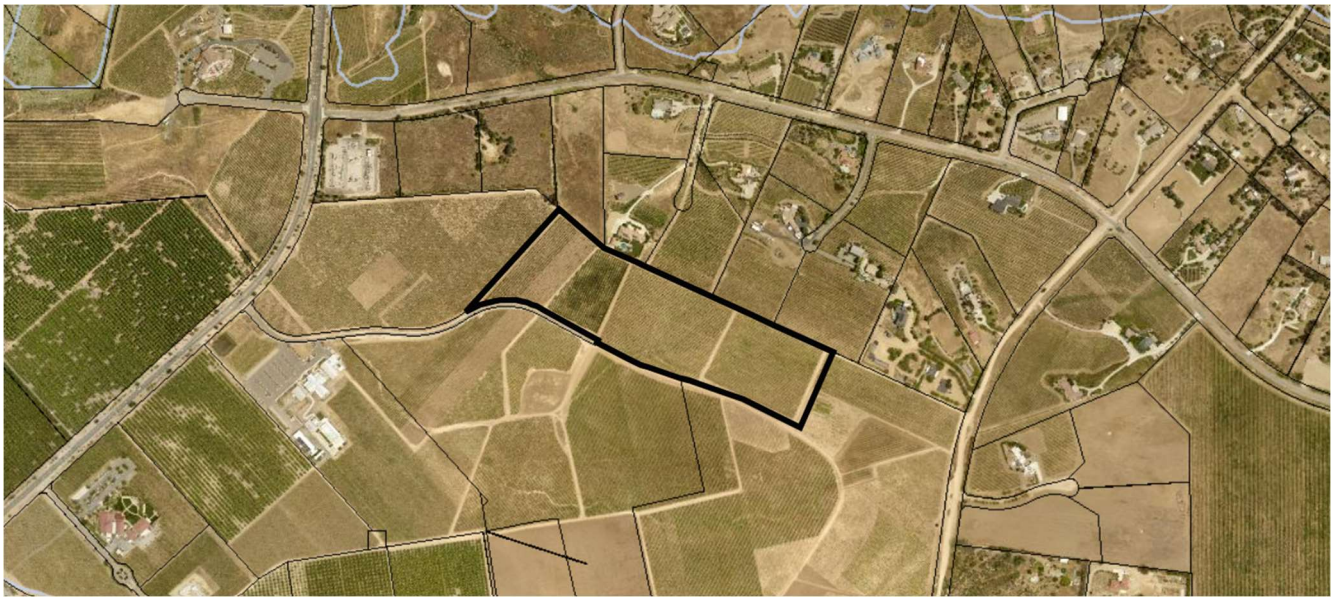


FIGURE 3 AERIAL VIEW



Circulation

The proposed project will be accessed via the southern portion of the property from Via De Siena, east of Rancho California Road, a designated two-lane collector road. Via De Siena borders the southern property boundary. Emergency service accessible circulation and fire hydrant access is provided throughout the site as well as ADA accessible parking and pedestrian access.

Soils

The site soil is classified as Arlington and Greenfield fine sandy loams, Greenfield sandy loam, and Ramona sandy loam, which are all characterized as being in the well-drained class of soils. The site consists of planted olive trees, vineyard, and disturbed areas. The project as proposed is focused primarily on the previously disturbed portion of the site and will utilize the olive grove and vineyard as part of the project design by keeping these agricultural areas intact. The project utilizes low impact development techniques, green design elements, landscaped areas and onsite infiltration to mitigate any increase in peak storm runoff quantities. Sheet flows from proposed buildings and accessways are routed to localized infiltration areas within the proposed development footprint.

Grading

The development area will be graded with approximately 200 CY cut and 10,143 CY fill and an area of disturbance of 4.67 acres. Total impervious area proposed is 2.09 acres for asphalt paving (67,801 SF), concrete (25,768 SF) and roof footprints (14,895 SF), with pervious areas including landscaping (38,407 SF), decomposed granite (DG) (30,816 SF) and a dedicated dirt horse trail (25,845 SF).

Water/Sewer

The project is located within the service boundaries of Rancho California Water District and fronts an existing 12-inch diameter water pipeline located within Via de Siena. The project will also connect to existing sewer located along Rancho California serviced by Eastern Municipal Water District.

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

B. Total Project Area: 20.49 acres

Residential Acres: 0 Lots: 0 Units: 0 Projected No. of Residents: 0

Commercial Acres: 4.67	Lots: 1	Sq. Ft. of Bldg. Area: 27,221	Est. No. of Employees: 50
Industrial Acres: 0	Lots: 0	Sq. Ft. of Bldg. Area: 0	Est. No. of Employees: 0
Other (Agriculture): 15.82 acres			

C. Assessor's Parcel No(s): 942-210-062

Street References: Via De Siena south of the intersection of Monte de Oro Road and Rancho California Road

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

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

The project site is located in the northeastern edges of Long Valley, northeast of Temecula Valley, and east of the city of Temecula, in western Riverside County and is planted in vineyard and olive trees with a disturbed area also present. No structures are present. The surrounding areas are defined by 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 area includes the Santa Margarita and Agua Tibia mountains, which separates Riverside County from Orange County and the west coast of California.

The area surrounding the project site is characterized by flat and meandering hillsides either undeveloped or planted in irrigated agriculture, vineyards and wineries with parcels to the north including residential uses along Monte De Oro Road. Rancho California Road is to the west and provides access to Via de Siena. The nearest roadway to the south is Los Nogales Road to the south, and Camino Del Vino is to the east.

Immediately to the south, east and west of the project parcel are similar agricultural parcels ranging in size from 20 to 90 acres that are either planted or fallow, with no structures present. The nearest winery is Bottia, which takes access off of Via De Siena to the south, nearer to Rancho California Road. The northwest corner borders a 4.2 acre parcel with a power facility present. The remaining northern property line is bordered by agricultural parcels between 4.52 to 4.76 acres in size with single family residences and agricultural uses predominate as the closest adjacent use. Refer to Figure 6 for distances to residences from the nearest property line. One of these parcels is a 4.8 acre parcel under contiguous ownership with the project parcel, with the main residence located at the southern portion of the parcel measuring 90' from the property line. In consideration of this residence location, an 8' tall solid masonry wall is proposed to provide a sound buffer along the project property frontage with this parcel.

F. Other Public Agency Involvement and Required Permits:

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

1. **Land Use:** The project is consistent with the existing Agriculture land use designation, zoned WC-W within the Temecula Valley Wine Country Policy Area-Winery District, Southwest Area Plan. The project as designed is consistent with all other applicable land use policies within the General Plan.

2. **Circulation:** Adequate existing access facilities exist and are proposed to serve the project. The project meets all other applicable circulation standards and policies of the General Plan.

3. **Multipurpose Open Space:** No natural open space land is required to be preserved within the boundaries of this project. The Southwest Area Plan-Policy 1.7 seeks to develop and implement an integrated trails network including Regional Open Space Trails, Wine Country Roadside Trails located within public Road Rights of Way, as well as suggested locations for Wine Country Connector Trails on private property for additional potential connection routes. A Wine Country Connector Trail is mapped as possible along the northern property boundary of the project site, from Rancho California Road east to Camino Del Vino. Partnership between a local entity and private property owners are required prior to development and maintenance of such a trail. The property owner has identified an alignment with the local horse rider's association to accommodate a connector trail along the boundaries of and through the property.

4. **Safety:** The project is not located within a floodplain, is not in a known liquefaction area and is not in a fault zone. The site is susceptible to subsidence and is in a high fire area with building code compliance adequate to address potential impacts for these issues. The project as designed includes adequate access for emergency response services as well as fire hydrant installation. Payment of development impact fees will ensure adequate funding is provided to support emergency response service to the site. The project meets all applicable Safety element policies.

5. **Noise:** Sufficient mitigation against any foreseeable noise sources in the area, such as idling tour buses and amplified music, have been provided for in the operational controls and design of the project, which includes construction of an 8' tall noise buffer wall along the property frontage where there is an existing nearby residential use (measured at 90 feet 2 inches from property line). The project activities are not expected to result in the generation of substantial temporary or permanent increase in ambient noise levels in the vicinity in excess of General Plan and/or Noise Ordinance standards (45dB at the property line). Outdoor events will not use amplified sound. Onsite agricultural and visitor serving uses are proposed to be conducted in a manner consistent with accepted industry standards and consistent with Noise Element Policies.

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

7. **Air Quality:** The project is required and has been conditioned to control fugitive dust during grading and construction activities. The project meets all applicable Air Quality Element policies.

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

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

C. Foundation Component(s): Agriculture

D. Land Use Designation(s): Agriculture

E. Overlay(s), if any: Temecula Valley Wine Country

F. Policy Area(s), if any: N/A

G. Adjacent and Surrounding:

1. **General Plan Area Plan(s):** Southwest Area Plan
2. **Foundation Component(s):** Agriculture
3. **Land Use Designation(s):** Reference **Figure 4**- Land Use Designations
   North: Agriculture
   South: Agriculture
   East: Agriculture
   West: Agriculture

4. **Overlay(s), if any:** 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: Wine Country-Winery (WC-W)

J. Proposed Zoning, if any: N/A

K. Adjacent and Surrounding Zoning: Reference **Figure 5**- Zoning Classifications
North: Wine Country-Winery (WC-W) and Citrus/Vineyard (C/V)
South: Wine Country-Winery (WC-W)
East: Wine Country-Winery (WC-W)
West: Wine Country-Winery (WC-W)

FIGURE 4 GENERAL PLAN LAND USE DESIGNATIONS

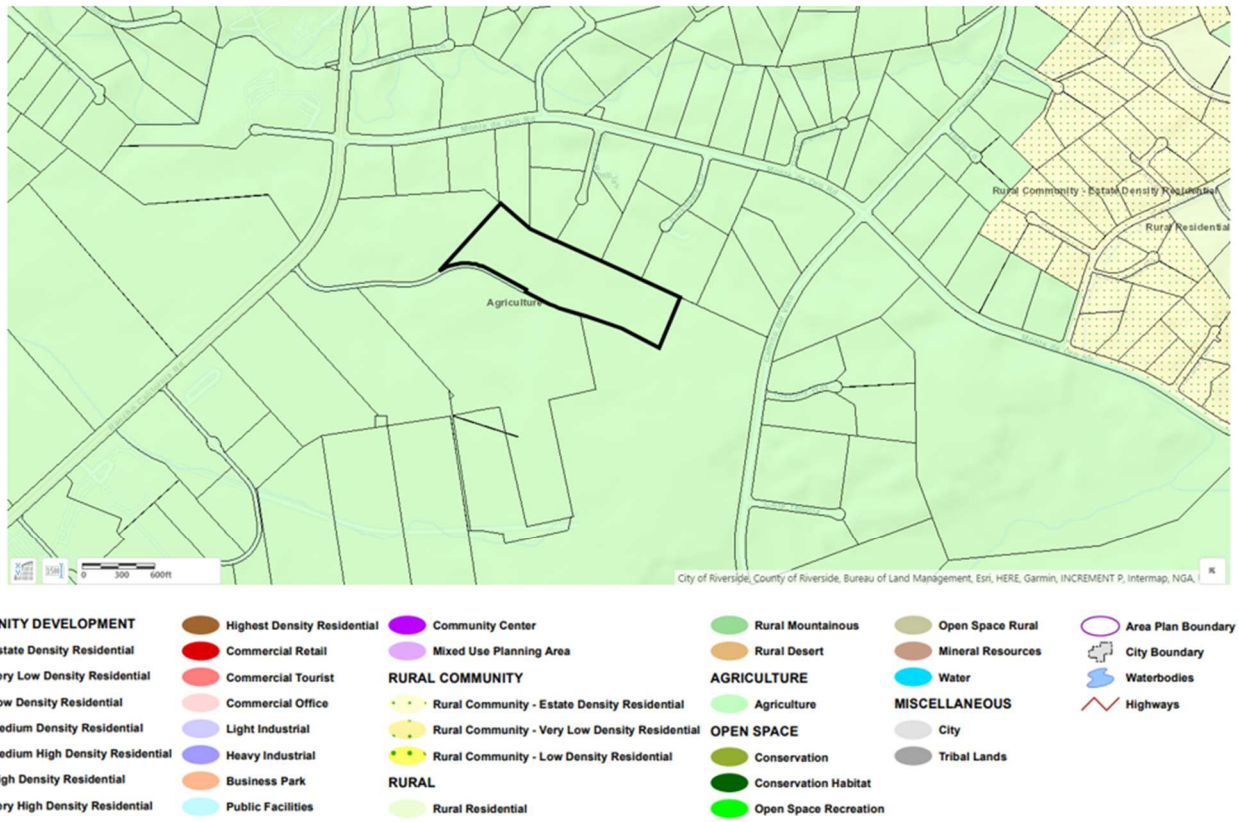


FIGURE 5 ZONING CLASSIFICATIONS

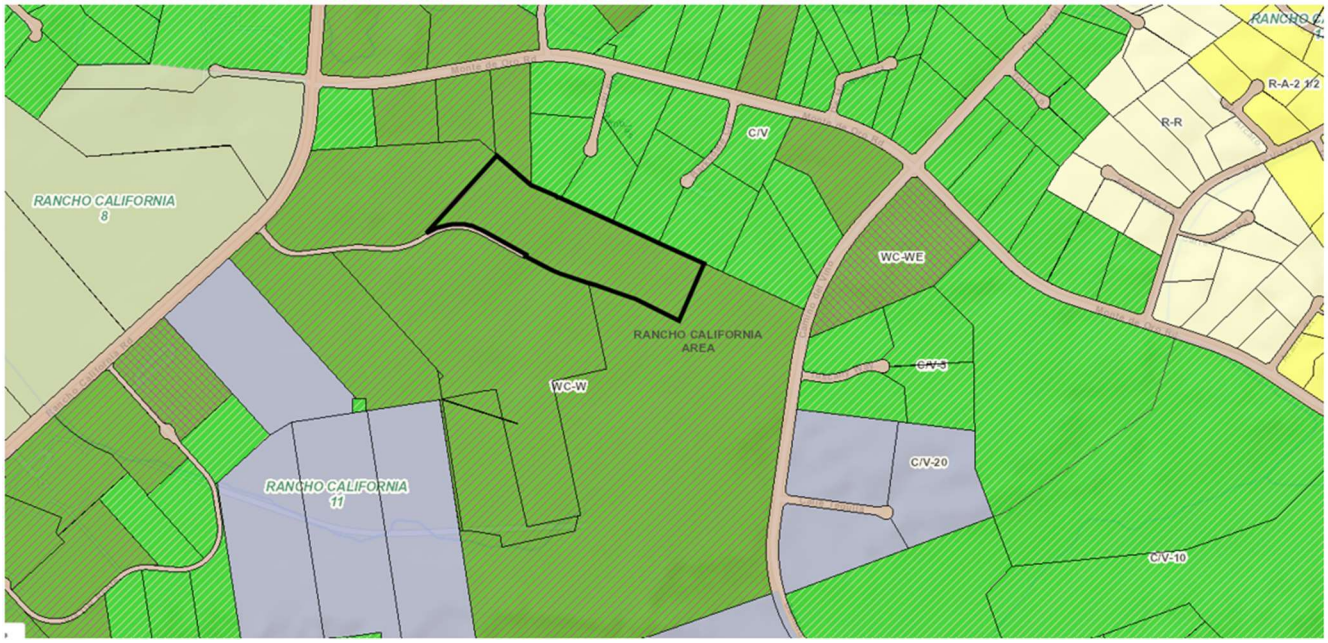
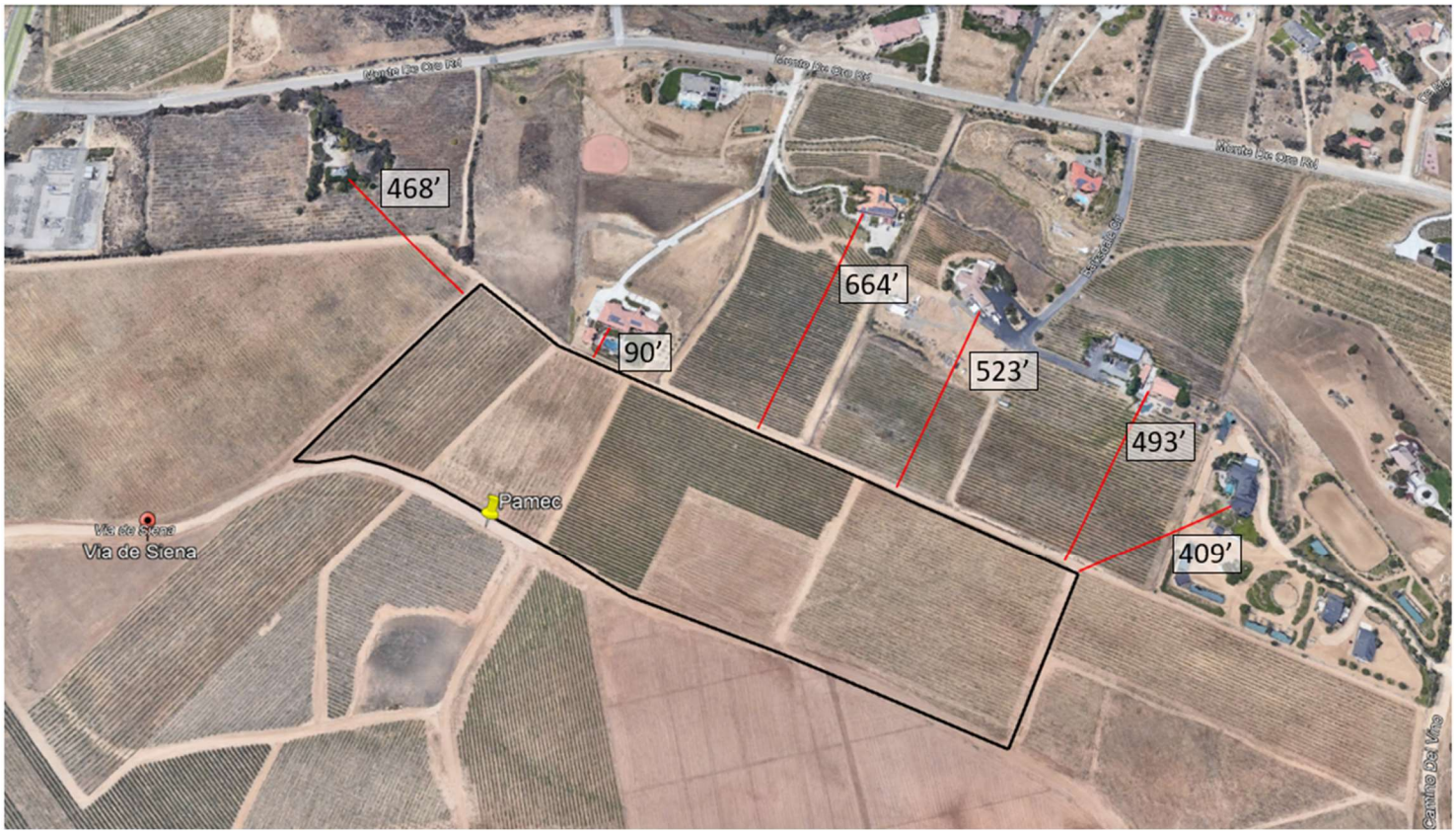


FIGURE 6 DISTANCE TO NEAREST RESIDENCES



III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

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

IV. DETERMINATION

On the basis of this initial evaluation:

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

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

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

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

Signature

Date

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); *Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) Biological Resources Compliance Analysis for the 20.49 Acre Crete* (Pamec) Winery Project Site* (MSHCP), prepared by Cadre Environmental, November 1, 2021 (**Appendix B**); and *Figure 3, Aerial View,* provided in Section I, Project Information, of this Initial Study.

Findings of Fact:

a) No Impact. The Project site is within the Southwest Area Plan (*SWAP*). According to the *SWAP*, three (3) highways have been designated for Scenic Highway status: Interstate 215 (I-215) Eligible Scenic Highway; State Route 79 South (CA-79) Eligible Scenic Highway; and Interstate 15 (I-15) Eligible State Scenic Highway.

