

INITIAL STUDY/ MITIGATED NEGATIVE DECLARATION

for

“Danza del Sol”

Plot Plan No. 05531 Revised 01 (PP 05531R01)

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County of Riverside

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Appendix E1: *Danza Del Sol Winery Traffic Impact Analysis*, prepared by RK Engineering, Inc., 9-19-2023

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Commonly Used Abbreviations and Acronyms

AAQS	Ambient Air Quality Standards
AB	Assembly Bill
AC	Acre
ACOE	U.S. Army Corps of Engineers
ADP	Area Drainage Plans
ADT	Average Daily Traffic
ALUC	Airport Land Use Commission
ALUCP	Airport Land Use Compatibility Plan
AMSL	Above Mean Sea Level
APN	Assessor's Parcel Number
AQ/GHG	Air Quality/Green House Gas
AQMP	Air Quality Management Plans
ARB	Air Resources Board
Basin	South Coast Air Basin
BMPs	Best Management Practices
BUOW	Burrowing Owl
CAAQS	California Ambient Air Quality Standards
CalARP	California Accidental Release Prevention Program
CalEEMod™	California Emissions Estimator Model™
Cal/EPA	California Environmental Protection Agency
CalFire	Riverside County Fire Department
CALGreen	California Green Building Standards Code
Cal/OSHA	California Occupational Safety and Health Administration
CAP	Climate Action Plan
CAPCOA	California Air Pollution Control Officers Association
CARB	California Air Resources Board
CBC	California Building Code
CCR	California Code of Regulations
CDFW	California Department of Fish and Wildlife
CEC	California Energy Commission
CEQA	California Environmental Quality Act
CUP	Conditional Use Permit
CZ	Change of Zone
dB	Decibel
dBA	A-Weighted Decibel
dBA CNEL	A-weighted decibel Community Noise Equivalent Level
dBA Leq	A-weighted decibel equivalent noise level
EAP	Existing Plus Ambient Growth Plus Project
EAPC	Existing Plus Ambient Growth Plus Project Plus Cumulative
FEMA	Federal Emergency Management Act
FIRM	Flood Insurance Rate Map
FMMP	Farmland Mapping & Monitoring Program
GHG	Greenhouse Gas
GP	General Plan
GPA	General Plan Amendment
GPEIR	General Plan Environmental Impact Report
HCM	Highway Capacity Manual
HCOC	Hydrologic Conditions of Concern
HCP	Habitat Conservation Plan
HOV	High-Occupancy Vehicle
HRA	Health Risk Assessment
LOS	Level of Service
LST	Localized Significance Thresholds

MLD	Most Likely Descendent
MM	Mitigation Measure
MSHCP	Western Riverside County Multiple Species Habitat Conservation Plan
MTCO _{2e}	Metric Tons of Carbon Dioxide Equivalent
N ₂ O	Nitrous Oxide
NAAQS	National Ambient Air Quality Standards
NAHC	Native American Heritage Commission
NEPA	National Environmental Policy Act
NEPSSA	Narrow Endemic Plants Survey Area
NO ₂	Nitrogen Dioxide
NOA	Naturally Occurring Asbestos
NO _x	Oxides of Nitrogen
NPDES	National Pollution Discharge Elimination System
O ₃	Ozone
Pb	Lead
PFCs	Perfluorocabons
PHS	Preliminary Hydrology Study
PM	Afternoon
PM _{2.5}	Fine Particulate Matter
PM ₁₀	Respirable Particulate Matter
Ppb	Parts Per Billion
Ppm	Parts Per Million
PPV	Peak Particle Velocity
PRC	Public Resources Code
PVC	Polyvinyl Chloride
PV	Photovoltaic
RCFC&WCD	Riverside County Flood Control and Water Conservation District
RCFD	Riverside County Fire Department
RCIP	Riverside County Integrated Project
RCSd	Riverside County Sheriff's Department
RCTC	Riverside County Transportation Commission
RTA	Riverside Transit Authority
RTP	Regional Transportation Plan
RTP/SCS	Regional Transportation Plan/Sustainable Communities Strategy
RV	Recreational Vehicle
RWQCB	Regional Water Quality Control Board
SARWQCB	Santa Ana Regional Water Quality Control Board
SB	Senate Bill
SCAB	South Coast Air Basin
SCAG	Southern California Association of Governments
SCAQMD	South Coast Air Quality Management District
SO ₂	Sulphur Dioxide
SO _x	Sulphur Oxides
SoCAB	South Coast Air Basin
Sq. Ft.	Square Feet
TAC	Toxic Air Contaminant
USFWS	United States Fish and Wildlife Service
USGS	U.S. Geological Survey
VMT	Vehicle Miles Traveled
VOC	Volatile Organic Compound
VPD	Vehicles Per Day
WCCP	Wine Country Community Plan
WQMP	Water Quality Management Plan

Project Case Type (s) and Number(s): Plot Plan No. 05531R01 (PP05531R01); Change of Zone No. 2300015 (CZ 2300015) “Danza del Sol Winery”

Lead Agency Name: County of Riverside Planning Department

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Contact Person: Kathleen Mitchell, Urban Planner III