The project site is located approximately 10 miles from I-215, 8.7 from CA-79, and 9.4 from I-15. Because of the distance from the highways, and the terrain/topography in between the proposed project and the scenic highways, the site would not be visible from the highways. Therefore, implementation of the proposed project will not have a substantial effect upon a scenic highway corridor. No impacts will occur.

b) No Impact. The Project site is located in an unincorporated area of Riverside County, in Temecula Wine Country and surrounded by similarly zoned parcels. The 20.49 acre parcel is primarily in active agricultural production typical of the area, planted in vineyard and olive orchard. These agricultural use areas will remain predominate and have been incorporated into the project design with the proposed winery located on the remaining portion of the parcel that consists of ruderal/disturbed area. There are no trees, rock outcroppings, or otherwise unique landmark features located on the site.

Scenic vistas generally refer to views of expansive open space areas or other natural features, such as mountains, undeveloped hillsides, large natural water bodies, or coastlines. Certain urban settings or features, such as a striking or renowned skyline, may also represent a scenic vista. Scenic vistas are accessible from public vantage points, such as public roadways and parks. The boutique winery project is designed to utilize an existing disturbed area of the agricultural parcel and be consistent with other similar facilities in the area. The project will not obstruct any prominent vistas, or result in the creation of an aesthetically offensive site open to public view. No views of surrounding hills or area mountains would be obscured by the Project. No impacts will occur.

c) No Impact. The project site is located in a non-urbanized (agricultural) area surrounded by parcels of similar characteristics consisting of vineyards, citrus, undeveloped parcels and agricultural parcels with winery operations or farmhouse buildings present. Public views of the site are limited due to the location of the project, distance to public viewsheds and intervening topography. Views from Monte De Oro Rd from the north are obscured by intervening topography. Views of the project from Rancho California Road to the west, Camino del Vino to the east, and Ponte Road to the south will either be shielded from view by existing topography and vegetation or offer an increased visual character by developing the winery, which is consistent with the surrounding area development of similarly sized wineries, in compliance with the General Plan, Southwest Area Plan, the Wine Country Community Plan, as well as with design guidelines and requirements of the Wine Country-Winery (WC-W) zone. The Project will not degrade the visual character or quality of public views of the site and its surroundings or conflict with applicable zoning and/or other regulations governing scenic quality. No aesthetic resource impacts will occur.

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 Mount Palomar Nighttime Lighting Policy; and GIS database, Ord. No. 655 (Regulating Light Pollution).

Findings of Fact:

a) Less Than Significant Impact. The project site is located in the SWAP-designated Zone B (15-45 miles) from Mount Palomar Observatory and associated Nighttime Lighting Requirements. The

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

Observatory is located approximately 16.25 miles from the project development area, and therefore SWAP Policy 13.1 is applicable to the project.
SWAP Policy 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 operations of the Palomar Observatory.

Ordinance No. 655 was adopted by the County with the intent of restricting the permitted use of certain light fixtures that emit 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): Ordinance No. 655; and Ordinance No. 915 (An Ordinance of the County of Riverside Regulating Outdoor Lighting); and Figure 3, Aerial Photo, provided in Section I, Project Information, of this Initial Study.

Findings of Fact:
a) Less Than Significant Impact. Currently, there are no light sources at the Project site. New sources of light and glare associated with temporary construction activities may occur if construction site nighttime security lighting is required. In addition, workers, either arriving to the site before dawn, or leaving the site after dusk, may generate additional temporary construction-related light sources from vehicles. The amount and intensity of light anticipated from these construction sources would generally be less than the outdoor lighting currently in use at nearby wineries in the area, as the lighting needed will be solely for motor vehicle visibility or onsite security during nighttime hours. 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 restrict lighting hours, types, and techniques of lighting. Outdoor lighting sources include parking lot lights, wall mounted lights, and decorative landscaping lighting, which as required by

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

Ordinance No. 655 will be limited to low-pressure sodium fixtures and hooded fixtures and/or downcast lighting to prevent spillover light or glare.
Ordinance No. 915 requires all outdoor illumination to be located, adequately shielded, and directed such that no direct light falls outside the parcel of origin or onto the public right-of-way. The Ordinance further prohibits blinking, flashing and rotating outdoor luminaires. The Project will be required to comply with the County of Riverside standard conditions of approval regarding lighting, and therefore not considered unique mitigation pursuant to CEQA.

With required conformance with Ordinance No. 655 and Ordinance No. 915, any impacts are expected to be less than significant.

b) Less Than Significant Impact. Residences in the vicinity of the project will not be subject to unacceptable light levels. The project area is surrounded on three sides by agricultural use parcels with no residential development, and large rural residential parcels to the north. Construction-related impacts will be temporary, of short-duration, during daylight hours only and will cease when Project construction is completed. Once operational, the project will be required to comply with Ordinance No. 655 and Ordinance No. 915, which will ensure that the project is designed appropriately to not expose any residential property to unacceptable light levels or glare. 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”)?	☐	☐	☒	☐
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?	☐	☐	☐	☒

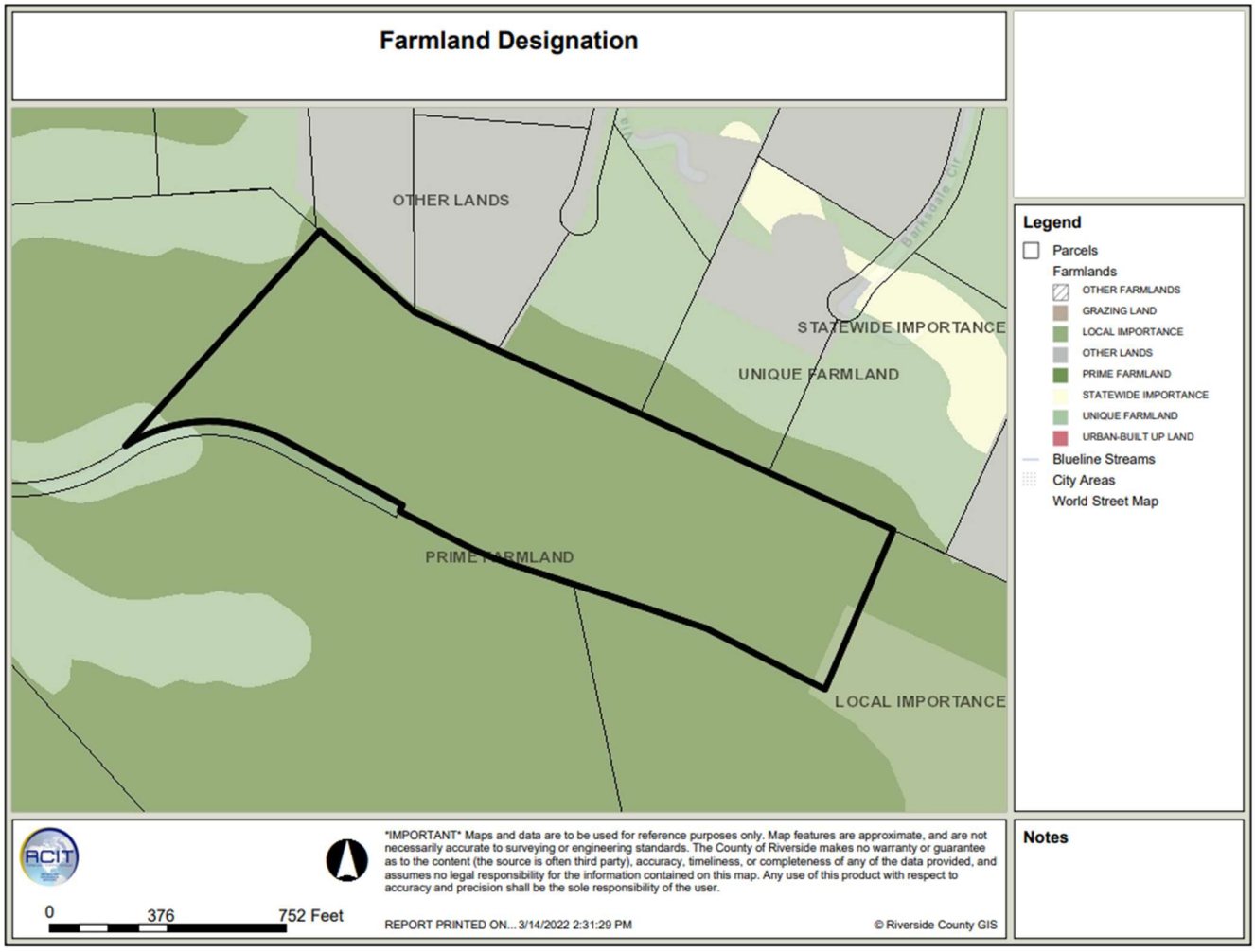
Source(s): Map My County; Ordinance No. 348 (Article XIVd – Wine Country Zones); Riverside County General Plan Figure OS-2 “Agricultural Resources;” Ordinance No. 625 (An Ordinance of the County of Riverside Providing a Nuisance Defense for Certain Agricultural Activities, Operations, and Facilities and Providing Public Notification Thereof); and Project Plans.

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

Findings of Fact:

a) Less Than Significant Impact. According to Map My County, the Project site is designated as Prime Farmland. No structures are present. An approximately 3.02 acre area of the parcel is ruderal/disturbed land and the remainder of the 20.49 acre parcel is planted with grapevines and olive trees. With the incorporation of an operational winery on the property within the existing ruderal/disturbed area of the site (with production and tasting) and the ancillary use of guest casitas accompanying an operational winery, the Project will ensure a long-term use of vineyard or farmland remains within the County's inventory of farmland in the area.

FIGURE 6 FARMLAND CLASSIFICATION



Implementation of the proposed Project will not convert producing Prime Farmland as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use and will preserve the existing farmland acreage on the site. Impacts will be less than significant.

b) Less Than Significant Impact. The project site zoning is Wine Country-Winery (WC-W), which allows for wineries as a permitted use, along with farming operations of crops, orchards, groves, and vineyards. The project will maintain the existing grapevines to support the winery, and olive trees that

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

surround the project site on three sides and encompass over 80% of the parcel. The project exceeds the Temecula Wine County Policy Area planting standard of 75%. The agricultural use will remain the primary use of the property and therefore is consistent with the existing agricultural zoning. The property is not subject to a Williamson Act contract. The project site has an approved Notice of Non-renewal from the Rancho California Agricultural Preserve 11 (AG00853). Impacts are less than significant.

c) Less Than Significant Impact. The non-agricultural uses of the site (visitor-serving uses of winery) will remain secondary to, and dependent upon the existing agricultural use on the property that will support the proposed production facility and winery. The project is consistent with the standards established by the WC-W Zone to preserve the character of the area and protect against establishment of uses incompatible with agricultural use as primary. Impacts are less than significant.

d) No Impact. The proposed production winery, visitor serving use and casitas are all consistent uses described for the WC-W zone. No other changes will occur that would result in conversion of farmland to non-agricultural use. No impacts will occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

5.	**Forest**	☐	☐	☐	☒
	a) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland 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): Riverside County General Plan Figure OS-3b "Forestry Resources Eastern Riverside County Parks, Forests, and Recreation Areas," Project Application Materials

Findings of Fact:

a)-c) No Impact. The project site and surrounding parcels consist of agricultural uses under active farming and 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. Therefore, the project would not conflict with zoning or result in loss or conversion of forest land to non-forest use. No impacts will occur.

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
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): Riverside County General Plan, Riverside County Climate Action Plan ("CAP"), South Coast Air Quality Management District (SCAQMD) CEQA Air Quality Significance Thresholds and Analysis, County of Riverside, Air Quality Management District CALEEMOD Project Specific Impact Analysis (**Appendix C)**, OEG Traffic Study, May 23, 2022 **(Appendix K).**

Findings of Fact:

a) Less Than Significant. The proposed project will not conflict with or obstruct implementation of the applicable air quality plan. The project area is located within the South Coast Air Quality Management District (SCAQMD) and the Southern California Association of Governments (SCAG). These two agencies manage a region-wide Air Quality Management Plan (AQMP), which is consistently reviewed and revised to meet federal and state air quality planning guidelines. At the local level, the County of Riverside has adopted an Air Quality Element of the General Plan, that utilizes SCAG growth projections combined with policies identified by the AQMP to address air quality and achieve compliance, primarily focusing on measures that "control Indirect Sources such as facilities, buildings, structures, installations, real property, roads or highways that attract mobile sources of pollution." (County of Riverside General Plan, Chapter 9).

As the SCAQMD is in process of developing an "Air Quality Analysis Guidance Handbook" to replace the existing CEQA Air Quality Handbook, and in the interim has provided additional Significance Thresholds and analysis tools that are applicable to this project and the project vicinity, those are utilized and referenced in this analysis. The purpose of a consistency finding is to determine if a project is inconsistent with the assumptions and objectives of the regional air quality plans, and if it would interfere with the region's ability to comply with federal and state air quality standards. The South Coast AQMD has established criteria for determining consistency with the currently applicable air quality management plan (AQMP).

Consistency Criterion No. 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.
Consistency Criterion No. 2. Whether the project will exceed the assumptions in the AQMP based on the year of project buildout and phase.

Common air pollutants and associated adverse health and welfare effects are summarized the table below.

AQ Table 1: Criteria Pollutants

Pollutant	Effects on Health and the Environment
Ozone (O_3)	• Respiratory symptoms • Worsening of lung disease leading to premature death • Damage to lung tissue • Crop, forest and ecosystem damage • Damage to a variety of materials, including rubber, plastics, fabrics, paint and metals
PM2.5 (particulate matter less than 2.5 microns in aerodynamic diameter)	• Premature death • Hospitalization for worsening of cardiovascular disease • Hospitalization for respiratory disease • Asthma-related emergency room visits • Increased symptoms, increased inhaler usage
PM10 (particulate matter less than 10 microns in aerodynamic diameter)	• Premature death & hospitalization, primarily for worsening of respiratory disease • Reduced visibility and material soiling
Nitrogen Oxides (NO_X)	• Lung irritation • Enhanced allergic responses
Carbon Monoxide (CO)	• Chest pain in patients with heart disease • Headache • Light-headedness • Reduced mental alertness
Sulfur Oxides (SO_X)	• Worsening of asthma: increased symptoms, increased medication usage, and emergency room visits
Lead	• Impaired mental functioning in children • Learning disabilities in children • Brain and kidney damage
Hydrogen Sulfide (H_2S)	• Nuisance odor (rotten egg smell)

Pollutant	Effects on Health and the Environment
	• At high concentrations: headache & breathing difficulties
Sulfate	• Same as PM2.5, particularly worsening of asthma and other lung diseases • Reduces visibility
Vinyl Chloride	• Central nervous system effects, such as dizziness, drowsiness & headaches • Long-term exposure: liver damage & liver cancer
Visibility Reducing Particles	• Reduced airport safety, scenic enjoyment, road safety, and discourages tourism
Toxic Air Contaminants About 200 chemicals have been listed as toxic air contaminants	• Cancer • Reproductive and developmental effects • Neurological effects

For projects less than 5 acres, the South Coast AQMD has developed a Mass Rate Localized Significance Threshold (LST) table for each source receptor area (SRA) in the management district. The LSTs are utilized for projects less than 5 acres and therefore site specific analysis and mitigation above standard air quality protection measures are not necessary. The project site is located in SRA 26, Temecula Valley and at 4.67 acres of total disturbance including landscaping and trail space area is less than 5 acres of site disturbance.

AQ Table 2. Local Significance Thresholds for SRA 26, Temecula Valley

Pollutant	Threshold (lbs/day)
NOx Construction and Operation	371
CO Construction and Operation	1,965
PM10 Operation	4
PM 10 Construction	13
PM 2.5 Operation	2
PM 2.5 Construction	8

The South Coast Air Quality Management District provides an analysis tool for modeling project specific emission impacts called CALEEMOD. Although the project's disturbance area is less than 5 acres and site-specific analysis was not required, the project was modeled to ensure all pollutant emissions fell under the LST thresholds described above.

The CALEEMOD Project Specific Impact Analysis results shown below in AQ Table 3 provide verification that the project impacts for construction and operation remain under the established local

significance thresholds and standard air quality protection measures are sufficient to reduce impacts to less than significant.

AQ TABLE 3. CALEEMOD Project Results

Pollutant	Project (tons/year)	Project (pounds/year)	Project (lbs/day)
NOx Construction	1.1269	2484.389	6.807
NOx Operation	0.1792	395.068	1.082
CO Construction	1.2545	2765.699	7.577
CO Operation	0.9192	2026.489	5.552
PM10 Operation	0.2009	442.909	1.213
PM 10 Construction	0.1988	438.279	1.201
PM 2.5 Operation	0.0576	126.986	0.348
PM 2.5 Construction	0.1052	231.926	0.635

• *Criterion 1 - Increase in the Frequency or Severity of Violations*. The results of the CalEEMod analysis of short-term construction emission levels and long-term operational emission levels at the project site verify the project will result in less than significant impacts, well under established LSTs. Therefore, the proposed Project would not contribute to the exceedance of an air pollutant concentration standard and is consistent with the above AQMP Criterion 1.

• *Criterion 2 - Exceed Assumptions in the AQMP.* Consistency with the AQMP is determined by comparing a proposed project with the assumptions in the AQMP. The emphasis of this criterion is to ensure that the analysis conducted for a proposed project is based on the same forecasts as the AQMP.

The 2020-2045 Regional Transportation/Sustainable Communities Strategy, prepared by the Southern California Association of Governments (SCAG) in 2021, includes chapters on the following issues: challenges in a changing region, creating a plan for our future, and the road to greater mobility and sustainable growth. These chapters currently respond directly to federal and state requirements placed on SCAG. Local governments are required to use these as the basis of their plans for purposes of consistency with applicable regional plans under CEQA.

The Project is consistent with the land use requirements in the Riverside County Zoning Ordinance for the WC-W (Wine Country-Winery) zone. The Project land uses are also consistent with the Temecula Wine Country Community Plan and the Southwest Area Plan. As a result, the Project is not expected to significantly increase emissions compared to what is currently allowed and projected in the AQMP for this region and is therefore consistent with the AQMP for Criterion 2, refer to AQ Table 2, above.

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

b) Less Than Significant Impact. 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.
The Project site is located in the South Coast Air Basin (SCAB). As is common in many parts of the air basin that incorporates many urban/rural interface areas, State and Federal air quality standards

are often exceeded. Table AQ 4 below identifies attainment or non-attainment status of criteria pollutants within the SCAB.

Table AQ 4
South Coast Air Basin Attainment Status[1]

Pollutant	State Status	National Status
Ozone	Nonattainment	Nonattainment (Extreme)[2]
Carbon monoxide	Attainment	Attainment (Maintenance)
Nitrogen dioxide	Attainment	Attainment (Maintenance)
PM_{10}	Nonattainment	Attainment (Maintenance)
$PM_{2.5}$	Nonattainment	Nonattainment
Lead	Attainment	Nonattainment (Partial)[3]

[1] Taken from California Air Resources Board http://www.arb.ca.gov/desig/adm/adm.htm
[2] 8-Hour Ozone
[3] Partial Nonattainment designation – Los Angeles County portion of Basin only

Air quality analysis must consider potential short-term construction impacts and long-term operational impacts.

Construction Emissions. Although the project is proposed to be built out in four phases (Wine Production Facility, Tasting Building and Patio, T/I Improvements for Tasting Building, and Casitas) for air quality analysis, to evaluate a worst-case scenario, construction is analyzed as one complete phase. Proposed construction activities would result in the temporary addition of pollutants to the local area caused by on-site sources (i.e., off-road construction equipment and soil disturbance) and offsite sources (i.e., on-road haul trucks, delivery trucks, and worker vehicle trips). Construction emissions can vary substantially from day to day, depending on the level of activity; the specific type of operation; and, for dust, the prevailing weather conditions. Therefore, such emission levels can only be approximately estimated with a corresponding uncertainty in precise ambient air quality impacts. Construction emissions identified above in AQ Table 3 are considered less than significant and no additional mitigation above standard requirements for construction projects are necessary.

Standard requirements for construction projects as outlined by South Coast AQMD Rules 402 and 403 include implementation of dust suppression techniques to prevent fugitive dust from creating a nuisance offsite. State of California Green Building Code requirements also apply.

Standard Air Quality Requirements-Construction
AQR-AQ-1 The project must follow South Coast AQMD fugitive dust control rules and requirements, which include but are not limited to the following:

- All active construction areas shall be watered two (2) times daily.
- Speed on unpaved roads shall be reduced to less than 15 mph.