Telephone Number: 951-955-6836

Applicant’s Name: Smith Family Trust

Applicant’s Address: 35879 Belle Chaine Loop, Temecula, CA 92592

I. PROJECT INFORMATION

Project Description:

Overview

The Project proposes Plot Plan No. 05531R01 (PP05531R01) for a minor expansion and re-entitlement of a Class II Winery on approximately 36.39 gross acres. The site is roughly rectangular and located at 39050 De Portola Road on the west side of De Portola Road between Via Apore and Monte De Oro Road in the Temecula Wine Country, County of Riverside, State of California, and known as Assessor’s Parcel Numbers (APN) 941-290-005 (southern parcel) and 941-290-011 (northern parcel). The site currently supports a vineyard on the majority of the property with an existing winery facility in the northeast corner of the site. Reference **Figure 1, Regional Location Map** and **Figure 2, Vicinity Map**. The site is currently zoned Wine Country – Existing Winery (WC-WE) and Wine Country – Winery (WC-W) on the northern parcel and Commercial Vineyard (C/V) on the southern parcel. The Project is requesting a Change of Zone No. 2300015 (CZ2300015) to rezone the entire property to WC-W (Wine Country – Winery). The development area of the site will continue to occupy 5 acres (13.9%) and the vineyard will continue to occupy 31.4 acres (86.1%) of the site.

Change of Zone No. 2300015

CZ2300015 proposes that zoning associated with APN 941-290-011 be changed from WC-WE to WC-W and for APN 941-290-005 from C/V to WC-W. With these changes, the entire Project site and the properties to the north would be zoned WC-W and would be consistent with surrounding zoning (R-R, C/V, and C/V – 10).

Reclassify Winery

The existing Class II Winery includes a wine tasting area, wine club area, wine sales of wine produced on the premises, a caretaker’s residence, and production/storage areas. According to Ordinance No. 348 (Providing for Land Use Planning and Zoning Regulations and Related Functions of the County of Riverside), a Class V Winery on a minimum 20 acres is allowed with an approved permit. All existing onsite structures, fencing, grading, and lighting were permitted by the County of Riverside in 1980 (PP05531). A 127 square-foot (SF) addition will be constructed to the existing Wine Clubhouse entry area and a new 1,724 SF wine club patio area (with no new grading needed) will be located adjacent to the existing wine clubhouse. The existing agriculture storage facility will be converted to a special occasion facility with only interior renovations. The applicant is requesting the classification of the facility be changed from a Class II Winery to a Class V Winery by meeting the requirements of Ordinance No. 348 (most current dated 4-8-2023) Section 14.91(H), Definition-Class V Winery, Section 14.92, Authorized Uses Wine Country-Winery (WC-W) Zone, and Section 14.93, Development Standards.

Plot Plan No. 05531R01 (PP05531R01)

The Project consists of a lot merger and re-entitlements for the existing Danza Del Sol Winery and includes a remodeling of the existing tasting room, a conversion of the wine club room to be a second public tasting room with a new limited food service kitchen, conversion of the agricultural storage building to an indoor special events facility, and continuing to operate the existing wine production, storage, and office facilities. Additionally, the existing wine storage building (i.e., Barrel Room) will be remodeled into an indoor special occasion facility. The existing 3,787 SF public tasting room is planned to be remodeled but the operations will remain unchanged (i.e., 1,410 SF Tasting Room, 972 SF Storage). The existing 3,915 SF members-only wine club building will be converted into a second public tasting room. The building will be reconfigured to provide a 2,668 SF tasting room, 650 SF kitchen/storage area, and 485 SF office/bathroom area. A new wine club patio area will be added which can accommodate approximately 40 members. Please see **Table 1, PP05531R01 Development**. Reference **Figure 3, PP05531R01 Site Plan**. As shown in **Table 1**, the Project will add only 1,851 SF of new construction (wine patio and expanded entrance) while the rest of the Project involves internal changes to various existing onsite buildings. The new construction represents approximately 10% of the existing winery buildings. The new construction will also not require grading as it is proposed in an area that was previously graded as part of existing winery and vineyard. Roof-mounted solar panels will also be installed on one or more buildings.

**Table 1
PP05531R01 Development**

Building/Use	Existing Area (Square Feet)	Proposed Use/Area (Square Feet)
Existing Uses		
Tasting Room	4,267	Remodeling
Member's Only Wine Club	3,915	2 nd Tasting Room ¹
Ag. Storage	3,600	Convert to a Special Occasion Facility
Offices	3,010	--
Wine Production	3,768	--
Sub-Total Existing Uses	18,560	N/A
Proposed Uses		
Clubhouse Entryway Expansion	--	127
Wine Club Patio	--	1,724
Sub-Total Proposed Uses	N/A	1,851
Percent of Existing Area		(9.97%)

¹ Includes a 2,668 SF tasting room, 650 SF kitchen/storage area, and 485 SF office/bathroom area

Previous Entitlements

On October 27, 1980, Plot Plan No. 05531 was approved for construction of wine tasting, wine sales of wine produced on the premises, wine storage and sign on the northern parcel.