- Any visible dirt deposition on a public roadway shall be swept or washed at the site access points within 30 minutes.
- Any on-site stockpiles of debris, dirt, or other dust material shall be covered or watered twice daily.
- All operations on any unpaved surface shall be suspended if winds exceed 15 mph.
- Access points s hall be washed or swept daily.
- Construction site shall be sandbagged for erosion control
- Apply nontoxic soil stabilizers to all inactive construction areas (graded areas inactive for 10 days or more)
- Cover all trucks hauling dirt, sand, soil, or other loose materials, and maintain at least 2 feet of freeboard space in accordance with California Vehicle Code section 23114.
- Pave or gravel construction access roads at least 100 feet onto the site from the main road and use gravel aprons at truck exits.
- Replace ground cover of disturbed areas as quickly as possible.
- A fugitive dust control plan should be prepared and submitted to the South Coast AQMD prior to start of construction.

AQR-AQ2 Prepare and implement a Construction Management Plan including Best Available Control Measures and Best Management Practices to be submitted to the County of Riverside
AQR-AQ3 Properly maintain construction equipment.
AQR-AQ4 All construction vehicles shall be prohibited from excessive idling (5 minutes or longer).
AQR-AQ5 Minimize simultaneous operation of multiple construction equipment units.
AQR-AQ6 The use of heavy construction equipment and earthmoving activity shall be suspended during Air Alerts when Air Quality Index reaches the “unhealthy” level.
AQR-AQ7 Utilize low emission “clean diesel” equipment with new or modified engines that include diesel oxidation catalysts diesel particulate filters, or Moyer Program retrofits that meet the California Air Resources Board best available control technology.
AQR-AQ8 Establish an electricity supply to the construction site and use electric powered equipment instead of diesel-powered equipment or generators, where feasible.
AQR-AQ9 Establish staging areas for construction equipment that are as distant as possible from adjacent sensitive receptors (residences).
AQR-AQ10 Use haul trucks with on-road engines instead of off-road engines for on-site hauling.
AQR-AQ11 Utilize zero volatile organic compounds (VOC) and low VOC paints and solvents, wherever possible.

Air Quality Regional Significance Thresholds

For projects less than 5 acres, the South Coast AQMD Mass Rate Localized Significance Threshold (LST) table for each source receptor area (SRA) in the management district are applied to this project. In addition, the SCAQMD has established air quality emissions thresholds for criteria air pollutants for the purposes of determining whether a project may have a significant effect on the environment per Section 15002(g) of the State CEQA Guidelines.

By complying with the LSTs, the Project is considered in compliance with the SCAQMD Air Quality Management Plan and the federal and state air quality standards. Table AQ 5 lists the air quality significance thresholds for the applicable criteria air pollutants analyzed in this section for the region.

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

Table AQ 5 South Coast AQMD 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

The construction and operation emission values identified in Table AQ 3 are well below the regional significance thresholds identified in Table AQ 5 for the South Coast Air Quality Management District.

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 considered to be under SCAQMD regional thresholds of significance as established by the agency (refer to Table AQ 2), and modeled through site specific CALEEMOD analysis (refer to Table AQ 3). Less than significant impacts are anticipated. Further, the Project must follow all standard SCAQMD rules and requirements with regards to fugitive dust control. Compliance with the dust control construction measures are considered a standard requirement and included as part of the Air Quality Regulations (**AQR-AQ-1** through **AQR-AQ-11**).

Operational Emissions

Operational emissions are those considered to occur over the life of the Project and are therefore long-term sources of emissions. These include both direct and indirect sources (mobile, energy, area, other). The following Air Quality Regulations for operations (AQR-AQ-12 through AQR-AQ-15) are standard operational design requirements and are not considered mitigation.

Air Quality Regulations-Operational

AQR-AQ12 Comply with mandatory requirements of Title 24, Part 11 of the California Building Standards Code (CALGreen) and Title 24, Part 6 Building Efficiency Standards

AQR-AQ13 Implement water conservation strategies, including low flow fixtures and toilets, water efficient irrigation systems, drought tolerant/native landscaping, and reduce turf areas.

AQR-AQ14 Use electric landscaping equipment, such as lawn mowers and leaf blowers

AQR-AQ15 Comply with mandatory requirements of CalRecycle's commercial recycling program and implement zero waste strategies.

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 Air Quality Regulations for construction and operations (AQR-AQ-1 through AQR-AQ-15), 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.

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

c) Less Than Significant Impact. The proposed project will not expose sensitive receptors, which are located within one (1) mile of the project site, to substantial pollutant concentrations. Table AQ2 (refer to section a) above) provides the Local Significance Thresholds (LST) for the project area and Table AQ3 provides the CalEEMod project-specific results, identifying that the project-related emissions are modeled to come in below the LST for a distance of 25 meters (the minimum distance LST modeled) for applicable criteria pollutants with application of standard air quality controls including watering two times a day during grading activities to keep dust at a minimum. Operation emissions for the production winery and visitor serving uses are minimal and well below any thresholds for significance. Further, the Traffic Study (Appendix K) utilized the County analysis requirements for projects with potential to result in significant Vehicle Miles Traveled (VMT) and greenhouse gas (GHG) impacts. The project size is considered a small project with insignificant impacts and no mitigation required. The small amount of peak hour trips associated would not contribute to traffic congestion in the vicinity of the site that could lead to localized concentrations of carbon monoxide (CO) associated with vehicular trips.

The nearest existing sensitive receptors are residential uses on parcels between 4-5 acres located along the northern property line of the proposed project area. The nearest primary residence is located approximately 90 feet to the north with the remaining residences 400' or greater from the project parcel (refer to Figure 6). Sensitive receptors will not be exposed to substantial pollutant concentrations with incorporation of standard air quality regulations AQR AQ1-AQR AQ11 as conditions of approval.

d) Less Than Significant Impact. The proposed project will not result in other emissions (such as those leading to odors) adversely affecting a substantial number of people. According to the CEQA Air Quality Handbook, land uses typically associated with odor complaints include agricultural operations, wastewater treatment plants, landfills, and certain industrial operations that utilize solvents, chemicals, petroleum products or other strong-smelling manufacturing agents.

The project will utilize heavy-duty construction equipment that will emit odors for a short time during construction of the project and is required to comply with California Air Resources Board Rule 402 that requires adequate equipment controls so that any air contaminant emissions do not 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." Operational uses proposed are not those that would typically be associated with significant odor emissions. Standard building code requirements related to exhaust ventilation are also required, which will further ensure compliance with Rule 402. Impacts are anticipated to be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

BIOLOGICAL RESOURCES Would the project:				
7. Wildlife & Vegetation a) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation	☐	☒	☐	☐

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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): GIS database, *Western River Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) Biological Resources Compliance Analysis for the 20.49 acre Crete* (Pamec) Winery Project PAR210149*, prepared by Cadre Environmental, 11-1-2021(**Appendix B**); 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.

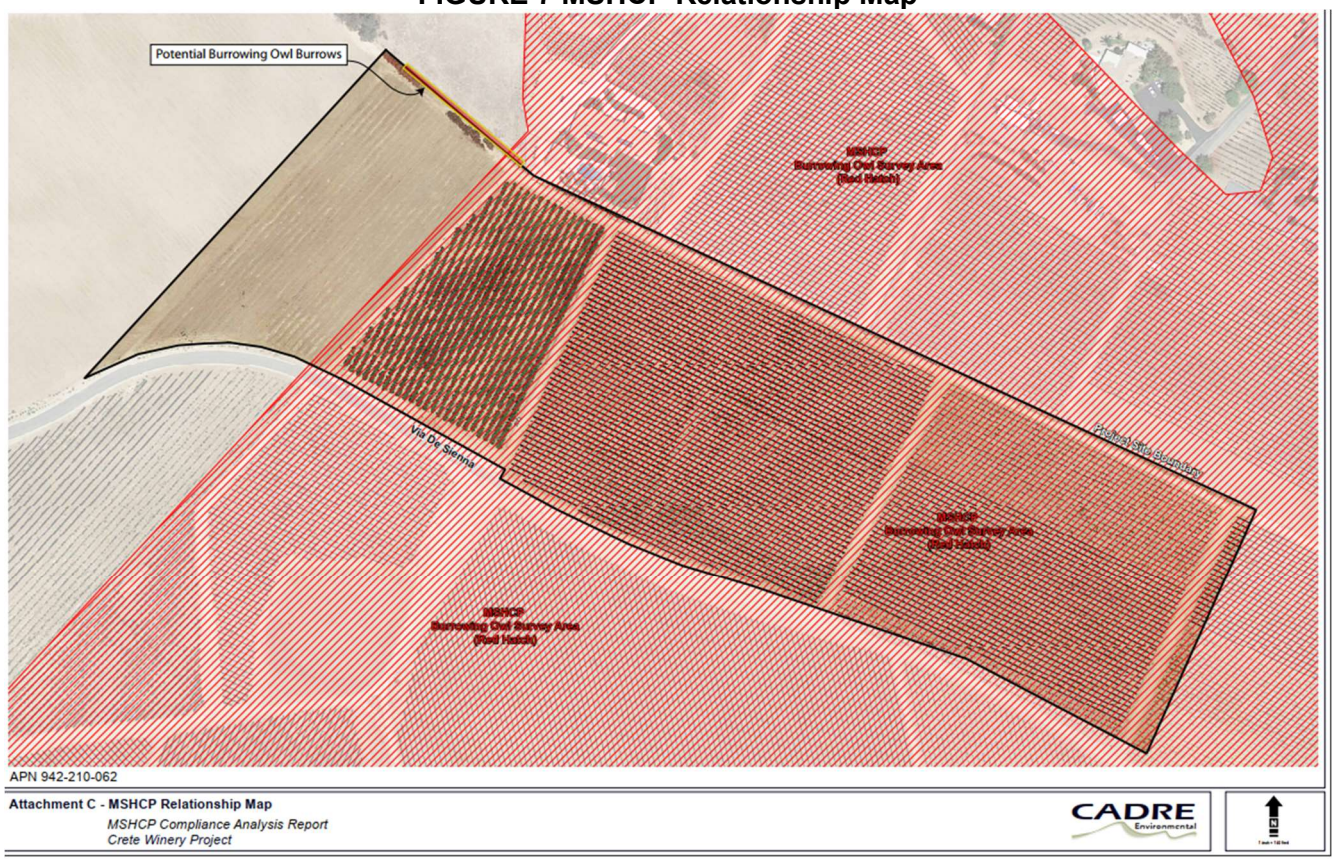
Findings of Fact:

a-d) Less than Significant with Mitigation Incorporated. The project parcel is located within the MSHCP Southwest Area Plan, and outside of any designated Criteria Area, Cell Group, or Linkage Area. The project does not require a Habitat Evaluation and Acquisition Negotiation Strategy (HANS) or Joint Project Review (JPR). A MSHCP Biological Resources Compliance Analysis developed for

the project analyzed all sensitive species potentially occurring onsite and within the surrounding area. The project site does not occur within a predetermined Survey Area for criteria area or narrow endemic plant species, amphibians, or mammals and therefore no additional surveys are required for these sensitive biological elements. No riparian scrub, forest or woodland habitat is located within or adjacent to the project site. No suitable habitat for least Bell's vireo (Vireo bellii pusillus), southwestern willow flycatcher (Empidonax traillii extius) or western yellow-billed cuckoo (coccyzus americanus) is present onsite. No additional surveys are required.

The project site is located within MSHCP Local Development Mitigation Fee area established and implemented by the County of Riverside and is required to pay commensurate fees for the project development. (BIO-MM-1)

FIGURE 7 MSHCP Relationship Map



As shown by Figure 7, above, the Project site is located within the eastern region of a predetermined Survey Area for burrowing owl (athene cunicularia). Suitable burrowing owl foraging habitat was documented within and adjacent to the western region of the project site where all vegetation has been removed. Although approximately 20 burrows with potential utilization for refuge and/or nesting were documented immediately adjacent to the northwest project site boundary, no characteristic sign such as white-wash, feathers, tracks, or pellets were detected. Pre-construction surveys prior to start of ground disturbing activity will be required to ensure no burrows are in use by the species. (BIO-MM-3)

The project site is located within the Steven's kangaroo rat (Dipodomys stephensi, SKR) Fee Area outlined in the Riverside County SKR Habitat Conservation Area (HCP) and is required to pay commensurate fees for the project development. (BIO-MM-2)

The project site, consisting of agricultural and disturbed habitat provides low-quality nesting habitat for ground nesting common and MSHCP-covered sensitive bird species. Potential indirect impacts to regulated nesting birds and/or habitat will require compliance with CDFW Code Section 3503, 3503.5 and 3513. A pre-construction survey for ground nesting birds is required within 3 days prior to initiation of grading activities. (BIO-MM-4)

Implementation of biological mitigation measures BIO-MM-1 through BIO-MM-4 will reduce impacts to less than significant.

f-g) No Impact. Vernal pools are 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, and then in spring the water gradually evaporates away with the pools becoming completely dry in the summer and fall. Vernal pools tend to have an impermeable layer that results in ponded water, dependent on the soil texture (amount of sand, silt and clay particles) having a lower percolation rate. Pools that then retain water for a sufficient length of time will develop hydric soil characteristics. No evidence of vernal pools, seasonal depressions, seasonally inundated road ruts or other wetland or potential wetland features were recorded on the project site.

The project site is characterized by Arlington and Greenfield fine sandy loams, 8 to 15 percent slopes eroded (AtD2), Greenfield sandy loam, 2 to 8 percent slopes, eroded (GyC2), Ramona sandy loam, 2 to 5 percent slopes, eroded, and Ramona sandy loam, 5 to 8 percent slopes eroded (RaC2). All these soil types possess well drained substrates as a defined drainage class. No indication of clay substrates or hydric soils were documented within the project site onsite or during a review of historic aerials.

The project site does not contain native or naturalized tree species, therefore the County's Oak Tree Management Guidelines would not be applicable to the project. Provisions included in County Ordinance No. 559 would not apply since the project is below 5,000 feet elevation. No other tree preservation policy or ordinance apply to the project site.

No site conditions or features are present that would support fairy shrimp and no standing water or other sign of areas that pond water were recorded. No native or naturalized tree species are located on the project site. No impacts will occur.

Mitigation:

BIO-MM-1 MSHCP Local Development Mitigation Fee

The project applicant shall pay MSHCP Local Development Mitigation fees as established and implemented by the County of Riverside.

BIO-MM-2 Stephen's Kangaroo Rat (SKR) Mitigation Fee

The project site falls within the SKR Fee Area outlined in the Riverside County SKR HCO. The project applicant shall pay the fees pursuant to County Ordinance 663.10 for the SKR HCP Fee Assessment Area as established and implemented by the County of Riverside.

BIO-MM-3 MSHCP Burrowing Owl Surveys
Within 30 days prior to initial ground-disturbing activities (e.g. vegetation clearing, clearing and grubbing, site watering) a pre-construction survey for burrowing owls is required to ensure that no owls have colonized the site in the days or weeks preceding the ground-disturbing activities. If burrowing owls have colonized the Project Site prior to the initiation of ground-disturbing activities, the project proponent will immediately inform the Wildlife Agencies and the Regional Conservation Authority (RCA), and will need to coordinate further with RCA and the Wildlife Agencies, including the possibility of preparing a Burrowing Owl Protection and Relocation Plan prior to initiating ground disturbance. If ground-disturbing activities occur but the site is left undisturbed for more than 30 days, a pre-construction survey will again be necessary to ensure burrowing owl has not colonized the site since it was last disturbed. If burrowing owl is found, the same coordination described above will be necessary.

BIO-MM-4 CDFW Nesting Bird Code Compliance
Regulatory requirement for potential direct/indirect impacts to nesting common and sensitive bird and raptor species will require compliance with the CDFG Code Section 3503. Construction outside the nesting season (between September 16th and January 31st) do not require pre-removal nesting bird surveys. If construction is proposed between February 1st and September 15th, a qualified biologist will conduct a nesting bird survey(s) no more than three (3) days prior to initiation of grading to document the presence or absence of nesting birds within or directly adjacent (200 feet, up to 500 feet for raptors) to the Project Site.

The survey(s) will focus on identifying any raptors and/or bird nests that are directly or indirectly affected by construction activities. If active nests are documented, species-specific measures will be prepared by a qualified biologist and implemented to prevent abandonment of the active nest. At a minimum, grading in the vicinity of a nest will be postponed until the young birds have fledged. The perimeter of the nest setback zone will be fenced or adequately demarcated with stakes and flagging at 20-foot intervals, and construction personnel and activities restricted from the area. A survey report by a qualified biologist verifying that no active nests are present, or that the young have fledged, will be submitted to the County of Riverside Environmental Programs Division (EPD) for review and approval prior to initiation of grading in the nest-setback zone.

The qualified biologist will serve as a construction monitor during those periods when construction activities occur near active nest areas to ensure that no inadvertent impacts on these nests occur. A final monitoring report of the findings, prepared by a qualified biologist, will be submitted to the County of Riverside EPD documenting compliance with the CDFG Code. Any nest permanently vacated for the season would not warrant protection pursuant to the CDFG Code.

Monitoring: Monitoring would be conducted by a qualified Biologist in coordination with the County Biologist.

CULTURAL RESOURCES Would the project:

		Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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): *A Phase 1 Cultural Resources Assessment for the Crete* (Pamec) Winery Project, PAR210149 APN 942-210-062.* Prepared by Brian F. Smith and Associates, Inc. December 1, 2021 (**Appendix D**); *Preliminary Soil Investigation Report, Proposed Winery and Hotel Site, Via de Siena (East of Rancho California Road) (APN 942-210-010).* Prepared by Soil Exploration Company, Inc. January 10, 2020 (**Appendix E**). Public Resources Code (PRC) §5020.1(j); and 14 California Code of Regulations §15064.5 (a)(1-3).

Findings of Fact:

a, b) No Impact. According to Public Resources Code (PRC) §5020.1(j), "'historical resource' includes, but is not limited to, any object, building, site, area, place, record, or manuscript which is historically or archaeologically significant, or is significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California."

More specifically, State 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, State 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))

The Phase 1 surface survey included a pedestrian survey conducted in five- to 10-meter interval transects of the project parcel. Records search of the property and surrounding area included review of the Eastern Information Center's records at the University of California at Riverside to determine if any historic sites or otherwise significant historic resources were present or potentially present onsite. Additionally, a review of historic maps of the area available between 1967 and 1996 was conducted to determine presence of any structures. The majority of the property is relatively flat and the property has been previously disturbed by vegetation clearing and agricultural use. No structures are present and therefore no potential impacts to historically or prehistorically significant structures would occur. No impacts are anticipated and no mitigation is necessary.

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
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): *A Phase 1 Cultural Resources Assessment for the Crete* (Pamec) Winery Project, PAR210149 APN 942-210-062.* Prepared by Brian F. Smith and Associates, Inc. December 1, 2021 (**Appendix D**); *Preliminary Soil Investigation Report, Proposed Winery and Hotel Site, Via de Siena (East of Rancho California Road) (APN 942-210-010).* Prepared by Soil Exploration Company, Inc. January 10, 2020 (**Appendix E**).

Findings of Fact: a-c) Less than Significant with Mitigation Incorporated. The area surrounding the project site is defined by the margins of the Santa Ana Mountains to the west and the San Jacinto Mountains to the east/northeast. The Temecula Valley southwest of the project is encompassed by the Santa Margarita and Agua Tibia Mountains. The convergence of these mountains separates western Riverside County from Orange County and the Pacific coast. The project area is relatively flat, ranging approximately 1,485 to 1,505 feet above mean sea level.

Geologically, Buck Mesa, and including the project site property is covered by a veneer of middle to early Pleistocene very old alluvial valley deposits, composed of indurated, reddish-brown, mostly very dissected gravel, sand, silt, and clay-bearing alluvium of fluvial origin. Some areas of very old alluvial valley deposits include a thin, discontinuous surface layer of Holocene alluvial fan sediments. The thickness of the very old alluvial valley deposits at the project is not known, but based on the relationship of the topography and geologic contacts, the very old alluvial valley deposits may be as much as 20 to 30 feet thick. The Pleistocene very old alluvial valley deposits are underlain by the sandstone member of the Pleistocene-aged Pauba Formation. The Pauba Formation is exposed at the surface throughout Pauba Valley and surrounds Buck Mesa. The sandstone member of the Pauba Formation is composed of indurated, cross-bedded sandstone containing some cobble- to boulder-conglomerate beds.

The habitat in the vicinity of the subject property is characterized by a generally broad, flat mesa with rolling hills distinguished by scattered rock outcroppings situated to the north. Native vegetation found in the area consists primarily of sage scrub and chapparal plant communities.

The project site contains an active vineyard and olive grove and is devoid of almost all other vegetation. During the prehistoric period, vegetation in the area of the project provided sufficient food resources to support prehistoric human occupants. Animals that inhabited the project area during prehistoric times included mammals such as rabbits, squirrels, gophers, mice, rats, deer, and coyotes, in addition to a variety of reptiles and amphibians. The natural setting of the project area during the prehistoric occupation offered a rich nutritional resource base. Fresh water could have been obtained from intermittent streams and seasonal drainages leading into the Santa Gertrudis Creek, approximately one-quarter mile north or the Temecula River/Creek, located just over two miles south.

The project area and site in particular was researched to understand the way humans used the land and resources through time, and to aid in the determination of resource significance. An intensive pedestrian survey of the project site with the objective to identify presence of and potential impacts to cultural resources was conducted with the following framework of questions:

Can located cultural resources be associated with a specific time period, population, or individual?
Do the types of located cultural resources allow a site activity/function to be determined from a preliminary investigation? What are the site activities? What is the site function? What resources were exploited?
How do the located sites compare to others reported from different surveys conducted in the area?
How do the located sites fit existing models of settlement and subsistence for valley environments of the region?

Further, the fieldwork and archival research were undertaken with the following research goals:

To identify cultural resources occurring within the project;
To determine, if possible, site type and function, context of the deposit, and chronological placement of each cultural resource identified;
To place each cultural resource identified within a regional perspective; and
To provide recommendations for the treatment of each of the cultural resources identified.

Archaeological records search at University of California at Riverside and Native American sacred sites research at the Native American Heritage Commission were conducted, yet no records search data as available at the time of the completion of the Phase 1 report. Additional sources referenced include the National Register of Historic Places Index, the Office of Historic Preservation Built Environment Resources Directory, Historic USGS maps of the Murrieta 7.5" quadrangle, historic aerial photographs, and direct contact via letter to all Native American representatives previously listed in NAHC response letters for recent adjacent projects requesting information pertaining to the area. Of the 27 tribes or tribal representatives contacted, three deferred to other tribes closer to the project vicinity with one of those, the Rincon Band of Luiseno Indians indicating they are traditionally and culturally affiliated with the area and requested a copy of the archaeological records search results once returned by the EIC. No historic or prehistoric cultural resources were discovered as a result of the survey.

The pedestrian surface survey was conducted with two representatives from the Luiseno Indians (Pechanga Band and Soboba Band) present and actively participating in the survey process. The entire property was surveyed by the team in five to 10-meter transects generally following the windrows between the existing olive trees and grapevines. All exposed ground surfaces were carefully inspected, including rodent burrows and disturbed areas. Ground visibility was fair and except for a small field in the northern third of the project parcel having been cleared and disked, the parcel contains active olive grove and vineyard. Other vegetation noted included small pockets of non-native weeds and grasses within the windrows and sporadic occurrences of native jimson weed. No historic or prehistoric cultural resources were discovered as a result of the survey.

Although the Phase I assessment for the project was negative for the presence of cultural resources, when land is cleared, disked, or otherwise disturbed, evidence of potential surface artifact scatters is typically lost. Whether or not cultural resources have ever existed on the project parcel is therefore unclear. The current status of the property appears to have affected the potential to discover any surface scatters of artifacts, and cultural materials that may have been onsite could have been masked by both disking and prior grading across the property. Given that the prior impacts within the project area might mask archaeological deposits, and based upon the limits of the surface survey, there remains a potential that buried archaeological deposits are present within the project boundaries. It is recommended that the project be allowed to proceed with the implementation of a cultural resources monitoring program conducted by an archaeologist and Native American representative during grading of the property. The cultural resources Mitigation Monitoring and Reporting Program (CUL-MM-1) is recommended as a condition of approval to reduce potential cultural resource impacts to a level of insignificance.

Mitigation: CUL-MM-1 Prior to issuance of grading permits, the applicant shall provide written verification to Riverside County that a certified archaeologist has been retained to implement the monitoring program. The monitoring program shall include contact of the appropriate Native American tribe(s) to conduct monitoring in conjunction with the archaeological observation of grading, with evidence of a preconstruction agreement with the Native American tribe forwarded to the County. In the event no Native American monitor is interested in providing monitoring services, this shall be detailed in the preconstruction agreement.

- The certified cultural resources consultant and Native American monitor shall attend the pre-grading meeting with the contractors to explain and coordinate the requirements of the monitoring program.
- During the original cutting of previously undisturbed deposits, the archaeological and Native American monitors shall be on-site full time to perform periodic inspections of the excavations. The frequency of inspections will depend on the rate of excavation, the materials excavated, and the presence and abundance of artifacts and features.
- Isolates and clearly non-significant deposits will be minimally documented in the field so the monitored grading can proceed.
- In the event that previously unidentified cultural resources are discovered, the archaeologist shall have the authority to divert or temporarily halt ground disturbance in the area of discovery to allow for the evaluation of potentially significant cultural resources and contact the lead agency at the time of discovery.
    - The archaeologist, in consultation with the lead agency and the Native American representative, shall determine the significance of the discovered resources. The lead agency must concur with the evaluation before construction activities will be allowed to resume in the affected area. For significant cultural resources, a Research Design and Data Recovery Program to mitigate impacts shall be prepared by the consulting archaeologist and approved by the lead agency before being carried out using professional archaeological methods. If any human remains are discovered, the County coroner and lead agency shall be contacted. In the event that the remains are determined to be of Native American origin, the most likely descendant, as identified by the NAHC, shall be contacted in order to determine proper treatment and deposition of the remains.
    - Before construction activities are allowed to resume in the affected area, any artifacts shall be recovered and features recorded using professional

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

archaeological methods. The archaeological monitor(s) shall determine the amount of material to be recovered for an adequate artifact sample for analysis.

- All cultural material collected during the grading monitoring program shall be processed and curated according to the current professional repository standards. The collections and associated records shall be transferred, including title, to an appropriate curation facility, to be accompanied by payment of the fees necessary for permanent curation
- A report documenting the field and analysis results and interpreting the artifact and research data within the research context shall be completed and submitted to the satisfaction of the lead agency prior to the issuance of any building permits. The report will include DPR Primary and Archaeological Site Forms.

Monitoring: Cultural resource monitoring will be required as detailed in **MM-CUL-1** by a qualified Archaeologist in coordination with the County Archaeologist.

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): Riverside County General Plan, Riverside County Climate Action Plan ("CAP"), Project Application Materials, AQMD California Emissions Estimator Model Version 2016.3.2 (CalEEMod) Project-Specific Evaluation; Traffic Study Scope of Work and Preliminary Trip Generation Backup Data Pamec Winery-Via de Siena, Temecula-APN 942-210-062, OEG, May 23, 2022.

Findings of Fact: a-b) Less than Significant Impact. The US Energy Information Administration (EIA) categorizes energy by primary and secondary sources, renewable and nonrenewable sources, and by different types of fossil fuels used in construction and facility operations. Primary energy is considered as captured directly from natural resources such as fossil fuels (petroleum products, hydrocarbon gas liquids, natural gas, coal), nuclear energy, and renewable (solar, geothermal, wind, biomass, hydropower) sources. Electricity is considered a secondary energy resulting from the transformation of a primary energy source. The Riverside County General Plan includes energy efficiency and energy reducing activities that are required for construction and operation of new facilities.

Energy Sectors as defined by the EIA are as follows:

- Industrial Sector: Includes facilities and equipment used for manufacturing, agriculture, mining, and construction.
- Transportation Sector: Includes vehicles that transport people or goods, such as cars, trucks, buses, motorcycles, trains, aircraft, boats, barges, and ships.
- Residential Sector: Includes homes and apartments.

- Commercial Sector: Includes offices, malls, stores, schools, hospitals, hotels, warehouses, restaurants, and places of worship and public assembly.
- Electric Power Sector: Consumes primary energy to generate most of the electricity the other four sectors consume.

Project Energy Consumption

The three main types anticipated energy consumption for the project include electricity, natural gas, and petroleum products (gasoline and diesel fuel). Energy usage for the proposed Project for operational activities was calculated using CalEEMod by entering in project-specific characteristics into the emissions model program for the proposed building and energy consuming uses. Temporary energy usage for construction is not calculated in CalEEMod as this consumption is short-term and considered relatively minor compared to operational demand.

Operational electricity and natural gas use will be required for building heating/cooling, appliances, equipment, water supply, and lighting. Electricity will be provided to the site through Southern California Edison, and natural gas provided through So Cal Gas. Table E-1 below shows the Project's estimated electricity consumption in kilowatt-hours per year (kWh/year) and kilo British thermal units per year (kBTU/year) for natural gas usage.

TABLE E-1 Operational Energy Use

Land Use/Activity	Energy Consumption	
	Natural Gas (kBTU/year)	Electricity kWh/year)
Hotel (8 Casita units)	391,009	114,751
Quality Restaurant	624,664	105,753
Unrefrigerated Warehouse-No Rail (Wine Production)	5,148	5,942
Parking Lot (Lighting, EV Charging)	--	23,730
TOTAL	**1,020,821**	**250,176**

The Project is required to comply with California Energy Efficient Standards (Title 24, Part 6) and Green Building Standards (CALGreen, Title 24, Part 11) to ensure that wasteful, inefficient or and/or unnecessary consumption of energy is minimized. These code standards are designed to reduce the amount of energy needed to heat or cool a building, reduce energy usage for lighting and appliances and promote renewable energy use. Air quality regulations listed in Section 6 of this Initial Study (AQR-AQ-12 through 15) are applicable. Riverside County General Plan policies established and required for the land use projects include greenhouse gas (GHG) reduction strategies including compliance with Air Quality standards as well as land use requirements. The Project is compliant with the General Plan land use strategies to reduce energy consumption in the building design, efficient use of land, and water conservation. Specifically, the project is consistent with Policy AQ 20.11 by proposing efficient use of utilities by building orientation and materials making use of natural climate conditions to reduce heating and cooling needs. Water conservation policy AQ 20.13, reduce water use and wastewater generation and encourage increased efficiency of water use for agricultural activities is met with proposed xeriscape landscape design principals including drought tolerant species, retaining drainage from impervious surfaces onsite and utilizing it for landscape and/or agricultural uses.

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

The traffic analysis for the proposed project conducted by OEG discusses compliance with County analysis requirements for projects that have potential to result in significant Vehicle Miles Traveled (VMT) and associated greenhouse gas (GHG) impacts. The analysis determined that the proposed project is considered a small project with insignificant impacts. Additional GHG analysis or mitigation is not required because although the threshold is 110 Average Daily Trips (ADT) and the project estimated ADT is 138, based on the retail nature of the project, there is a GHG exemption for small projects of less than 50,000 SF. In addition, winery production staff work typically 6:00 AM to 3:00 PM and outside of peak traffic hours. No significant impacts are anticipated and no further VMT or GHG analysis is required.

The project will not conflict with or obstruct a State or local plan for renewable energy or energy efficiency. Energy service providers are required to comply with renewable energy resource targets for use by end-use consumers. Impacts are anticipated to be less than significant and no mitigation is required.

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 H 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): Riverside County General Plan Figure S-2 “Earthquake Fault Study Zones,” Riverside County General Plan Figure S-3 “Generalized Liquefaction,” GIS database, *Preliminary Soil Investigation Report, Proposed Winery and Hotel Site, Via de Siena (East of Rancho California Road) (APN 942-201-010), Temecula Area, Riverside County, California*. Prepared by Soil Investigation Company, Inc., January 10, 2020 (**Appendix E**).

Findings of Fact:

a) Less than Significant Impact. The soils investigation report conducted a search of all United States Geological Service (USGS) known Quaternary major faults within 50 miles of the site and confirmed that the site is not located within a currently designated Alquist-Priolo or County of Riverside Earthquake Fault Zone.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

GEOLOGY AND SOILS Would the project directly or indirectly:				
12. Liquefaction Potential Zone	☐	☐	☒	☐

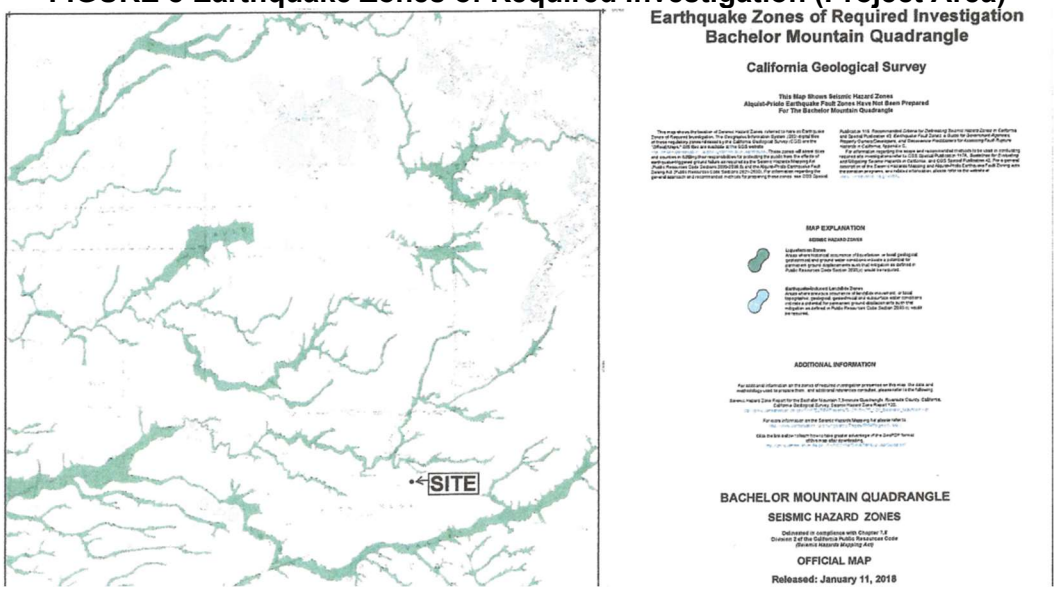
	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Be subject to seismic-related ground failure, including liquefaction?				

Source(s): Riverside County General Plan Figure S-2 "Earthquake Fault Study Zones," Riverside County General Plan Figure S-3 "Generalized Liquefaction," GIS database, *Preliminary Soil Investigation Report, Proposed Winery and Hotel Site, Via de Siena (East of Rancho California Road) (APN 942-201-010), Temecula Area, Riverside County, California*. Prepared by Soil Investigation Company, Inc., January 10, 2020 (**Appendix E**).

Findings of Fact:

a) Less than Significant Impact. As discussed above, the site is not located within a known fault zone. The soils report also recognizes that not all active or potential active faults in the region have been identified, and that the seismic potential of smaller and less notable faults is not considered sufficiently developed for assignment of maximum magnitudes and associated levels of ground shaking that may occur at the site. Liquefaction occurs when loose, fine grained and poorly graded, saturated and cohesionless soils are subject to ground shaking during an earthquake of large magnitude. Liquefaction potential in general is considered relatively high when the ground water table is less than 30 feet below ground surface. The soil investigation report conducted for the project including exploratory trenches for purposes of civil design on the property. Groundwater, seepage, or wet soils were not encountered in exploratory trenches, excavated to depth of 15 feet. Further, estimated depth to groundwater based on State monitoring wells in the area is greater than 50 feet as identified in the soil investigation report. Figure 8 below shows the site is outside of seismic hazard zones for liquefaction.

FIGURE 8 Earthquake Zones of Required Investigation (Project Area)



Recommendations included in the soils investigation report for site preparation and grading, use of compacted fills/imported soils, foundation design, concrete slabs on grade, and special considerations are incorporated into the civil design and building construction plans for the project, which will reduce any potential impacts associated with seismic-related ground failure, including liquefaction to less than significant.

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

Based on the analysis conducted by the soils investigation report and substantiated by State resource materials and mapping, the site is not located in a zone of potential liquefaction and the potential for liquefaction at the project site is low. No seismic-related ground failure, including liquefaction impacts are anticipated.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

GEOLOGY AND SOILS Would the project directly or indirectly:

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

Source(s): Riverside County General Plan Figure S-2 "Earthquake Fault Study Zones," Riverside County General Plan Figure S-3 "Generalized Liquefaction," GIS database, *Preliminary Soil Investigation Report, Proposed Winery and Hotel Site, Via de Siena (East of Rancho California Road) (APN 942-201-010), Temecula Area, Riverside County, California*. Prepared by Soil Investigation Company, Inc., January 10, 2020 (**Appendix E**).

Findings of Fact:

a) Less than Significant Impact. As discussed above, the soils investigation report conducted a search of all United States Geological Service (USGS) known Quaternary major faults within 50 miles of the site and confirmed that the site is not located within a currently designated Alquist-Priolo or County of Riverside Earthquake Fault Zone.

The site is located approximately 6.38 miles from the Elsinore fault and although moderate to strong ground shaking can be expected at the site, compliance with County Code, California Building Code (CBC) 2019 seismic data and requirements of the Structural Engineers Association of Southern California when selecting design parameters are required. Compliance with the aforementioned codes and regulations will reduce potential impacts resulting from strong ground shaking to less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

GEOLOGY AND SOILS Would the project directly or indirectly:

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?	☐	☐	☐	☒

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

Source(s): On-site Inspection, Riverside County General Plan Figure S-5 "Regions Underlain by Steep Slope," *Preliminary Soil Investigation Report, Proposed Winery and Hotel Site, Via de Siena (East of Rancho California Road) (APN 942-201-010), Temecula Area, Riverside County, California*. Prepared by Soil Investigation Company, Inc., January 10, 2020. (**Appendix E**).

Findings of Fact:

a) No Impact. Soils Investigation Company, Inc. performed preliminary soil investigation on the subject property including the following scope of work:

- Review soils, geologic, seismic, groundwater data and maps
- Perform soil exploration via four backhoe excavations
- Field engineer (California Registered RCE) for logging of excavations, sampling of select soils, observation of excavation resistance, caving conditions and water seepage (if any.
- Perform basic laboratory testing of select soil samples, including moisture, density, maximum dry density/optimum moisture, expansion potential, remolded direct shear and corrosion potential (pH, chlorides, resistivity and water soluble sulfates).
- Perform digitized search of known faults within a 50-mile radius of the site.
- Determine CBC (2019) seismic parameters.
- Consult with civil/structural design consultant
- Report of findings, conclusions, recommendations for site preparation, including over-excavation/removal depth, allowable bearing value, foundation/slab on grade depth/thickness/reinforcement recommendations, excavation characteristics of earth materials, lateral earth pressures for retaining walls design, pavement thickness estimates, suitability of onsite soils for compacted fills, general earthwork and grading specifications, California Building code (2019) seismic design coefficients and Cal/OSHA classification of soils.

Based on the Geologic Map of the Bachelor Mountain Quadrangle, the site is underlain with very old alluvial valley deposits.

Field exploration activities included four exploratory trenches excavated on site on January 6, 2020, utilizing a Case 590 backhoe equipped with a 24-inch bucket. In general, the exploratory excavations revealed site surface soils primarily consist of sandy silty clay and silty sand (USCS "CL-ML" and "SM"). Soils were noted to be soft in the top three feet of Boring B-1 and loose in the top two to three feet of Borings B-2, B-3, and B-4.

Based on the relatively flat topography of the site, and the modest cut/fill proposed for construction of the proposed project, no steep slopes will be encountered or proposed. Further, the site is not located on a geologic unit considered unstable that would result in potential on- or off-site landslide, lateral spreading, collapse, or rockfall hazards. No landslide risk impacts are anticipated.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

GEOLOGY AND SOILS Would the project directly or indirectly:

15. Ground Subsidence a) Be located on a geologic unit or soil that is unstable, or that would become unstable as a	☐	☐	☒	☐

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
result of the project, and potentially result in ground subsidence?				