On June 30, 2008, Plot Plan No. 23409 was approved which included Building Permit BAS130109 for construction of a 30' x 40' agriculture storage building with an existing vineyard.

On October 7, 2014, Change of Zone No. 7832 was approved which changed the zoning of the site from Commercial Vineyard (C/V) to Wine Country/Existing Winery (WC-WE) on the northern parcel.

On November 13, 2014, Plot Plan No. 05531S1 was approved that permitted the conversion of a residential unit to a wine club activities center. The activities center was to be an ancillary use to an existing Class II winery originally permitted through PP05531. The residential unit was 3,194 SF, one bedroom, a great room with dining area and kitchen, two bathrooms that were sized for ADA compliance, a garage, and covered patio area. The owner had the option to convert the bedroom into office space if needed. No overnight occupancy was allowed. No special occasion events were permitted through the substantial conformance, but wine club events were permitted. This project was approved as “exempt” from CEQA by the County.

Summary of Facilities Changes

(Existing) Winery Tasting Room. The Tasting Room will be open to the public. Work will include only interior renovations with storage expansion and a reduction in tasting area square footage. No outdoor amplified sound will be allowed.

(Existing) Wine Club House. This facility will be used as a secondary club tasting room with rooms for private tasting parties. Work includes interior renovations, the inclusion of a small deli kitchen, and a new small (127 square foot) addition to reconfigure the entry for accessibility. The Wine Club will no longer host events but will instead serve the public as a tasting room. Events will be relocated to the special occasions facility. However, the club will continue to be utilized as a tasting room. No outdoor amplified sound will be allowed.

(Existing) Winery Production Facility. No work is proposed for this building. The winery produces an average of 25,000 gallons per year which is more than the minimum Class V requirement of 7,000 gallons.

(Existing) Offices. No work is proposed for this building.

(Existing) Agriculture Storage Building - Special Occasion Conversion. This existing storage facility will be converted to a special occasion facility. Work will include only interior renovations. Events will be served only by catering services including food preparation and dish washing. Special Occasions will host 1 event per day Thursday-Sunday, totaling 4 per week or 208 events per year. Types of events include wedding receptions, private banquets, public speaker forums, and Wine Trade Association meetings. All activities at this facility will be indoors and no outdoor amplified sound will be allowed.

(Existing) Parking. The site currently has several paved and unpaved areas for parking at the existing buildings, with one larger paved parking lot on the north end of the site adjacent to the existing winery building with 16 marked spaces at present.

(New) Wine Patio. This will be a “members only” tasting area. Work will include new 8’x20’ storage containers, permeable pavers, trellis/shading structures, and firepits. The structure will sit on an existing disturbed area that was previously graded as part of vineyard development and parking. No outdoor amplified sound will be allowed.

(New) Parking. The project plans and **Table 2, Project Parking** below show 147 parking spaces are required for the proposed uses and 160 spaces are being provided.

**Table 2
Project Parking**

Use Area	Square Feet (SF)	Parking Requirements	Spaces Required	Spaces Provided
(E) Tasting Room	502	1 space/45 SF net	12	18
(E) Clubhouse	2,183	1 space/45 SF net	49	49
(E) Ag. Building/ Reception Room	2,468	1 space/45 SF net	55	58
(E) Office	3,010	2 enclosed spaces	2	2
(E) Wine Production	3,739	1 space/1000 SF	4	4
(N) Tasting Room Office	276	1 space/200 SF	2	2
(N) Wine Club Patio	650	1 space/45 SF net	15	19
EV Parking	--	5 spaces minimum	5	5
Employee Parking ¹	(13 employees)	1 space/2 employees	3	3
Total			147	160

Source: Project Plans (see **Appendix F**)

SF = square feet; (E) = Existing; (N) = New

¹ Not including office parking

Summary of Operational Changes

Once completed, the winery will operate Monday through Sunday from 11:00 am to 6:00 pm. Special occasions will operate Thursday to Sunday from 5:00 pm to 11:00 pm. There will be approximately 11 employees for normal winery operations and approximately 5 employees dedicated to special occasions (Special Occasions Facility does not concurrently operate during normal winery tasting business operations. Employees move from Tasting Room to Special Occasions.). During normal operating hours, it is estimated the winery will host approximately 45 customers while weekends are expected to host approximately 85 customers. Special occasions will host up to 100 customers and events will occur during non-business hours for winery operations. Customers will use existing paved and unpaved overflow parking areas. Food will be served from the Wine Club kitchen to all public and members wine tasting areas.

These expanded onsite activities may require an incremental increase in the need for police or fire services for traffic or medical conditions (see Sections 30-34, *Public Services* and Section 37, *Transportation*). No public infrastructure improvements will be needed as the site already has existing utility connections and septic tank systems that can accommodate the increase in activities on the site (see Sections 40-43, *Utilities*).

Phasing/Construction Activities

The Project involves mainly internal building changes to accommodate special occasions and events and no grading so only one phase of work is anticipated. However, work on individual buildings would proceed as specific permits are applied for by the applicant and approved by the County. At this time, construction is expected to start in January 2024 and be completed by the end of May 2024 (5 months). At this time, no additional phases of construction, facilities, or improvements are planned for this site.