Source(s): Riverside County General Plan, Figure S-7 "Documented Subsidence Areas Map," *Preliminary Soil Investigation Report, Proposed Winery and Hotel Site, Via de Siena (East of Rancho California Road) (APN 942-201-010), Temecula Area, Riverside County, California*. Prepared by Soil Investigation Company, Inc., January 10, 2020. **(Appendix E).**

Findings of Fact: See discussion above in Sections 11 and 12 documenting the site geologic conditions. Ground subsidence, or the loss of surface elevation due to removal of subsurface support, is typically a gradual settling or sinking of the ground surface with little to no horizontal movement. This form of ground failure is diverse and can have small or localized impacts ranging to regional lowering of the ground surface. Susceptible areas are those filled with unconsolidated sand, and silty sand that includes thin layers of silt and clayey silt. Fine-grained alluvium and organic matter often underlie fissure areas. Causes can include dewatering of peat or organic soils, dissolution in limestone aquifers, first-time wetting of moisture-deficient low density soils, natural compaction, liquefaction, crustal deformation, subterranean mining, and withdrawal of fluids. Documented ground subsidence in southern California is typically associated with extraction of oil, gras, or ground water or organic decomposition of peat deposits. Earthquake movement can also cause subsidence with sometimes abrupt elevation changes.

Documented subsidence in Riverside County historically occurred on agricultural or open space areas, with increased urbanization over the past 40 years having an impact on structures designed for human occupancy. The project site is and surrounding area is considered susceptible to subsidence, likely as a result of groundwater pumping, yet is not located in any of the three documented subsidence areas in the County. The project site is located on an irrigated agricultural parcel that will be partially developed for a winery with visitor serving uses including a restaurant and guest casitas. The drainage design for the project includes full retention of on site drainage including reuse of water for irrigation purposes. The project is not anticipated to significantly increase groundwater pumping that would lead to potential risk of subsidence.

The soil investigation report did not identify the site to be located on a geologic unit or soil that is unstable, or that would be unstable as a result of the proposed project potentially resulting in ground subsidence. Less than significant ground subsidence impacts are anticipated.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

GEOLOGY AND SOILS Would the project directly or indirectly:

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

Source(s): On-site Inspection, *Preliminary Soil Investigation Report, Proposed Winery and Hotel Site, Via de Siena (East of Rancho California Road) (APN 942-201-010), Temecula Area, Riverside County, California*. Prepared by Soil Investigation Company, Inc., January 10, 2020. **(Appendix E).**

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

Findings of Fact:
a) No Impact. Seismically induced flooding is normally a consequence of a tsunami (seismic ocean wave), a seiche (earthquake induced wave-like oscillation of surface water in an enclosed basin), or failure of a major reservoir or retention system upgradient of a particular location. The proposed project is located more than 1,500 above mean sea level and more than 30 miles inland from the nearest coastline. The site is not within a tsunami risk zone and the potential for seismically induced flooding due to a tsunami is not applicable. No enclosed bodies of water lie adjacent to or upgradient of the project site and therefore the likelihood for induced flooding due to a dam failure or seiche overcoming the dam's freeboard is considered non-existent. No volcanic hazards are located in proximity to the project site and the potential for mudflow associated with a volcanic hazard is not applicable.

The site is not located in an area subject to geologic hazards such as seiche, mudflow, or volcanic hazard. No impacts are anticipated.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

GEOLOGY AND SOILS Would the project directly or indirectly:

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): Riv. Co. 800-Scale Slope Maps, Project Application Materials, *Conceptual Grading Plan for Commercial Winery Facility APN 942-210-062 County of Riverside* prepared by Ventura Engineering Inland, Inc. 11/24/2021. **(Appendix A)**

Findings of Fact:
a-c) No Impact. The project site is nearly level and proposed grading activity for the winery project will not modify the existing topography or ground surface relief features. No cut or fill slopes will be created greater than 2:1 or higher than 10 feet. No sub-surface sewage disposal systems are located on the site and the project does not propose subsurface sewage disposal as it will connect to existing sewer conveyance system offsite. No slopes impacts are anticipated.
Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

GEOLOGY AND SOILS Would the project directly or indirectly:

18.	**Soils**	☐	☐	☒	☐

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 (2019), 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): U.S.D.A. Soil Conservation Service Soil Surveys, Project Application Materials. *Preliminary Soil Investigation Report, Proposed Winery and Hotel Site, Via de Siena (East of Rancho California Road) (APN 942-201-010), Temecula Area, Riverside County, California*. Prepared by Soil Investigation Company, Inc., January 10, 2020 (**Appendix E**).

Findings of Fact:

a) Less than Significant Impact. The project site is nearly level and will not result in substantial soil erosion or loss of top soil. The project does not proposed grading on slopes or areas susceptible to soil erosion. The property is primarily planted in irrigated agriculture (vineyard and olive orchard) and proposes full onsite drainage control for retention of rainfall onto impervious surfaces as well as vegetation of exposed areas that could potentially result in offsite soil erosion issues.

b) Less than Significant Impact. The soils investigation report documents the expansion potential of the near surface sandy soils to be very low, and recommends verification of this determination for soils mixed during grading. The recommendations within the soil investigation report are required to be incorporated into the project design and are not considered discrete mitigation under CEQA. The site is not located on expansive soil and is not anticipated to create substantial direct or indirect risks to life or property. Less than significant impacts are anticipated.

c) No Impact. The project will connect to sewer service located within Via de Siena. No soils impacts associated with onsite septic systems will occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

GEOLOGY AND SOILS Would the project directly or indirectly:

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): Riverside County 2019 General Plan Figure S-8 “Wind Erosion Susceptibility Areas,” Ord. No. 460, Article XV & Ord. No. 484

Findings of Fact

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

a) Less than Significant Impact. The proposed Project site is located in an area of "Moderate Wind Erodibility" rating. During construction, an increase in wind erosion and blowsand, either on or off site may occur. 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. Prior to commencing any grading which includes 50 or more cubic yards, the applicant shall obtain a grading permit from the County's 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 blowsand 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 blowsand. Specifically, watering disturbed surfaces at least twice per day during construction will reduce wind erosion and/or blow sand impacts to less than significant. 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. 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): Riverside County General Plan, Riverside County Climate Action Plan ("CAP"), Project Application Materials, CALEEMod calculations for the proposed project.

Findings of Fact:

a-b) Less Than Significant. The Riverside County 2019 Climate Action Plan (CAP) Update was approved on December 17, 2019. The 2019 CAP Update refines the County's efforts to meet greenhouse gas (GHG) reduction strategies, specifically for the years 2035 and 2050. The 2019 CAP Update builds upon the GHG reduction strategies in the 2015 Climate Action Plan.

The implementation mechanisms for the CAP are the Screening Tables for New Development. The Screening Tables allow new development projects a streamlined option for complying with CEQA requirements for addressing GHG emissions. Additionally, Riverside County's CAP details policies to reduce emissions from municipal and community-wide sources, including emissions from existing buildings and new development.

Projects have the option of preparing a project-specific technical analysis to quantify and mitigate GHG emissions. A threshold level above 3,000 MTCO2e per year will be used to identify projects that require the use of Screening Tables or a project-specific technical analysis to quantify and mitigate project emissions.

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

Greenhouse Gas Emissions

The Project's construction-related greenhouse gas emissions, including equipment and worker vehicle emissions for all phases of construction are shown below.

Table GG-1: Project CalEEMod Construction Greenhouse Gas Emission Estimates

Activity	GHG Emissions ($MTCO_{2e}$/yr)[1]		
	On-site	Off-site	Total
Site Preparation	3.26	0.10	3.36
Grading	5.47	59.05	64.52
Building Construction	229.55	75.57	260.04
Paving	7.81	0.63	8.44
Architectural Coating	1.27	0.37	1.64
Total			339.64

[1] $MTCO_{2e}$/yr.= metric tons of carbon dioxide equivalents per year

Operational Greenhouse Gas Emissions

To calculate operational emissions, construction emissions are amortized or averaged over 30 years, then added to the long term operational emissions, pursuant to SCAQMD recommendations. Greenhouse gas emissions are estimated for onsite and off site operational activity via CalEEMod. Greenhouse gas emissions estimated from mobile sources, area sources and energy sources for the project operation are shown below.

Table GG-2: Project CalEEMod Operational Greenhouse Gas Emission Estimates

Emission Source	GHG Emissions ($MTCO_{2e}$/yr)[1]
Mobile	603.01
Energy	199.84
Area	8.00
Water	8.97
Waste	13.31
Construction (amortized over 30 years)	11.3
Total Annual Emission	844.43
Riverside County CAP Screening Threshold	3000
Exceed CAP Threshold?	No

[1] $MTCO_{2e}$/yr.= metric tons of carbon dioxide equivalents per year

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

The project GHG emissions would not exceed the CAP Screening threshold of 3000 $MTCO_{2e}$ and therefore does not need to comply with CAP Tables to garnish point reductions. GHG impacts are considered less than significant. Standard Air Quality Regulations are applicable to the project and will be implemented with the project design. In response to updates to the California Air Resources Board (CARB) scoping plan, the County is in the process of updating their CAP. Despite these updates, it is still anticipated that given how low the total GHG emissions at 844.43 $MTCO_{2e}$, the project would still be deemed less than significant.

The Project is required to comply with the local, regional and State established GHG plans. By complying with the County's General Plan, Riverside County CAP, the SCAQMD recommended thresholds of significance, and the State of California Green Building Code, the Project would be consistent with the applicable plans, policies and regulations adopted for the purpose of reducing greenhouse gas emissions.

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): Temecula Valley Unified School District website; The Department of Toxic Substances Control EnviroStor website; *Phase I Environmental Site Assessment portions of APN 942-210-010 and -029 Temecula California*, prepared by Hillman Consulting, January 2, 2020. **(Appendix G),** *Limited Phase II Subsurface Investigation Report Via de Siena and Rancho California Road*, prepared by Hillman Consulting, November 12, 2021. **(Appendix H)**

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

Findings of Fact:

a) Less than Significant. A Project could result in a significant hazard to the public if it includes the routine transport, use, or disposal of hazardous materials or places housing near a facility which routinely transports, uses, or disposes hazardous materials. The proposed Project is located within an agricultural, large parcel area and is not located in an industrial area nor does the project propose housing. The Phase I ESA identified a recognized environmental condition (REC) related to the historical agricultural use as early as 1973, and associated application of pesticides which could have accumulated in shallow soils on the site. The Phase II sub-surface investigation did not identify any hazardous materials in the soils that could result in exposure to workers or the public during grading activities.

The routine use, transport, or disposal of hazardous materials is primarily associated with industrial uses that require such materials for manufacturing operations or produce hazardous wastes as by-products of production applications. The proposed Project does not propose or facilitate any activity involving significant use, routine transport, or disposal of hazardous substances as part of the commercial winery 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, 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) Less than Significant. The Phase I ESA identified a recognized environmental condition (REC) related to the historical agricultural use as early as 1973, and associated application of pesticides which could have accumulated in shallow soils on the site. Former use of the property as agricultural land is therefore considered to be a REC. No historical recognized environmental conditions, controlled recognized environmental conditions or significant data gaps were identified in the Phase 1 study. In accordance with the Phase 1 recommended response to this REC, a Phase II subsurface investigation was performed.

The Phase II focused subsurface investigation included collection of 30 shallow soil samples from various areas on the property, which were then composited representative of various sampling area/quadrants. A total of 17 composited soil samples were submitted for laboratory analysis for organo-chlorine pesticides (OCP) by EPA Method 8081A and Title 22 Metals by EPA Method 6010B and analyzed by A&R Laboratories of Ontario California.
Soil Sample locations are shown below:

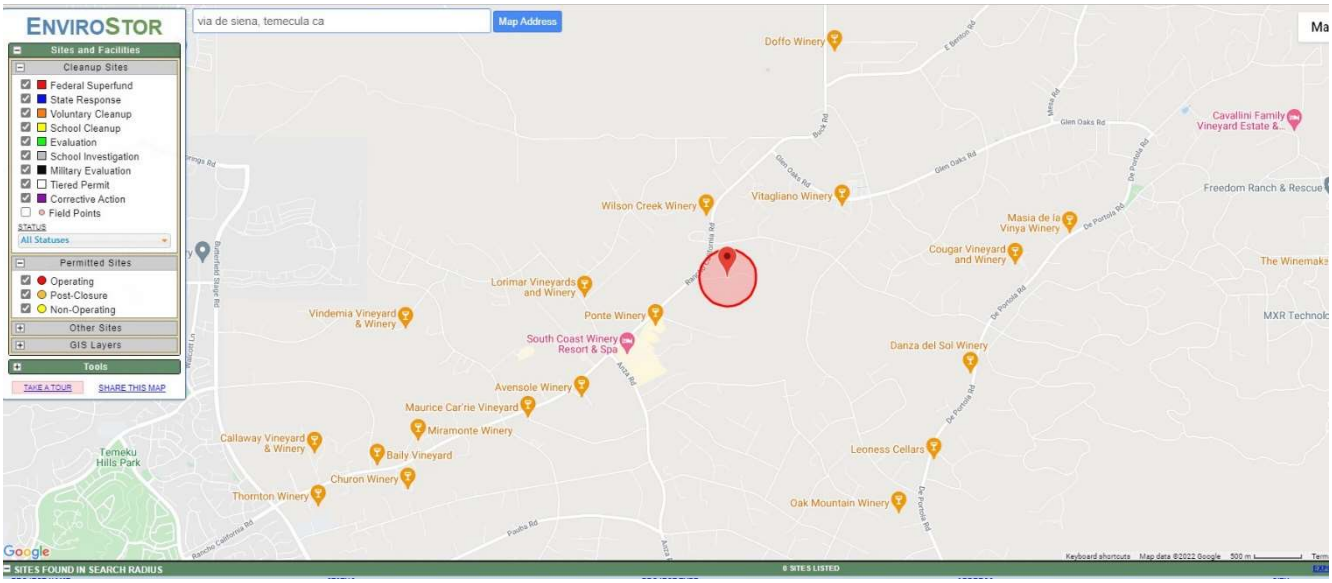
Laboratory results indicate no detectable levels of OCPs in the samples collected. The heavy metals analysis indicated low background levels of the following: barium, chromium, cobalt, copper, lead, nickel, molybdenum, vanadium, and zinc. These detected compounds were compared to Regional Screening Levels (RSLs) developed by the EPA, which are based on human health toxicity factors for residential and commercial settings and determined to not exceed the applicable RSLs for residential applications, which are more conservative than those applied to commercial settings. Therefore, no further investigation is recommended and impacts are considered less than significant.

c) Less than Significant. The project will result in the construction of a commercial winery, tasting room, restaurant and guest casitas along with associated access, parking, drainage facilities, and utility connections. The property is accessible from Via de Siena off of Rancho California Road. During construction the project will be required to prepare a Traffic Control Plan (TCP) to lessen and abate any construction-related circulation impacts and be compliant with emergency response plans and procedures to ensure safe access. Onsite circulation design has been reviewed for consistency with local emergency response needs including interior circulation and secondary access. Therefore, implementation of the project will not impair implementation of or physically interfere with an adopted emergency response plan or evacuation plan. Impacts are considered less than significant.

d) No Impact. The project will not produce hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste. There are no schools within ¼ mile of the project site. The nearest school is Alamos Elementary School in Murrieta, over four miles from the project site. No impact would occur.

e) No Impact. The Phase I investigation of the site included a detailed analysis of historical records to determine potential presence of hazardous materials, and none were identified. Further the DTSC EnviroStor database does not identify any Hazardous Waste or Substances Sites located within proximity of the proposed project site.

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



The project is not 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 not create a significant hazard to the public or the environment. No impact is anticipated.

Mitigation: No mitigation is required.

Monitoring: No 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," GIS database

Findings of Fact:
a-d) No Impact. The project site is not located in an area governed by an Airport Master Plan and does not require review by the Airport Land Use Commission. The nearest airport is French Valley Airport, located approximately 9 miles from the project site. The site is not located within two miles of

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

a public airport or public use airport. The project is not within the vicinity of a private airstrip or heliport. No impacts are anticipated.

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 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): Riverside County General Plan Figure S-9 “Special Flood Hazard Areas,” Figure S-10 “Dam Failure Inundation Zone,” Riverside County Flood Control District Flood Hazard Report/ Condition, GIS database, *Preliminary Soil Investigation Report, Proposed Winery and Hotel Site, Via de Siena (East of Rancho California Road) (APN 942-201-010), Temecula Area, Riverside County, California*. Prepared by Soil Investigation Company, Inc., January 10, 2020. (**Appendix E**), *Western River Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) Biological Resources Compliance Analysis for the 20.49 acre Crete* (Pamec) Winery Project PAR210149*, prepared by Cadre Environmental, 11-1-2021. (**Appendix B),** *Preliminary Water Quality Management Plan (PWQMP) Santa Margarita Region of Riverside County Pamec Winery TBD Via De Siena, Temecula, CA 92592* and *Hydrology Report Parcel 1 & 2 of 31444-1 APN 942-210-062,* prepared by Ventura Engineering Inland, Inc., February 25, 2022 and December 20, 2022. (**Appendix I);**

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).

Findings of Fact:

a) Less than Significant Impact. The project proposes to add a commercial winery including production and visitor serving space, and four guest casitas (8 units) adjacent to an existing vineyard on existing disturbed, and level terrain. The Hydrology Report prepared by Ventura Engineering Inland, Inc. was prepared in accordance with the 2018 Water Quality Management Plan (WQMP) for the Santa Margarita Region of Riverside County to address proposed drainage conditions as compared to existing drainage conditions at the time of plan approval.

The parcel is an approximately 20.49 undeveloped lot primarily planted in vineyards, located directly south of a large single family residential home and adjacent to other large undeveloped parcels. The project proposes grading only what is necessary for the proposed development, utilizing a mix of partial plain cement concrete, asphalt, and decomposed granite for driveway and parking stalls. All proposed development will utilize existing sewer and water system within Via De Siena.

The proposed project will drain impervious areas into either existing natural detention depression on site or to self-retaining decomposed granite areas so as to not exceed natural discharge quantities, as outlined in the Drainage Report. Elevation contours mapped in the Drainage Report show general stormwater flow patterns in the vicinity of the project is from a longitudinal northern berm that generally follows the northern boundary (@1501' elevation), which then declines away from the north in all directions. Stormwater flow onsite generally flows southwest toward Via De Siena (@1475' elevation) or to an eastern natural depression on the project site (@1485' elevation) that ultimately discharges across to adjacent undeveloped parcels. Existing slopes are generally flat, ranging from 2-10% with light to barren shrubbery for the majority of the project site and surrounding natural landscape that is not otherwise developed or in agricultural production.

The proposed design is in compliance with the County's Ordinance 859 and incorporates landscape features consistent with Model Water Efficient Landscape Ordinance (MWELO) such as impervious areas draining to landscape areas, and low-water use plant palette. Additionally, the Water Quality Management Plan includes drainage and design features such as onsite bioretention, preservation of existing drainage patterns and management of projected increase to peak storm runoff quantities. The proposed project is proposed on an undeveloped and unused portion of the parcel, surrounded by irrigated agriculture that will support and compliment the onsite winery.

The Federal Clean Water Act (CWA) establishes the framework for regulating municipal stormwater discharge via the National Pollutant Discharge Elimination System (NPDES). A project would be considered to impact surface water quality if it created pollution, contamination, or a nuisance as defined in Water Code Section 13050, or cause a violation of regulatory standards outlined in an applicable NPDES permit or Water Quality Control Plan for a receiving water body. No resource regulated by the Santa Ana Regional Water Quality Control Board, California Department of Fish and Wildlife or United States Army Corps of Engineers were documented onsite. 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). Further, County Ordinance 754 establishes stormwater/urban runoff management and discharge controls that are applicable to the proposed project.

The WQMP prepared for the project identified design considerations to ensure compliance with NPDES, MS4 Permit, and County Ordinance 754 requirements including low impact development (LID), green building design elements, onsite infiltration for runoff from paved areas by directing it to permeable areas and/or onsite retention for agricultural use. The listing below represents standard requirements based on pollutant source and the structural or operational source control best management practice (BMP) best suited to address a particular concern.

Pollutant Source	Structural Source Control BMP	Operational Source Control BMP
On site storm drain curb inlets	(SD-13) Provide Storm Drain System Stenciling and Signage Mark all curb inlets with visible source message or graphical image to prohibit dumping of improper materials.	Maintain and periodically repaint or replace inlet marking
		Provide stormwater pollution prevention information to new site owners, lessees, or operator
		See applicable operational BMPs in Fact Sheet SD-13 and SC-44, "Drainage System Maintenance," in the CASQA Stormwater Quality Handbooks at www.cabmphandbooks.com
		Include the following in lease agreements: "Tenant shall not allow anyone to discharge anything to storm drains or to store or deposit materials so as to create a potential discharge to storm drains.
Pets Control/Herbicide Application	N/A	(SC-73) Common Area Landscape Management Identify on-going landscape maintenance requirements that are consistent with those in the County Water Conservation Resolution (or city equivalent) that include fertilizer and/or pesticide usage consistent with Management Guidelines for Use of Fertilizers (DAMP Section 5.5). Statements regarding the specific applicable guidelines must be included in the Project
Outdoor Trash Enclosure	(SD-32) Design Trash Enclosures to Reduce Pollutant Introduction Design trash storage areas to reduce pollutant introduction. All trash container areas shall meet the following requirements (limited exclusion: detached residential homes): 1. Paved with an impervious surface, designed not to allow run-on from adjoining areas, designed to divert drainage from adjoining roofs and pavements diverted around the area, screened or walled to prevent off-site transport of trash; and 2. Provide solid roof or awning to prevent direct precipitation.	(SD-32) Design Trash Enclosures to Reduce Pollutant Introduction Clean Area around trash enclosure.
Fire Sprinkler Test/Maintenance water	N/A	(SD-76) Water & Sewer Utility Maintenance Prior to discharge, inspect discharge flow path and clear/cleanup any debris or pollutants found (i.e. remove trash, leaves, sediment, and wipe up liquids, including oil spills). General Design considerations for inlet protection devices include the following: - The device should be constructed such that cleaning and disposal of trapped sediment is made easy, while minimizing interference with discharge activities. - Devices should be constructed so that any standing water resulting from the discharge will not cause excessive inconvenience or flooding/damage to adjacent land or structures. The effectiveness of control devices must be monitored during the discharge period and any necessary repairs or modifications made.
Miscellaneous Drain or Wash Water: Condensate Drain Lines	Condensate drain lines may discharge to landscaped areas if the flow is small enough that runoff will not occur. Condensate drain lines may not discharge to the storm drain system.	N/A
	Avoid roofing, gutters, and trim made of copper or other unprotected metals that may leach into runoff.	

The Project involves more than one acre of ground disturbance and is therefore subject to NPDES permit requirements for the preparation and implementation of a project-specific Construction Storm

Water Pollution Prevention Plan (SWPPP). The winery operation will also require Industrial General Permit Coverage through the State Water Resources Control Board. Adherence to NPDES permit requirements and the measures established in the construction and industrial SWPPP are routine actions conditioned by the County and will ensure applicable water quality standards are appropriately maintained during both construction and operation of the proposed Project. Less than significant water quality impacts are anticipated.

b) Less than Significant Impact. The winery project will continue to be served by Eastern Municipal Water District (EMWD), which currently provides water service for the agricultural use and has provided commitment that resources are available for additional commercial connection to serve the proposed project. EMWD has completed a water banking project named Mountain Avenue West Groundwater Replenishment Facility in San Jacinto to allow for water imported from northern California during wet or normal years to percolate into local aquifers and be stored for use during normal or dry years. Approximately 20 percent of EMWD's potable water demand is supplied by groundwater wells primarily located in the Hemet and San Jacinto areas, with others located in the Moreno Valley, Perris Valley and Murrieta areas. The EMWD also imports water from the Metropolitan Water District (MWD) of Southern California, which receives water from northern California and the Colorado River and operates a desalination program to produce potable water from otherwise brackish groundwater in Perris and Menifee.

The project is designed to minimize impervious surfaces and allow natural precipitation to drain to landscaped areas and infiltrate onsite. The site will remain in its existing condition of vineyard and olive grove with the exception of the proposed winery project. Landscaping is designed to be water efficient and conform to the County of Riverside and State of California MWELO.

The Project WQMP identifies several design elements to ensure that any increase in impervious surface is adequately managed onsite by utilizing low impact development standards including minimization of impervious surfaces by using decomposed granite rather than asphalt paving wherever feasible, utilizing natural topography, dispersion of runoff to adjacent pervious areas, utilization of native and/or drought-tolerant site landscaping and drainage to surrounding production agricultural areas surrounding the development on the parcel for further onsite infiltration.

The project will not deplete groundwater supplies and by design of the WQMP is required to allow water to percolate back into the ground and facilitate groundwater recharge to reduce potential impacts of impervious areas to less than significant.

c) Less than Significant. Existing hydrological conditions on the site consist of cultivated agriculture on relatively level to gentle rolling slopes and is not located in a floodplain. A site specific hydrology study was not conducted by the project proponent nor requested by the County of Riverside for the proposed project. Onsite vegetation includes vineyard and olive orchard over 80% of the 20.49 acre parcel, with additional landscaping and pervious areas proposed as part of the project along with 2.09 acres of impervious area consisting of structures, concrete outdoor use areas, and asphalt paving for access and parking. The existing site has peak elevations along the northern property boundary with flow naturally draining to the south. The proposed hospitality center, casita lodging, and outdoor event area are located at a peak elevation/partial plateau at the northern middle section of the parcel to preserve natural drainage as much as possible and minimize unnecessary site grading. Natural drainage will be routed around and away from site improvements as feasible and into existing landscape and/or agricultural areas.

Existing hardened dirt roads surround and bisect the existing parcel from historical and ongoing agricultural use. The proposed Project site access and interior roadways will utilize existing pathways with vineyard uses utilizing existing slopes as well as manufactured berms to create infiltration and retention areas.

The surrounding native soil type is C and has limited infiltration capacity so proposed impervious areas have been designed to drain to localized landscape areas, decomposed granite areas designed with infiltration and retention incorporated where feasible. Greenscape and planter box bioretention areas will utilize permeable material to assist with increasing subsurface and infiltration capacity. Impervious areas are designed to be minimized as much as possible. Only the roof area and main driveways are proposed as impervious materials. Walkways and parking spots designed with permeable decomposed granite while meeting all other allowable agency standards.

Proposed impervious areas have been designed to drain to adjacent planter boxes (bioretention areas) or landscape areas using curb cutouts. Drainage from existing landscape slopes, including offsite run-on, will be directed around and away from impervious areas. Landscaping plans have been designed to County standards with use of native and/or drought tolerant species.
The vineyard and olive grove are downslope of proposed impervious areas and natural flow will be utilized to retain stormwater onsite via use of vine rows. Drainage from landscape slopes, including offsite run-on, will be directed around and away from impervious areas using a combination of wide v-ditches. As three of the impervious area retention areas (DSRA-101, -201, and -301) do not meet required retention depth or ratio, Low impact development (LID) management of the greater vineyard and olive orchard areas will be utilized by design of bermed areas to serve as longitudinal infiltration basins for expected harvest and agricultural use.

Site design principles including onsite infiltration, use of tree wells, and directing runoff to olive grove and vineyard areas will fully contain the required design capture volume (DCV).
Impacts are less than significant and no mitigation is required.

d) Less than Significant Impact. The proposed project will construct a winery on a relatively level project area and would not result in substantial erosion or siltation on-site or off-site as the design controls including pervious drainage elements such as decomposed granite and onsite retention of stormwater will contain any offsite impacts to the project parcel. During construction, standard best management practices will be implemented including clean construction entry/exit points, controlled grading activities, and minimization of graded area as an overall intent of the project. Once completed, asphalt paved areas will drain to onsite retention areas, vegetative buffers will surround impervious areas, and pervious design elements such as decomposed granite for the majority of access areas will assist in preventing any offsite erosion or siltation impacts. No substantial erosion or siltation on-site or offsite is anticipated and the impact is less than significant.

e-g) Less than Significant Impact. The project is designed using an integrated Low Impact Development (LID) strategy combined with permanent flood control structures onsite to mitigate the effects of increased surface flow from proposed impervious areas. Onsite control structures include catch basin grate inlets, grouted riprap swale, gravel down drain swale, and PVC stormwater conduits designed to meet the expected 100-year, 6-hour storm event.

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

For hydrology design purposes, the site was divided into three drainage management areas, delineated according to slope and degree of imperviousness, with each drainage area draining to a different location. A total of 2.51 acres of mixed impervious area (asphalt, roof, concrete) will be present when the project is complete, with the remainder of the parcel remaining pervious (decomposed granite, landscaping, vineyard, and orchard). The drainage design for the proposed project will not cause additional locations of stormwater discharge as the ultimate discharge locations remain the same and so the project does not ultimately change the drainage area. Proposed drainage controls including use of an existing natural depression basin and self-retaining decomposed granite will allow for temporary storage of storm runoff with controlled release to reduce or eliminate flooding or other adverse effects downstream. Additional surface water control consists of 1' self-retaining berms adjacent to the vineyard areas to detain collected stormwater along vineyard rows, thereby allowing water to infiltrate into underlying soils, vineyard plants, and ultimately the groundwater table. This technique heavily reduces the peak flow rate for post development conditions by capturing more than the first flush volume of a 100 year storm event. Permeable pavement in the form of decomposed granite allows surface runoff to seep into the ground and/or designated underlying reservoir, which then infiltrates into the native subsoil. Drainage design considerations will reduce potential impacts of increased surface runoff, stormwater drainage impacts, or redirection/impediment of flood flows to less than significant and no additional mitigation measures as necessary.

h) No Impact. FEMA flood mapping identifies the project site as Area X, meaning there is no FEMA flooding risk associated with the project site. The site is not located in an area subject to tsunami, or seiche and would not result in pollutant exposure due to these factors. No impact is anticipated.

i) Less than Significant Impact. The project as designed with incorporation of drainage design considerations retaining and/or lessening the runoff from the site from impervious surfaces will not conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan. The drainage design is consistent with applicable water quality control plans and the measures consistent with groundwater management plan goals and objectives. Less than significant impacts are anticipated and no mitigation is necessary.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

LAND USE AND PLANNING Would the project:				
24. Land Use a) Physically divide an established community?	☐	☐	☐	☒
b) 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?	☐	☐	☐	☒

Source(s): Riverside County General Plan, GIS database, Project Application Materials; Map My County, Zoning Classification

Findings of Fact:

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

a-b) No Impact. The project site and surrounding properties are zoned for and designated for uses as proposed with the project. The project is consistent with the existing General Plan land use designation and no changes are proposed or required. The project site is located in an agricultural use area and is not in proximity to an established community that would be disrupted or divided by the project.

The zoning for the property is WC-W (Wine Country-Winery), defining wineries as a permitted use along with farming activities. The project includes 14.52 acres of vineyard planting and olive trees over a 18.51 net project area, resulting in 78.4% planting area and exceeding the Temecula Wine Country Policy Area standard of 75% planting for a winery project. The parcel can accommodate a Class V winery as proposed, including special occasion facilities, casita hotel rooms, and outdoor events. The project as designed meets the zoning development standards in terms of height, setback, lot coverage, parking, landscaping, and stormwater retention. No change to existing zoning is proposed.
The project is consistent with the existing zoning of the site and compatible with the surrounding zoning. The project site is surrounded by parcels zoned as follows:

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

Future potential large parcel residential tract development to the south of the project site would be compatible with the proposed use consistent with the area zoning. There are residential dwellings to the north of the project site, with the remaining immediate parcels surrounding the site in agricultural production. The Pauba Substation is located to the northwest, with Bottaia Winery and Wiens Family Cellars to south of Via De Siena and fronting Rancho California Road.
No land use impacts are anticipated.

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 Figure OS-6 “Mineral Resources Area”

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

Findings of Fact:
a-b) Less than Significant Impact. The *General Plan Multipurpose Open Space Element, Figure OS-6, Mineral Resources Area* designates the project area as MRZ-3, or areas where the significance of mineral deposits is undetermined. The project site has not historically been used for mining, and no known resources have been identified onsite. The project is not anticipated to result in the loss of available known mineral resources. Impacts are considered less than significant.

c) No Impact. The project is not located on, or adjacent to an existing or abandoned quarry mine. Implementation of the project will not expose people or property to hazards from proposed, existing, or abandoned quarries or mines. No impacts are anticipated.

Mitigation: No mitigation is required.

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): Riverside County General Plan Figure S-20 "Airport Locations," County of Riverside Airport Facilities Map

Findings of Fact:
a-b) No Impact. The project site is not located within an Airport Land Use Plan and is not located within 2 miles of a public use airport or air strip. The nearest airport is French Valley Airport, located approximately 9 miles from the project site. The site is not located in close proximity to any private airstrip. Therefore, implementation of the proposed project would not expose people working or visiting the project area to excessive airport noise levels. No impacts will occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

27. Noise Effects on or by the Project	☐	☒	☐	☐
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the				

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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"), Wine Country Community Plan Program EIR, County Ordinance No. 847, Project Application Materials

Findings of Fact:

a) Less than Significant with Mitigation Incorporated. The project includes construction and operation of a new winery with a production building, restaurant, outdoor event space, and 8 guest casitas on an approximately 20.49 acre parcel. No amplification for live music will be utilized at the project site. The majority of the site (14.52 acres) will be used for agricultural production of olive trees and vineyard.

Construction noise will be of limited duration and terminate once the project is constructed. Although construction noise may result in a temporary increase in ambient noise levels and times of increased decibel levels associated with heavy equipment required for grading and construction, the project construction activities will be conducted in compliance with County of Riverside Ordinance No. 847 exemptions for private construction projects located within ¼ mile of an inhabited dwelling, specifically limited to not occur between the hours of 6:00 pm and 6:00 am during the months of June through September, and the hours of 6:00 pm and 7:00 am during the months of October through May.

Operational uses with long-term noise producing effects associated with day-to-day operation of the winery include parking lot noise, truck delivery and loading, mechanical heating, ventilation and air conditioning (HVAC) equipment. Although these uses are not anticipated to result in significant noise impacts or disruptions to adjacent properties, there is one existing residence located less than 100' from the property line and therefore an eight-foot tall masonry wall is proposed along the property boundary to buffer operational noise that may be disruptive due to the close proximity. Further, noise from any agricultural operations are exempted from the provisions of the Riverside County Noise Ordinance, provided that such operations are conducted in a manner consistent with accepted industry standards. This exemption includes, without limitation all sound emanating from equipment used as part of the agricultural operation, whether stationary or mobile.

The project also proposes use of the facility and outdoor areas for special events, to be located in the central portion of the property where the winery building will buffer noise to the north. Areas to the east, west, and south from the proposed event area and project use areas are currently undeveloped. Use of outdoor amplified music is not proposed and therefore potential impacts associated with amplified sound are not evaluated in this document. No amplified sounds are allowed as part of facility operations and typical winery operations would not result in any substantial permanent increase to the daytime or nighttime ambient noise levels.

The County of Riverside describes noise and land use compatibility in the General Plan Noise element and provides community noise exposure levels (CNELs) for various land uses. For the

transient lodging (casitas), the normally acceptable CNEL is 65 dBA, and for the Agricultural and Support operations, the CNEL is 75dBA.

Riverside County Ordinance 847 establishes standards for regulating noise and requires that no person shall create any sound, or allow the creation of any sound, on any property that causes the exterior sound level on any other occupied property to exceed the sound level standards according to Lmax (maximum decibel level) at a property line, which for the proposed project land use category is established at 45dBA. Use of amplified music is not proposed and is not permitted. The nearest building is located approximately 30 feet north of the project property line, with the nearest residence approximately 90' from the property line. Typical noise associated with the daytime use of the winery are not expected to increase ambient noise levels at a discernable level, although noise from bus and/or truck idling could potentially be a source of temporary ambient increases.

Best Management Practices will be incorporated into the project as mitigation to reduce potential construction, operational, and events-related noise levels to within standards. MM-NOI-1 through MM-NOI-5 shall be implemented to reduce impacts to less than significant levels.

b) Less than Significant Impact with Mitigation Incorporated. Vibration can be transient or continuous in nature. Outdoor sources that may produce temporary vibration on the site include construction equipment and activities such as traffic on rough roads during construction. Once complete, the project will not be a source of potential vibration. Additionally, there are no structures considered historic or fragile nearby that could be affected by impacts from vibration.

No construction-related activities or equipment are anticipated to create substantial vibration, such as pile drivers or blasting. The main sources of vibration would be temporary use of bulldozers during site preparation and grading, loading trucks, and vibratory rollers during paving. Non-agricultural equipment use and operational uses such as deliveries, and vehicle traffic will be limited to daytime hours. The project will result in less than significant impacts resulting from excessive ground-borne vibration or noise levels. NOI-MM-1 through NOI-MM-5 shall be implemented to reduce impacts to less than significant levels.

Mitigation:

NOI-MM-1: During construction, the contractor shall ensure all equipment is equipped with appropriate noise attenuating devices and equipment maintained so that vehicles and their loads are secured from rattling and/or banging. Idling equipment should be turned off when feasible if not in use, or for a maximum of 5-minutes idling time.

NOI-MM-2: Locate staging area, generators, and stationary construction equipment as far from the north property line as reasonably feasible.

NOI-MM-3: Bus idling along the northern property line shall be limited to a maximum of 5 minutes.

NOI-MM-4: All HVAC equipment shall be fully shielded or enclosed from line of sight from any adjacent residence or outdoor habitable area on the site.

NOI-MM-5: No truck loading, deliveries, outdoor production-related activities, or other noise producing activity shall take place during nighttime hours from 10 pm. to 7 am.

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

Monitoring: Monitoring shall be conducted by the County Building and Safety Department during plan check, site grading and construction, and once operational as necessary.

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," *Paleontological Resource Impact Mitigation Program ("PRIMP") Report for the Crete* (Pamec) Winery Project* Brian F. Smith and Associates, Inc., December 1, 2021 (**Appendix J**).

Findings of Fact:

a) Less than Significant Impact with Mitigation Incorporated. The PRIMP prepared for the proposed project evaluated the parcel and surroundings for presence of sensitive geological features and/or potential likelihood of presence of paleontological resources.

Paleontological resources are the remains of prehistoric life that have been preserved in geologic strata. These remains are called fossils and include bones, shells, teeth, and plant remains (including their impressions, casts, and molds) in the sedimentary matrix, as well as trace fossils such as footprints and burrows. Fossils are considered older than 5,000 years of age, but may include younger remains (subfossils) when viewed in the context of local extinction of the organism or habitat, for example. Fossils are considered a nonrenewable resource under State and County guidelines.

The degree of paleontological sensitivity of any particular area is based on a number of factors, including the documented presence of fossiliferous resources on a site or in nearby areas, the presence of documented fossils within a particular geologic formation or lithostratigraphic unit, and whether or not the original depositional environment of the sediments is one that might have been conducive to the accumulation of organic remains that might have become fossilized over time. Holocene alluvium is generally considered to be geologically too young to contain significant, nonrenewable paleontological resources (*i.e.*, fossils), and therefore, is typically assigned a low paleontological sensitivity. Pleistocene (greater than 11,700 years old) alluvial and alluvial fan deposits in western Riverside County and the Inland Empire, however, often yield important Ice Age terrestrial vertebrate fossils, such as extinct mammoths, mastodons, giant ground sloths, extinct species of horse, bison, camel, saber-toothed cats, and others. These Pleistocene sediments are thus accorded a high paleontological resource sensitivity.

The Pauba Formation, present in the area has a proven paleontological record and in the greater Wildomar, Murrieta, and Temecula areas, this formation has produced abundant suites of fossil terrestrial mammals, including various reptiles and amphibians, shrew, various rodents, rabbit, giant ground sloth, saber-tooth cat, pronghorn antelope, tapir, horse, camel, mastodon, mammoth, deer, and llama, and therefore has a high paleontological resource sensitivity.

Regionally, the project lies within the Perris Block, a tectonic structural block bounded on the west by the Elsinore Fault Zone and on the east by the San Jacinto Fault Zone. More locally, the project is situated on Buck Mesa, a flat, elevated remnant of a once-broader plateau. Surrounding Buck Mesa is an erosionally dissected terrain of hills, ridges, valleys, and washes covered by a veneer of middle to

early Pleistocene very old alluvial valley deposits, composed of indurated, reddish-brown, mostly very dissected gravel, sand, silt, and clay-bearing alluvium of fluvial origin. Some areas of very old alluvial valley deposits include a thin, discontinuous surface layer of Holocene alluvial fan sediments. The thickness of the very old alluvial valley deposits at the project is not known but based on the relationship of the topography and geologic contacts, the very old alluvial valley deposits may be as much as 20 to 30 feet thick.