As described above, most of the planned construction activities are internal modifications to four of the existing onsite buildings. The only “new” construction will be a new wine tasting patio (1,851 SF) and an expansion of the entryway to improve handicapped accessibility (127 SF). The new

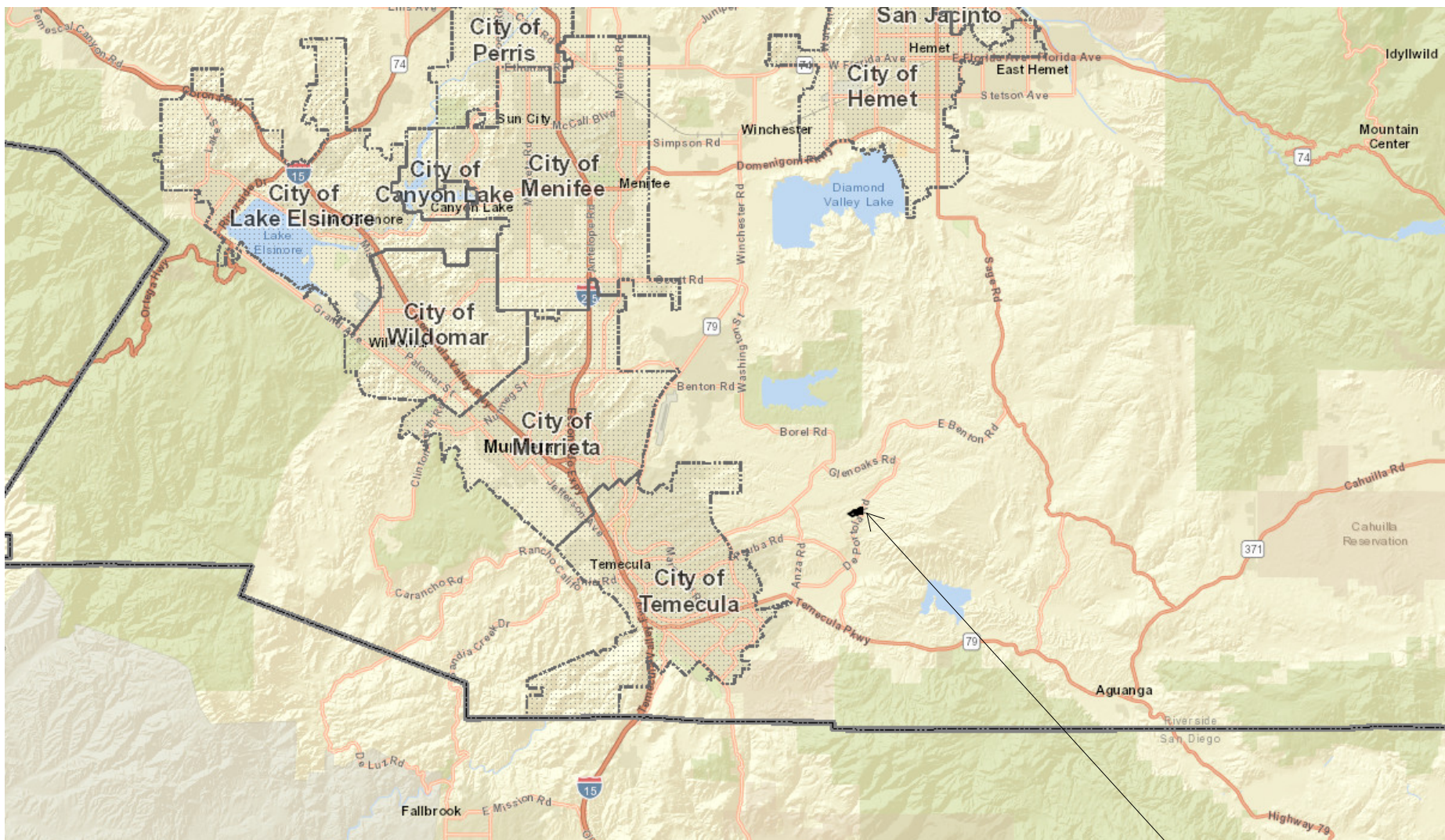
construction will not require any grading as this area was previously graded when the existing winery and vineyard were constructed/installed.

The only access improvements required are to install a left turn pocket and acceleration/deceleration lanes at the Southern Driveway. These improvements are required to maintain safe public access because the Northern Driveway is proposed to be closed to public access and now be only used for emergency access. These changes are not required by any Project-specific or cumulative traffic impacts from vehicle miles traveled or number of daily trips.

Impact Mitigation

Due to the limited amount of new construction, lack of grading, and temporary nature of special events, no significant environmental impacts are anticipated to result from construction or operation of the expanded winery as outlined above. The Project will implement a number of regulatory requirements (RR) and project design features (DF) as project conditions of approval for air quality and noise, regulatory compliance (e.g., State Green Building Code), as well as standard County conditions of approval (COAs). With these actions, this Initial Study concludes all Project impacts are less than significant and no mitigation measures are required.