The Society of Vertebrate Paleontology has drafted guidelines that include four categories of paleontological sensitivity for geologic units (formations) that might be impacted by a proposed project, as listed below:
• *High Potential:* Rock units from which vertebrate or significant invertebrate, plant, or trace fossils have been recovered.
• *Undetermined Potential:* Rock units for which little information is available concerning their paleontological content, geologic age, and depositional environment, and that further study is needed to determine the potential of the rock unit.
• *Low Potential:* Rock units that are poorly represented by fossil specimens in institutional collections or based on a general scientific consensus that only preserve fossils in rare circumstances.
• *No Potential:* Rock units that have no potential to contain significant paleontological resources, such as high-grade metamorphic rocks and plutonic igneous rocks.

Using the above criteria, based on the geologic ages of the very old alluvial valley deposits and the underlying geologic formation, the fossil record of the formations and distribution of nearby fossil locations, the project area is considered to have a high potential to yield significant paleontological resources. The area is generally ranked by the County of Riverside Land Information Systems as a High Paleontological Potential/Sensitivity “High A”, indicating that fossils are likely to be encountered at the surface and may be impacted during construction-related excavation activities of previously undisturbed ground surfaces. While the majority of the project site is already disturbed and/or under active agricultural production, the applicant shall retain a qualified paleontologist approved by the County of Riverside to create and implement a project-specific monitoring plan for grading/earthmoving activities. The PRIMP prepared for the project includes recommended measures for implementation of a Paleontological Mitigation Monitoring and Reporting Program to be reviewed by the County Geologist (PAL-MM-1). Application of PAL-MM-1 will ensure implementation of the proposed project will result in less than significant impacts that would directly or indirectly destroy a unique paleontological resource, site, or unique geologic feature.

Mitigation:
PAL-MM-1: During construction mass grading and excavation-related activities, including utility trenching, in consultation with the County Geologist, the guidelines outlined in the PRIMP for implementation of the Paleontological Mitigation Monitoring and Reporting Program shall be followed.

Monitoring: Monitoring by a qualified, Riverside County-approved paleontologist or personnel managed at the direction of a Riverside County-approved paleontologist shall monitor earth disturbance activities for potential paleontological resources unless otherwise directed by the County Geologist.

POPULATION AND HOUSING Would the project:

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
29. Housing				
a) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒
b) Create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income?	☐	☐	☐	☒
c) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	☐	☐	☒	☐

Source(s): Project Application Materials, GIS database, Riverside County General Plan Housing Element.

Findings of Fact:

a-b) No Impact. The project site is currently vacant, with agricultural activities present consistent with historical use. There is not an anticipated demand for additional housing affordable to households earning 80% less than the County's median income. The proposed winery, food service, and visitor serving casita hotel rooms are not anticipated to generate the need for area housing to accommodate Project employees, either during construction or operation of the project. No impacts related to displacement of housing or requiring additional housing will occur.

c) Less than Significant Impact. The proposed construction and operation of a winery with casita hotel stays is consistent with the Wine County Community Plan, the Southwest Area Plan, and the County's General Plan. The project is not anticipated to induce substantial growth in the area either directly or indirectly because there is not substantial staffing needs that would necessitate the need for new housing or growth. Impacts are considered to be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

PUBLIC SERVICES				
30. Fire 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 fire protection services?	☐	☐	☒	☐

Source(s): Ordinance No. 659 (An Ordinance of the County of Riverside Establishing a Development Impact Fee Program); Riverside County General Plan Safety Element

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

Findings of Fact:
Less than Significant. The project site is served by Riverside County Fire Department (RCFD)/CalFire. The closest station is the Glen Oaks Fire Station #96 located at 37700 Glen Oaks Road, Temecula, approximately 3.6 miles northeast of the project site with an estimated drive time of seven minutes. Onsite fire hydrants and emergency service vehicle access are incorporated into the site design. Standard conditions of approval are applicable to reduce potential impacts from the Project for fire protection services. Funding for RCFD is provided by general funds, benefit assessment funds, and other sources. Capital funding for the RCFD is provided primarily by Development Impact Fees (DIF) collected by the jurisdiction authority, pursuant to Ordinance No. 659. The project is located in the Southwest Area Plan (SWAP), Area Plan 19 and fire protection DIF are a standard Condition of Approval. This is not considered an impact and/or mitigation under CEQA impacts.

The proposed project impacts are not anticipated to 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 government facilities, the construction of which causing significant environmental impacts in order to maintain acceptable services ratios, response times, or other performance objectives for fire services. Any incremental increase in these needs are addressed with the required payment of DIF as a condition of approval and impacts are therefore considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

31. Sheriff 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 sheriff services?	☐	☐	☒	☐

Source(s): Riverside County General Plan

Findings of Fact:
Less than Significant. The proposed Project would be served by County Sheriff's Department, with the nearest station being the Southwest Sheriff's Station located at 30755 Auld Road, approximately 8.6 miles from the site. Standard Conditions of Approval include payment of appropriate fees as established by Ordinance No. 659 and thereby preventing any potential effects to Sheriff services from rising to a level of significance. Utilities and public services mitigation fees applicable to all projects to reduce incremental impacts to Sheriff services are included as standard Conditions of Approval and are not considered required mitigation pursuant to CEQA. No substantial impacts to Sheriff Services are anticipated and no mitigation is required.

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.

32. Schools 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 school services?	☐	☐	☒	☐

Source(s): Temecula Valley Unified School District website; GIS database

Findings of Fact:
Less than Significant Impact. The project is a Class V Winery with no housing proposed that could potentially increase the demand for school services. The nearest schools are located in Temecula, approximately 4-5 miles from the project site. All development projects are subject to school fees prior to issuance of a building permit to ensure school facilities are maintained. With the payment of development fees to schools, impacts would be reduced to less than significant levels.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

33. Libraries 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 library services?	☐	☐	☒	☐

Source(s): Riverside County General Plan

Findings of Fact:
Less than Significant. Library impacts are typically attributed to residential development where additional services may be utilized. The project is not anticipated to result in a need for expansion of the existing library system or require construction of new library facilities. The commercial development may result in incremental, but not significant increase in the demand for library services. Appropriate development fees are applicable to the project as provided by Ordinance No. 659 as standard Conditions of Approval. Impacts are considered less than significant and no mitigation is required.

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.

34. Health 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 library services?	☐	☐	☐	☒

Source(s): Riverside County General Plan

Findings of Fact:
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 closest health services facility is the Temecula Valley Hospital located approximately 7.6 miles to the southwest. No housing, that could increase demand for health services is proposed. No impacts are anticipated and no mitigation is necessary.

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): GIS database, Ord. No. 460, Section 10.35 (Regulating the Division of Land – Park and Recreation Fees and Dedications), Ord. No. 659 (Establishing Development Impact Fees), Parks & Open Space Department Review

Findings of Fact:
a-b) Less than Significant Impact. The proposed project does not require the construction or expansion of recreational facilities that may have an adverse physical effect on the environment. The proposed project does not include the use of existing neighborhood or regional parks or other

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

recreational facilities such that the substantial physical deterioration of the facility would occur or be accelerated. Payment of Public Facilities and Regional Parks fees required by Riverside County Ordinance No. 659 prior to issuance of building permits will allow the County to provide additional park facilities when necessary to replace or repair facilities as needed. The project incorporates inclusion of an onsite horse connector trail, described below in Section 36. Recreational Trails. Impacts are less than significant and no mitigation is required.

c) No Impact. The project site is not located in a Community Service Area or parks and recreation 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;* Application Materials.

Findings of Fact:
a) Less than Significant. No natural open space land is required to be preserved within the boundaries of this project. According to SWAP, a Wine Country Connector Trail is mapped for potential location along the northern property boundary of the project site, from Rancho California Road east to Camino Del Vino. The Southwest Area Plan-Policy 1.7 seeks to develop and implement an integrated trails network including Regional Open Space Trails, Wine Country Roadside Trails located within public Road Rights of Way, as well as suggested locations for Wine Country Connector Trails on private property for additional potential connection routes. Partnership between a local entity and private property owners are required prior to development and maintenance of such a trail. The project includes a granted easement to provide for such a dirt trail that will be 4' in width and travel the western property boundary, along the southern property boundary with Via De Siena, then north through the vineyard to the northeastern property boundary. No impacts are anticipated and no mitigation is required.

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)?	☐	☐	☒	☐

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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): *Traffic Study Scope of Work and Preliminary Trip Generation Backup Data /Scoping Agreement/Parking Evaluation Pamec Winery Via De Siena APN 026-471-008*, Orosz Engineering Group (OEG), May, 2022 (**Appendix K**); Riverside County General Plan; Riverside County Transportation Analysis Guidelines; Project Application Materials

Findings of Fact:

The County's General Plan identifies standards for circulation standards, road maintenance, and maintaining adequate level of service (LOS) for County streets and intersections. A detailed Traffic Impact Analysis is required if a project is anticipated to generate 100 Peak Hour trips or more. The proposed Project generates a maximum of 19 new PM Peak Hour Trips as summarized in the County-reviewed Traffic Study Scope and Preliminary Trip Generation prepared by OEG for the project, and analyzing all uses and building sizes including the tasting room, processing, storage, guest casitas, employees and special events. Utilizing the Institute of Transportation Engineers (ITE) trip rates, the Traffic Study summarized the trip generation estimates as follows:

Function	Size	ADT Rate	ADT Trips	AM PH Trip Rate	AM PHT Trips	PM PH Trip Rate	PM PH Trips
Tasting Room	0.947 KSF	45.96	44	3.38	3	10.93	10
Winery Pass-by Factor 0.75			9		1		2
Wine Production	19.344 KSF	4.87	94	0.74	14	0.65	13
Casitas	8	4.37	35	0.37	3	0.47	4
Project Totals			**138**		**18**		**19**

a) Less than Significant. The project as designed will result in insignificant increases in traffic and will not conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities. Existing road facilities are adequate to serve the proposed use. No offsite bicycle, transit, or pedestrian facilities are identified as required or planned for by ordinance or policy. The project includes provision of an on-site easement for a horse-trail along the edge of and through the property. Impacts are anticipated to be less than significant and no mitigation is necessary.

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

b) Less than Significant. In response to Senate Bill (SB) 743, the California Resource Agency identified Vehicle Miles Traveled (VMT) as the most appropriate metric to evaluate a project's transportation impact for CEQA. The County Transportation Analysis Guidelines for Level of Service Vehicle Miles Traveled (2020) requires a detailed Traffic Impact Analysis should a project generate 100 peak hour trips or more. The project generates a maximum of 19 new peak hour trips and is therefore exempt from the requirement for a detailed analysis expanding on the summary project analysis results of the Traffic Study Scope and Preliminary Trip Generation Backup Data prepared by OEG for the project. The project is consistent with State CEQA Guidelines Section 15064.3 subdivision (b) according to the VMT analysis conducted by OEG for the project that determines the project is considered small with an insignificant impact and no additional analysis is necessary.

c) Less than Significant. The project site will improve the existing agricultural driveway from Via de Siena, which does not have any include any sharp curves or dangerous intersection potential from the straight and level roadway to the project parcel. Internal circulation design has been reviewed for safety and adequate emergency services access and no concerns were identified. Current farming (vineyard) operations will continue and are not anticipated to be impeded or affected by the proposed winery project. No impacts are anticipated and no mitigation is necessary.

d) Less than Significant. A standard requirement for improvement of a parcel is paving of the road fronting the entire project parcel. This will be required for the extent of Via de Siena from Rancho California Road, to the proposed project access driveway and past to the southeastern corner of the project parcel. This paving of Via de Siena constitutes the entirety of required offsite improvement and does not constitute an effect upon or need for new or altered maintenance of roads. No impacts are anticipated and no mitigation is necessary.

e) Less than Significant. The project parcel is accessed from Rancho California Road to Via de Siena, which will be paved as part of the project construction. A construction Traffic Control Plan is a standard condition of approval to ensure construction-related activities do not cause an effect during construction. As Via de Siena currently does not provide pass through opportunity beyond the project parcel, conflicts with construction-related turning traffic will be focused to ensure proper through traffic access is maintained on Rancho California Road.

f) Less than Significant. During construction, emergency access to the site will not be impaired as all associated improvements will be located on the project parcel, which is located on an undeveloped area that does not require pass by for any other uses. The project is required to comply with County Fire requirements for access, which is an included consideration in the project design.

Impacts related to traffic are considered less than significant and no mitigation is necessary.

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?	☐	☐	☐	☒

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

Source(s): Riverside County General Plan; Southwest Area Plan Trails and Bikeway System; Application Materials.

Findings of Fact:
a) No Impact. No bike system or bike lanes are proposed along the property frontage and no bike trails are required as part of the project approval. No construction or expansion of bike system facilities or bike lanes are proposed. No impact will occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

TRIBAL CULTURAL RESOURCES Would the project cause a substantial adverse change in the significance of a Tribal Cultural Resource, defined in Public Resources Code section 21074 as either a site, feature, place, or cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American Tribe, and that is:				
39. Tribal Cultural Resources a) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1 (k)?	☐	☒	☐	☐
b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1? (In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.)	☐	☒	☐	☐

Source(s): *A Phase I Cultural Resources Assessment for The Crete Winery Project*, AB52 Tribal Consultation letters, Brian F. Smith and Associates, Inc. (BFSA) December 1, 2021 for Riverside County Planning Department (**Appendix D**).

Findings of Fact:
a-b) Less than Significant with Mitigation. A Sacred Lands File record search was initiated with the Native American Heritage Commission (NAHC) along with a request for appropriate Native American contacts for the proposed project for notification purposes. Results of this request have yet to be received, but as part of the information gathering and information exchange process, prior to conducting an onsite pedestrian surface survey of the site, notices regarding the project were mailed by BFSA to all tribal representatives listed in the NAHC with potential interest based on response letters from previous projects in the vicinity. This outreach is not considered part of the Assembly Bill 52 or Senate Bill 18 consultation process executed between government agencies.

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

Responses were received from several tribes, including the Quechan who indicated they have no comments on the project; the Agua Caliente Band of Cahuilla Indians indicating the project is not located within the Tribe's Traditional Use Area and they had no comments; the Rincon Band of Luiseño Indians indicated that the project is within the Traditional Use Area of the Luiseño people and recommended working closely with Tribes located closer to the project site. The Tribe also requested a copy of the archaeological record search be provided to them.

Although no Tribe has requested to be present during grading activities to ensure protection of potential Tribal Resources located on the project site, and no tribal cultural resources were identified during initial surface surveys of the site, the project is conditioned by **MM-CUL-1** to consult with and provide for Tribal presence during grading activities.

Mitigation: Refer to **MM-CUL-1**, which provides appropriate mitigation to reduce potential impacts to Tribal Cultural Resources to less than significant.

Monitoring: In coordination with the County and retained qualified Archaeologist, opportunity for Native American monitoring will be provided.

UTILITIES AND SERVICE SYSTEMS Would the project:				
40. Water	☐	☐	☒	☐
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment, or storm water drainage systems, whereby the construction or relocation would cause significant environmental effects?				
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years?	☐	☐	☒	☐

Source(s): Project Application Materials, Rancho California Water District Water Availability Letter, December 13, 2021; (**Appendix L**), Preliminary Water Quality Management Plan (PWQMP) for Pamec Winery, Revision 3. December 20, 2022; Rancho California Water District 2020 Urban Water Management Plan.

Findings of Fact:

a) Less than Significant. The project site is located within the service boundary of Rancho California Water District (RCWD), which has stated water and sewer service is available to serve the project site. The project site's current water service from RCWD is for agricultural operations serviced by an existing 12-inch diameter water pipeline within Via de Siena. RCWD indicates separate meters will be required for proposed uses separate from the agricultural operations including irrigation, commercial use, and fire service (sprinkler) needs. The project has provided anticipated water demand needs to the RCWD. Physical connection requirements will be established via an addition or modification to the existing water service agreement from RCWD may include plan check, connection construction, inspection and fair share participation.

The RCWD is a public water agency ("Special District" as defined by the California Water Code), annexed into the service area of the Eastern Municipal Water District (EMWD) and services over 150,000 people in a 154.7 square-mile service area including 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 SWAP). Population projections over the next 20 years anticipate an increase to over 178,000 people.

The RCWD water supply is from several sources, including local groundwater, imported water, and recycled water. The water rights for Vail Lake with over 45,000 acre feet capacity are owned by the RCWD and this watershed provides a local water supply source for recharging the Temecula Valley Groundwater Basin. Potable water sources include Imported State Water Project (SWP) and Colorado River water (historically 60-70% of total supply), local groundwater (historically 25-40% of total supply) and recycled water (historically 6% of total supply).

The RCWD has evaluated the service area demand projections in relation to service area supply in their Urban Water Management Plan (UWMP) updated in 2020. The UWMP identifies the majority of the RCWD demand is currently and will continue to be met through imported water delivered by the MWD and therefore references the MWD Regional Urban Water Management Plan when affirming reliability of imported supply consistent with anticipated population and use projections. RCWD also plans to meet increases in projected demand through a combination of local supply development and ongoing water conservation practices.

The project site is a part of the RCWD agricultural sector service area including over 10,000 irrigated acres consisting primarily of vineyard, avocado, and citrus, and is within the Temecula Valley Wine Country Community Plan.

Water use for the project would represent an incremental increase from existing agricultural service for the olive orchard and vineyard acreage. Water meters onsite for specific uses (domestic, fire, and landscape irrigation) will be required by ordinance separately from the agricultural irrigation uses.

The proposed Project will have an incremental impact on the water purveyor that is within the increased use projections. Implementation of the project will not require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects. The water purveyor has provided preliminary approval for additional commercial service connection including fire protection (sprinklers), commercial use and irrigation in addition to the existing agricultural service. Impacts are anticipated to be less than significant.

The project site is within the wastewater/sewer service boundary of the EMWD and will connect to sewer service via the Temecula Valley Wine Country Community Plan area installed sewer main line in Rancho California Road adjacent to the project site.

Stormwater and drainage impacts are addressed in the Hydrology and Water Quality section of this document detailing all new development must comply with National Pollutant Discharge Elimination System (NPDES) including Waste Discharge Requirements and onsite retention/infiltration for surface runoff. The site is relatively level and the Project has been designed to limit impervious surfaces, provide onsite infiltration and direct stormwater drainage to landscape areas and overland flow to irrigated vineyard and olive orchards on the site. The overall drainage patterns are preserved with the

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

project design that mitigate increases in peak storm runoff quantities. The project-specific WQMP provides design guidance to ensure that the Project will not substantially alter the existing drainage pattern of the site or area in general, nor will it require new or expanded off-site storm drain facilities. Impacts are anticipated to be less than significant.

b) Less than Significant. As discussed in threshold a) above, the Project site is located within the water service boundary of the RCWD that currently provides agricultural service to the site and the district has provided preliminary approval that the project is within anticipated growth projections and service capacity is available to serve the proposed project. Per the RCWD project worksheet, the Average Water Demand is 65 gpm for non-residential (based on 193 fixture units), and 148 gpm for irrigation service for peak flow rates. Average demand is estimated approximately 6200 gallons per day for the winery and hospitality uses. The agricultural use will continue with no anticipated increase and will continue to be metered separately.

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): Department of Environmental Health Review; Eastern Municipal Water District Sewer Availability Letter, SAN 53-WS 20220001021-APN 942-210-062, August 3, 2022.

Findings of Fact:

a-b) Less than Significant Impact. The project site is within the wastewater/sewer service boundary of the Eastern Municipal Water District (EMWD) and will connect to existing sewer service via the Temecula Valley Wine Country Community Plan area installed sewer main line in Rancho California Road. EMWD will evaluate water demand data to determine sizing and construction needs. Prior to arrangement for service from EMWD, the agency may require additional plan check, connection construction, inspection and fair share financial participation.

Based on the will serve letter of intent from EMWD, implementation of the project is not anticipated to require or result in the construction of new wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects. Impacts are considered to be less than significant.

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

Per EMWD, the project is estimated to require 2.75 Equivalent Dwelling Units (EDU) broken down to 1.25 EDU for the light industrial (Wine Processing) and 1.5 EDU (Commercial). As the casitas are not rented out full time, the demand for the units is included into the 1.5 EDU for commercial use. The overall use is estimated at 646 gallons per day.