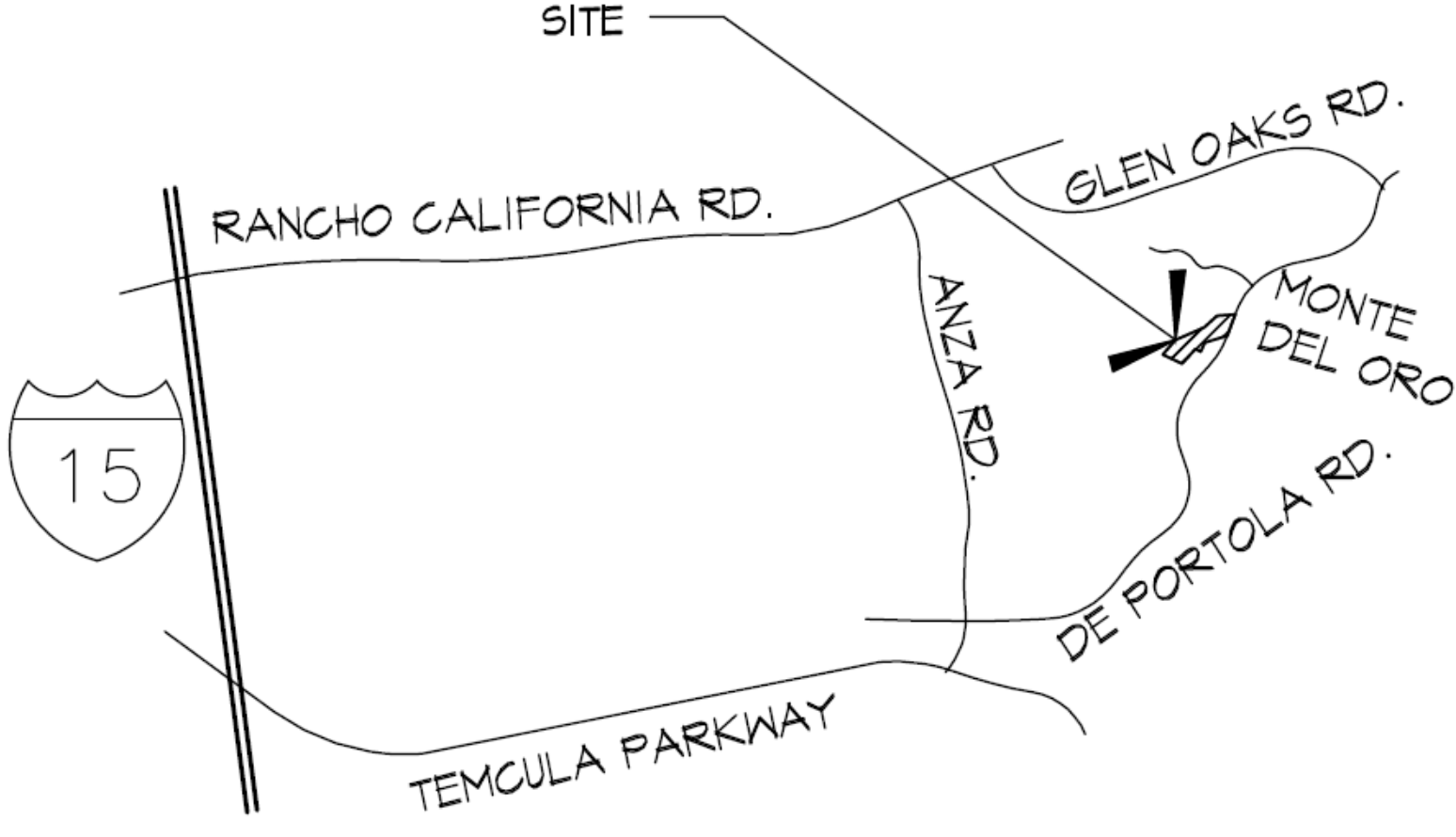
FIGURE 1
Regional Location Map



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

SITE

FIGURE 2
Vicinity Map



Source: Project Plans (Appendix F)

FIGURE 3
Site Plan

AREA SUMMARY	
BUILDING NAME	BUILDING AREA
EXISTING TASTING ROOM	
(E) TASTING ROOM	1489 SF.
(E) RESTROOM	24 SF.
(E) BATHROOM IN OFFICE	460 SF.
(E) OFFICE IN RESTROOM	456 SF.
(E) STORAGE	112 SF.
(E) BENCH	18 SF.
(E) OFFICE	18 SF.
(E) REST	400 SF.
	4267 SF.
EXISTING GLENNCASE	
(E) GLENNCASE IN TASTING ROOM	2468 SF.
(E) RESTROOM	226 SF.
(E) STORAGE IN KITCHEN	680 SF.
(E) OFFICE	161 SF.
(E) BAR	113 SF.
	3248 SF.
WINERY ADDITION	
(E) RECEPTION ROOM	381 SF.
(E) SERVICE	160 SF.
(E) MEN'S RESTROOM	118 SF.
(E) WOMEN'S RESTROOM	123 SF.
(E) STORAGE	36 SF.
	5600 SF.
EXISTING OFFICE	
(E) OFFICES	1877 SF.
(E) DETACHED GARAGE	1489 SF.
	3366 SF.
EXISTING WINERY PRODUCTION	
(E) WINERY PRODUCTION BLDG	5768 SF.
NEW WINE PATIO	
(E) STORAGE	320 SF.
(E) FIRST FLOOR SEATING	1256 SF.
(E) SECOND FLOOR SEATING	366 SF.
	1742 SF.
TOTAL AREA OF BUILDINGS	20,411 SF.