The project site is within the EMWD service area designed to accommodate projected growth of the Riverside County Temecula Valley Wine Country Community Plan and is therefore the project's projected demand is accounted for by the service provider. Impacts are anticipated to be less than significant.

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, Riverside County Waste Management District correspondence

Findings of Fact:

a-b) Less than Significant Impact. Solid waste management in Riverside County is required to comply with the California Integrated Waste Management Act (AB939), which separates solid waste management into objectives and planning responsibilities for local jurisdictions and the state overall in an effort to reduce volume and toxicity of solid waste by requiring local government to prepare and implement plans to improve waste management.

Riverside County Department of Waste Resources (RCDWR) utilizes a Countywide Integrated Waste Management Plan (CIWMP) to manage all facets of solid waste. Standard Conditions of Approval required for compliance with AB939 include proper disposal of hazardous waste, an onsite recycling program including a recyclables collection and loading area, a construction Waste Recycling Plan prior to building permit issuance, waste reporting, and commercial recycling and organics compliance. A waste and recycling collection enclosure on a concrete pad is incorporated into the project design as well as a grease trap location for the proposed restaurant use. Solid waste and recycling commercial service will be provided by Riverside County Department of Waste Resources. Required compliance with local, regional, and state waste disposal, reduction, recycling and compost requirements would reduce any potential impacts to less than significant.

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.

43. Utilities

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

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

Source(s): Project Application Materials, Utility Companies, Ordinance No. 659 (Ordinance of the County of Riverside Establishing a Development Impact Fee Program).

Findings of Fact:

a-f) Less than Significant Impact. The approximately 20.49 acre Project Site is primarily planted in vineyard, with an olive grove also present. The proposed project development will result in approximately 2.1 acres of the parcel for construction of a winery, production building, restaurant, event space and casita rooms for overnight stays. Electrical and natural gas service is provided to rural-residential uses to the north and winery uses to the southwest. Electrical service will be provided via Southern California Edison (SCE) and will connect via the nearest appropriate overhead service line. Natural gas service will be provided by SoCal Gas.

The project is required by code to comply with mandatory requirements of California's Building Energy Efficiency Standards and Green Building Standards of Title 24. Compliance will ensure that wasteful, inefficient, or unnecessary consumption of energy is minimized. Adequate commercial electricity and natural gas supplies are available to meet the incremental increase in demand from the Project. Connection to electrical service is not anticipate to require construction of new facilities, the construction or relocation of which would cause significant environmental effects and impacts are determined to be less than significant.

SBC/AT&T is the communication service provider in the area and will provide communication systems to the site.

Street lighting is not required on Via de Siena and therefore the Project does not include installation of any new streetlights along the public right-of-way. Further, all onsite property lighting has been designed in accordance with Ordinance No. 655 that restricts the permitted use of certain light fixtures emitting into the night sky and spilling off of a property. Lighting as designed is downcast, and shielded so as not to have a detrimental offsite effect on other properties, and in particular astronomical observation and research at the Palomar Observatory.

The Project's impact on public facilities and other governmental services will be less than significant. Riverside County Ordinance No. 659 establishes developer impact fees to mitigate the cost of public facilities to serve commercial projects, including roads. No new construction of road facilities are required. Prior to issuance of a certificate of occupancy, the Project applicant is required to comply

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

with provisions in Ordinance No. 659, which will include payment of appropriate fees. Any impacts will be less than significant.

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?	☐	☐	☒	☐

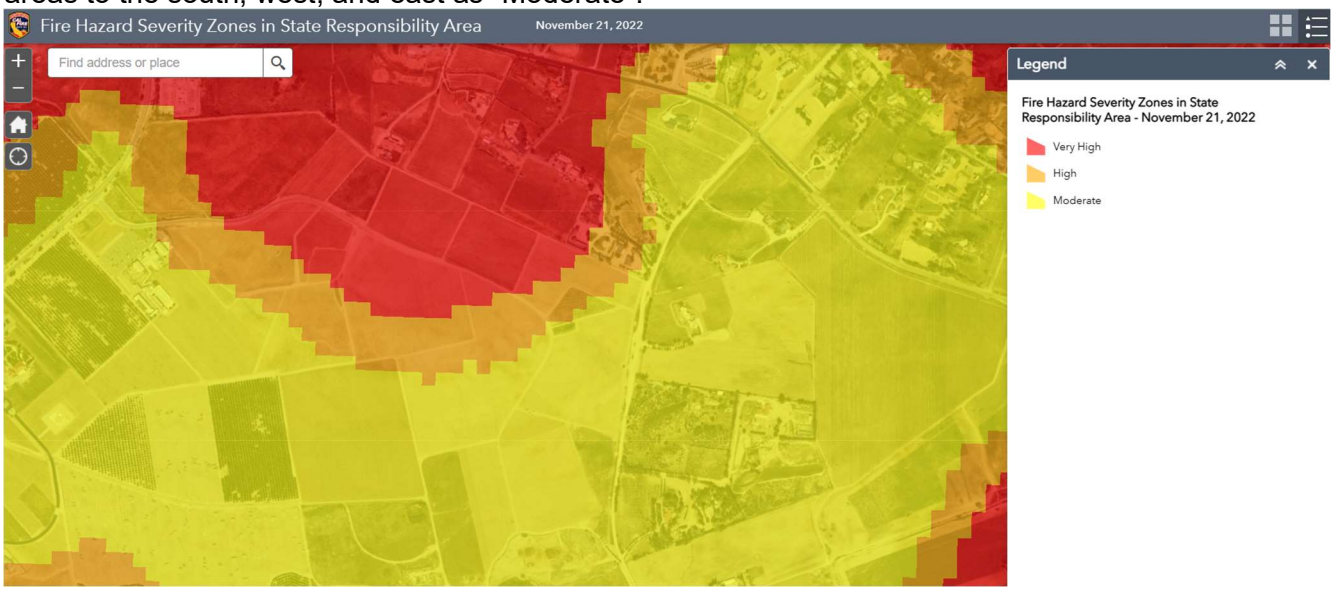
Source(s): Riverside County General Plan Figure S-11 "Wildfire Susceptibility", GIS database, California Department of Forestry and Fire Protection (CAL FIRE) Fire Hazard Severity Zones in SRA, CAL FIRE Western Riverside County State Responsibility Areas for Fire Protection, County of Riverside Safety Element, General Plan, Ordinance No. 787 Adopting the 2000 Edition of the Uniform Fire Code, Project Application Materials

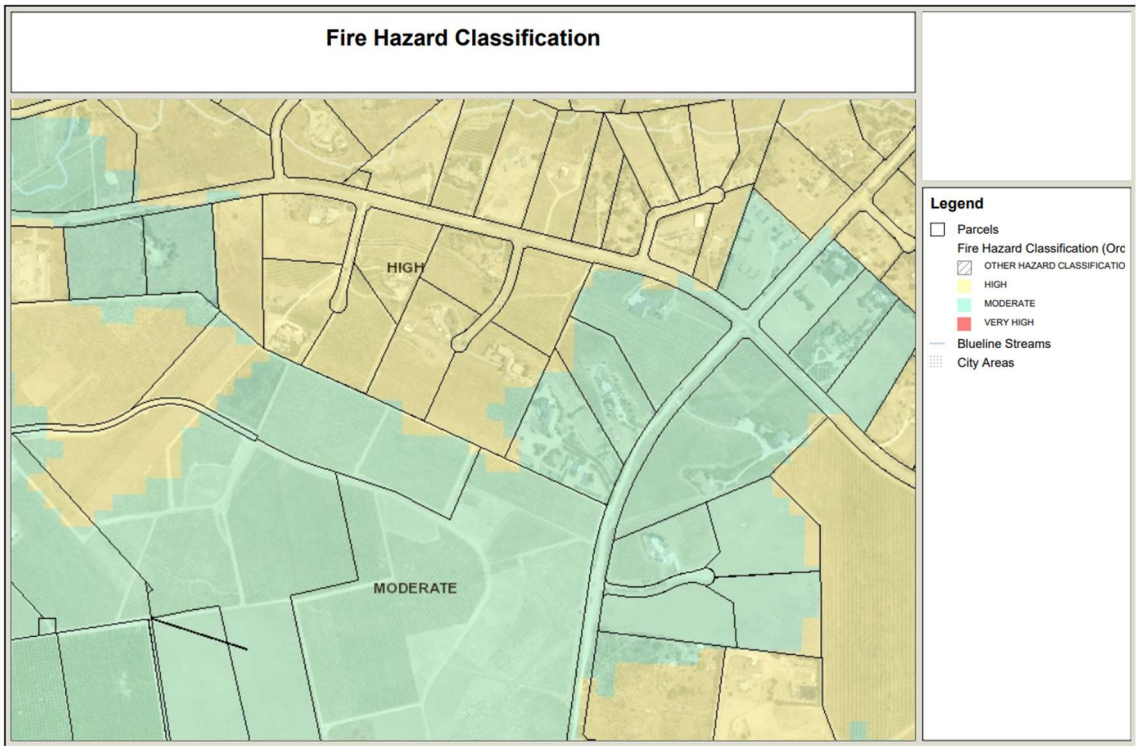
Findings of Fact:

a) Less than Significant Impact.

The Project site is mapped as both "High" fire severity and "Moderate" fire severity as classified by the County of Riverside General Plan Safety Element. The figure below shows the northwest portion of the parcel and areas to the north are mapped as "High" with the remainder of the project site and

areas to the south, west, and east as “Moderate”.





The Project will take access from Via De Siena off of Rancho California Road and once operational, connect into part of an adopted emergency response/emergency evacuation plan as implemented by the County of Riverside.

During construction, a limited potential exists to interfere with emergency response or evacuation planning and Traffic Control Plan (TCP) will be prepared in order to ensure emergency access to the

site and mitigate any construction-related circulation impacts. A TCP is not considered unique mitigation under CEQA.

Via de Siena currently terminates at the project site. The internal circulation design has been completed in consultation with emergency services staff to ensure adequate clearance for fire safety personnel and access to onsite fire suppression resources via dedicated fire service connection provided onsite.

The proposed Project will be conditioned in accordance with the Safety Element of the County's General Plan, and Ordinance 787 to ensure consistency with adopted emergency response and emergency evacuation plans.

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 the Ordinance No. 659 is typically a standard condition of approval and is not considered unique mitigation pursuant to CEQA.

The site is accessed via Rancho California Dr. via Via de Siena, which currently terminates at the project site. The proposed project is required to extend Via De Siena to the edge of the project parcel. The internal circulation design has been completed in consultation with emergency services staff to ensure adequate clearance for fire safety personnel and access to onsite fire suppression resources via dedicated fire service connection provided onsite.

b) Less than Significant Impact. The project site is located within Cal FIRE State Responsibility Area (SRA) and is modeled as located at the southern edge of Very High to High Fire Hazard Severity. All SRAs are mapped as Very High, High, to Moderate considering wildland fuels, topography and weather.
No slopes, prevailing winds, or other factors onsite are anticipated to exacerbate wildfire risks. No infrastructure is required that would exacerbate fire risk or result in environmental impacts.

c) Less than Significant Impact. 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) Less than Significant Impact. The project site is located in a relatively level area without significant surrounding slopes that could reasonably result in exposure of people or structures to significant risk such as downstream flooding or landslides as a result of runoff, post-fire instability or drainage changes.

e) Less than Significant Impact. The project would not expose people or structures directly or indirectly to significant risk of loss, injury, or death involving wildland fires. The project is designed in compliance with fire safety codes including fire sprinklers for the new construction. There are no impediments to access for entry/exit that would increase risk in the event of a wildland fire. Wildfire impacts are anticipated to be less than significant and no mitigation is necessary.

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:				
45. 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, Project Application Materials

Findings of Fact: Implementation of the proposed project would not substantially degrade the quality of the environment, substantially reduce the habitat of fish or wildlife species, cause a fish or wildlife populations to drop below self-sustaining levels, threaten to eliminate a plant or animal community, or reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory because mitigation measures have been presented to reduce biological and cultural potential impacts to less than significant levels. In addition to Mitigation Measures MM-BIO-1 and MM-BIO-4, standard conditions will apply to the proposed Project regarding biological resources, while Mitigation Measure MM-CUL-1 will apply regarding cultural and tribal cultural resources. Any impacts are considered less than significant with mitigation incorporated.

46. 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, Project Application Materials

Findings of Fact: Less than Significant Impact. The proposed project is consistent with the General Plan, area plan and required to comply with standard mitigation measures to address cumulative impacts. Impacts are not considered cumulatively considerable as established thresholds for impact areas of air quality and greenhouse gas emissions consider cumulative impacts and issue areas of hydrology and traffic are considered on a project specific as well as cumulatively in the area. The project does not have any impacts that are considered cumulatively significant.

47. Have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?	☐	☒	☐	☐

Source(s): Staff Review, Project Application Materials

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

Findings of Fact: The proposed project is consistent with the County General Plan and applicable mitigation plans. Project-specific mitigation measures have been provided to reduce impacts to less than significant levels where necessary or not otherwise addressed by ordinance or code. The initial study evaluated effects on human beings and determined less than significant (air quality, geology/soils, GHG, hazards, hydrology/water quality, land use, population/housing, public services, recreation, transportation, utilities/service systems and wildfire), less than significant with mitigation for biology (BIO-MM-1 through BIO-MM-4), cultural resources (CUL-MM-1), noise (MM-NOI-1-5), and paleontology (PAL-MM-1), or to have no impact. The proposed project would not result in environmental effects which would cause substantial adverse effects on human beings, either directly or indirectly.

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 92501

Revised: 4/19/2023 1:23 PM
Y:\Planning Master Forms\Templates\CEQA Forms\EA-IS_Template.docx

Sources Cited:
South Coast AQMD: Air Quality Analysis Handbook (aqmd.gov)

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

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

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

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

Riverside County 2019 Climate Action Plan (CAP): https://planning.rctlma.org/CAP

Ordinance No. 348: https://planning.rctlma.org

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

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

Map My County: https://gis1.countyofriverside.us

Preliminary Water Quality Management Plan (PWQMP) for Pamec Winery, Revision 3. December 20, 2022

MITIGATION MEASURES

BIO-MM-1 MSHCP Local Development Mitigation Fee
The project applicant shall pay MSHCP Local Development Mitigation fees as established and implemented by the County of Riverside.

BIO-MM-2 Stephen's Kangaroo Rat (SKR) Mitigation Fee
The project site falls within the SKR Fee Area outlined in the Riverside County SKR HCO. The project applicant shall pay the fees pursuant to County Ordinance 663.10 for the SKR HCP Fee Assessment Area as established and implemented by the County of Riverside.

BIO-MM-3 MSHCP Burrowing Owl Surveys
Within 30 days prior to initial ground-disturbing activities (e.g. vegetation clearing, clearing and grubbing, site watering) a pre-construction survey for burrowing owls is required to ensure that no owls have colonized the site in the days or weeks preceding the ground-disturbing activities. If burrowing owls have colonized the Project Site prior to the initiation of ground-disturbing activities, the project proponent will immediately inform the Wildlife Agencies and the Regional Conservation Authority (RCA), and will need to coordinate further with RCA and the Wildlife Agencies, including the possibility of preparing a Burrowing Owl Protection and Relocation Plan prior to initiating ground disturbance. If ground-disturbing activities occur but the site is left undisturbed for more than 30 days, a pre-construction survey will again be necessary to ensure burrowing owl has not colonized the site since it was last disturbed. If burrowing owl is found, the same coordination described above will be necessary.

BIO-MM-4 CDFW Nesting Bird Code Compliance
Regulatory requirement for potential direct/indirect impacts to nesting common and sensitive bird and raptor species will require compliance with the CDFG Code Section 3503. Construction outside the nesting season (between September 16th and January 31st) do not require pre-removal nesting bird surveys. If construction is proposed between February 1st and September 15th, a qualified biologist will conduct a nesting bird survey(s) no more than three (3) days prior to initiation of grading to document the presence or absence of nesting birds within or directly adjacent (200 feet, up to 500 feet for raptors) to the Project Site.

The survey(s) will focus on identifying any raptors and/or bird nests that are directly or indirectly affected by construction activities. If active nests are documented, species-specific measures will be prepared by a qualified biologist and implemented to prevent abandonment of the active nest. At a minimum, grading in the vicinity of a nest will be postponed until the young birds have fledged. The perimeter of the nest setback zone will be fenced or adequately demarcated with stakes and flagging at 20-foot intervals, and construction personnel and activities restricted from the area. A survey report by a qualified biologist verifying that no active nests are present, or that the young have fledged, will be submitted to the County of Riverside Environmental Programs Division (EPD) for review and approval prior to initiation of grading in the nest-setback zone.

The qualified biologist will serve as a construction monitor during those periods when construction activities occur near active nest areas to ensure that no inadvertent impacts on these nests occur. A final monitoring report of the findings, prepared by a qualified biologist, will be submitted to the County of Riverside EPD documenting compliance with the CDFG Code. Any nest permanently vacated for the season would not warrant protection pursuant to the CDFG Code.

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

MM-CUL-1 Prior to issuance of grading permits, the applicant shall provide written verification to Riverside County that a certified archaeologist has been retained to implement the monitoring program. The monitoring program shall include contact of the appropriate Native American tribe(s) to conduct monitoring in conjunction with the archaeological observation of grading, with evidence of a preconstruction agreement with the Native American tribe forwarded to the County. In the event no Native American monitor is interested in providing monitoring services, this shall be detailed in the preconstruction agreement.

- The certified cultural resources consultant and Native American monitor shall attend the pre-grading meeting with the contractors to explain and coordinate the requirements of the monitoring program.
- During the original cutting of previously undisturbed deposits, the archaeological and Native American monitors shall be on-site full time to perform periodic inspections of the excavations. The frequency of inspections will depend on the rate of excavation, the materials excavated, and the presence and abundance of artifacts and features.
- Isolates and clearly non-significant deposits will be minimally documented in the field so the monitored grading can proceed.
- In the event that previously unidentified cultural resources are discovered, the archaeologist shall have the authority to divert or temporarily halt ground disturbance in the area of discovery to allow for the evaluation of potentially significant cultural resources and contact the lead agency at the time of discovery.
    - The archaeologist, in consultation with the lead agency and the Native American representative, shall determine the significance of the discovered resources. The lead agency must concur with the evaluation before construction activities will be allowed to resume in the affected area. For significant cultural resources, a Research Design and Data Recovery Program to mitigate impacts shall be prepared by the consulting archaeologist and approved by the lead agency before being carried out using professional archaeological methods. If any human remains are discovered, the County coroner and lead agency shall be contacted. In the event that the remains are determined to be of Native American origin, the most likely descendant, as identified by the NAHC, shall be contacted in order to determine proper treatment and deposition of the remains.
    - Before construction activities are allowed to resume in the affected area, any artifacts shall be recovered and features recorded using professional archaeological methods. The archaeological monitor(s) shall determine the amount of material to be recovered for an adequate artifact sample for analysis.
    - All cultural material collected during the grading monitoring program shall be processed and curated according to the current professional repository standards. The collections and associated records shall be transferred, including title, to an appropriate curation facility, to be accompanied by payment of the fees necessary for permanent curation
    - A report documenting the field and analysis results and interpreting the artifact and research data within the research context shall be completed and submitted to the satisfaction of the lead agency prior to the issuance of any building permits. The report will include DPR Primary and Archaeological Site Forms.

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

NOI-MM-1: During construction, the contractor shall ensure all equipment is equipped with appropriate noise attenuating devices and equipment maintained so that vehicles and their loads are secured from rattling and/or banging. Idling equipment should be turned off when feasible if not in use, or for a maximum of 5-minutes idling time.

NOI-MM-2: Locate staging area, generators, and stationary construction equipment as far from the north property line as reasonably feasible.

NOI-MM-3: Bus idling along the northern property line shall be limited to a maximum of 5 minutes.

NOI-MM-4: All HVAC equipment shall be fully shielded or enclosed from line of sight from any adjacent residence or outdoor habitable area on the site.

NOI-MM-5: No truck loading, deliveries, outdoor production-related activities, or other noise producing activity shall take place during nighttime hours from 10 pm. to 7 am.

PAL-MM-1: During construction mass grading and excavation-related activities, including utility trenching, in consultation with the County Geologist, the guidelines outlined in the PRIMP for implementation of the Paleontological Mitigation Monitoring and Reporting Program shall be followed.