AREA CALCULATION: 36.31 / 1585148.4
SITE AREA ANALYSIS

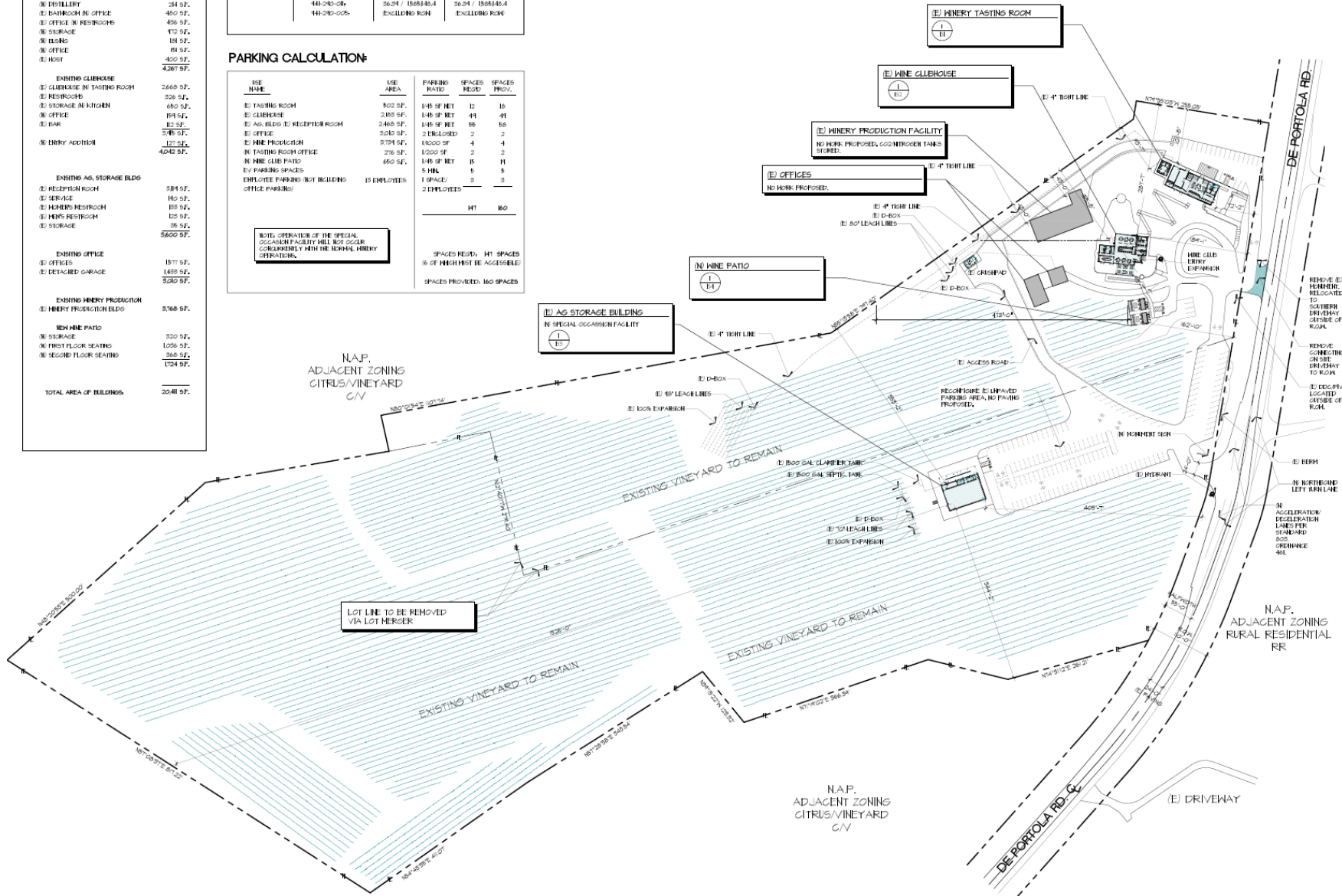
NEW PARCEL I.	NEW	GROSS (ACRES)	NET (ACRES)
NEW APN PERCING PARCEL MERGER/LLA			
44-240-06	36.21 / 1585148.4	36.21 / 1585148.4	EXCLUDING RCM
44-240-05	EXCLUDING RCM		EXCLUDING RCM

PARKING CALCULATION:

USE NAME	USE AREA	PARKING RATE	SPACES REQ'D	SPACES PROV'D
(E) TASTING ROOM	802 SF.	148 SF/NET	12	10
(E) GLENNCASE	2468 SF.	148 SF/NET	41	41
(E) AG. BLDG. (E) RECEPTION ROOM	2468 SF.	148 SF/NET	58	58
(E) OFFICE	3248 SF.	2 (ENCLD)	2	2
(E) WINE PRODUCTION	5768 SF.	14200 SF	4	4
(E) TASTING ROOM OFFICE	276 SF.	1200 SF	2	2
(E) WINE GLENN PATIO	680 SF.	148 SF/NET	6	11
(E) PARKING SPACES	5 MIN.	5 MIN.	5	5
EMPLOYEE PARKING (NOT INCLUDING OFFICE PARKING)	15 EMPLOYEES	1 SPACE/	5	5
		2 EMPLOYEES		
			11	160

NOTE: OPERATOR OF THE SPECIAL OCCASION FACILITY WILL NOT CONSIDERABLY WITH THE NORMAL WINERY OPERATIONS.

SPACES REQ'D, 111 SPACES (6 OF WHICH MUST BE ACCESSIBLE)
SPACES PROVIDED: 160 SPACES



Building Architecture and Materials

The Project proposes no new buildings or architectural structures although the interior of the existing ag storage building will be remodeled for additional wine club events and activities. The only new construction planned is a 127 SF addition to the clubhouse entry and a 1,851 SF expansion of the wine club patio. The exteriors of all the existing buildings will remain in their current condition and appearance. However, one or more buildings may eventually have roof-mounted solar photovoltaic panels installed to generate onsite electricity and help reduce the winery's reliance on the regional power grid.

Landscaping

Due to the limited amount of proposed improvements, the Project Plans indicate no new landscaping is proposed to be added as part of this Project.

Traffic/Circulation

A Traffic Impact Assessment (TIA) and a Vehicle Miles Travelled (VMT) Study were prepared that conducted the Project would not have any significant congestion-related traffic impacts with implementation of the recommended improvements, and no significant VMT impacts due to its size. "Worst case" Project trip generation was estimated to be up to 143 peak hour trips and 801 daily trips on for special events on Saturdays.

The Project will take primary access from existing dirt driveways off De Portola Road and will be improved with the Project. An existing secondary driveway near the north end of the property serves the existing members only wine club and public tasting room. This driveway will be improved with the Project and will only serve as secondary access for emergency vehicles only. Improvements consist of the County standard acceleration/deceleration driveway configuration. De Portola Road is classified as a mountain arterial in the County Riverside Wine County Community Plan. Presently the roadway is improved as a two-lane roadway. The Project has approximately 920 feet of frontage along De Portola Road along the northeastern boundary of the site. Pedestrian access is provided per ADA requirements.

Drainage / Hydrology / Water Quality

The existing hydrological conditions in the area are gentle rolling hills that slope down generally to the south and southwest toward Temecula Creek. Onsite the existing ground slopes generally down to the southwest so surface runoff from the site sheet flows in the same general direction. However, the existing winery facility in the northeast corner of the site has a small detention basin at the northeast corner of the tasting room parking lot that runs along the east side of the access driveway to collect and detain runoff from the developed portion of the site. There are no existing drainage courses that cross the property but there is a small informal detention area in the far west portion of the site that detains sheet flow runoff from the vineyard during storm events.

The size of the Project is such that it does not require preparation of a Water Quality Management Plan (*WQMP*). Onsite soils are generally classified as the Pauba Formation (Qpfs) which consists of silty sand. The site is not within a 100-year flood zone as identified by the Federal Emergency Management Agency (FEMA) through its Flood Insurance Rate Program (FIRM) mapping¹.

¹ FEMA Flood Zone X as shown in FIRM Map Panel 06065C2745G dated 8/8/2008

The proposed Project will not disturb more than a quarter acre of land and will not change the existing runoff conditions on the site. Therefore, the Project will rely on existing drainage control and the detention area to accommodate its runoff.

Grading

All grading was previously performed and permitted by the County of Riverside and no new grading is proposed.

Water/Sewer

The Project is already connected to a Rancho California Water District water line in De Portola Road and has four (4) operating septic disposal systems permitted by the County Health Department. The applicant has provided the County with calculations showing the expanded uses of the Class V Winery (max. 11 employees and +143 guests) would generate a maximum of 1,140 gallons/day which would not exceed the 1,200 gallons/day limit of wastewater per the RWQCB and County health standards (see calculations in Appendix H). Therefore, the Project will hook up to the existing septic systems now on the site. For example, conversion of the ag. storage building which will utilize the existing 1,500 gallon septic tank currently serving that building.

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

B. Total Project Area:

Residential Acres: N/A	Lots: N/A	Units: N/A	Projected No. of Residents: N/A
Commercial Acres: 36.39	Lots: 2	Sq. Ft. of Bldg. Area:	Est. No. of Employees: 11
Gross		20,411	
Industrial Acres: N/A	Lots: N/A	Sq. Ft. of Bldg. Area: N/A	Est. No. of Employees: N/A
Other: N/A			

C. Assessor's Parcel No(s): 941-290-005 and 941-290-011-5 (CPM 230013 was submitted to merge these two parcels under one APN)

Street References: 39050 De Portola Road on the west side of De Portola Road between Via Apore and Monte De Oro Road

D. Section, Township & Range Description or reference/attach a Legal Description: Bachelor Mountain USGS 7.5-Minute Topographic Map, Section 29, Township 7 South, Range 1 West

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

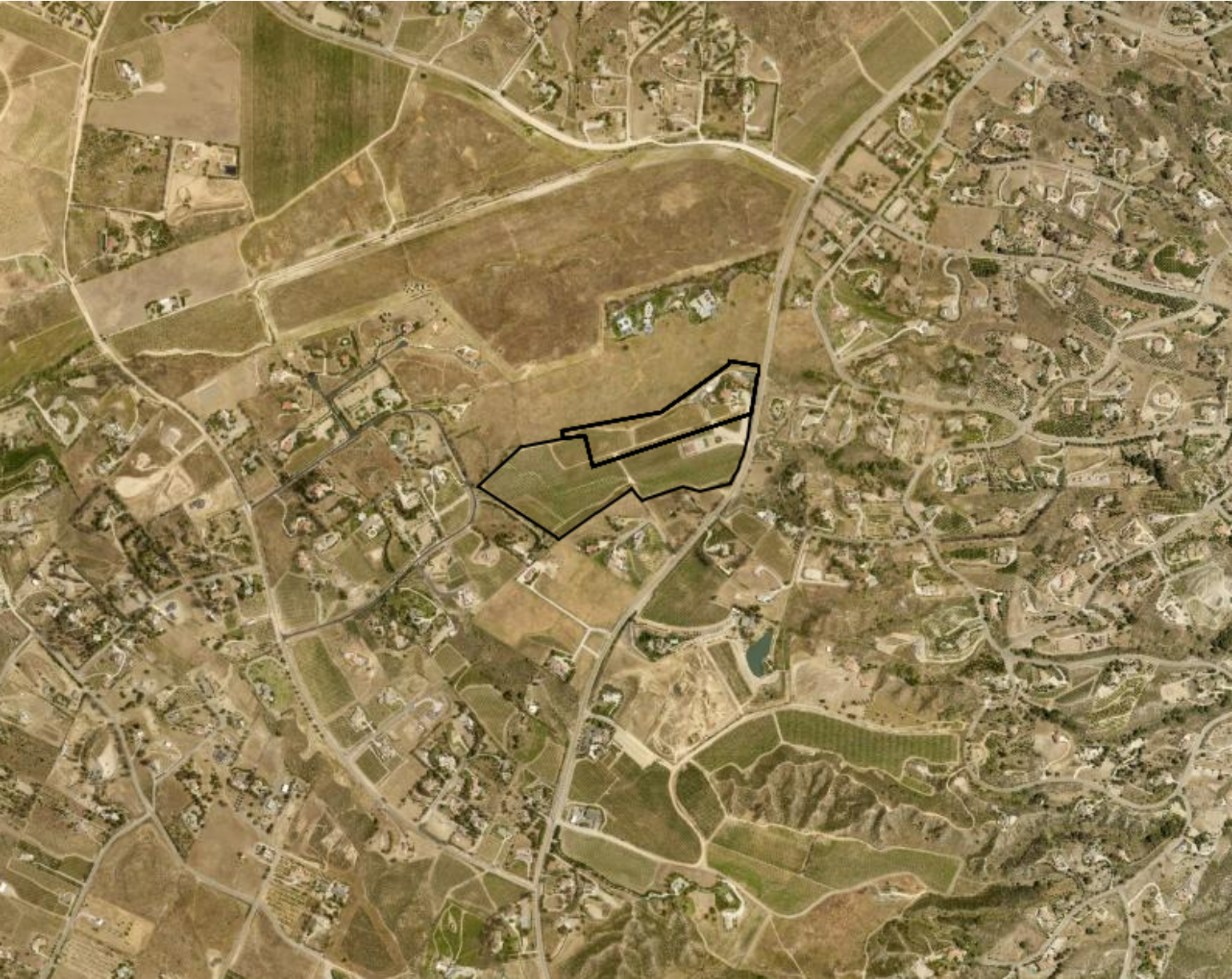
The Project site is situated in the Pauba Valley which is considered an easterly offshoot of the larger Temecula Valley. The topography of the area is dominated by rolling hills and wide, flat mesas, including an unnamed mesa overlooking De Portola Road to the north. The site is east of the City of Temecula in western Riverside County. The surrounding areas are defined by the margins of the Santa Ana Mountains to the west and the San Jacinto Mountains to the east/northeast. The Temecula Valley to the southwest of the Project is encompassed by the Santa Margarita and Agua Tibia mountains. It is the convergence of these mountains that effectively separates western Riverside County from Orange County and the Pacific coast in general.

The Project area is generally rural in character and the site is surrounded by large residential properties, boutique wineries, vineyards, and scattered tracts of undeveloped land. The onsite soils are considered prime agricultural soils by the State. The southeastern boundary of the site is relatively level with De Portola Road while the eastern portion of the site slopes down to the west and northwest. Elevations on the site range from approximately 1,542 feet near the northeast corner down to 1,457 feet above mean sea level at the northwest corner. The surrounding upland areas support vegetation mainly creosote bush and other small grasses and brush, such as buckwheat and sagebrush, especially on the hillsides.

Geologically, the Project site is within the Peninsular Ranges Geomorphic Province of California and lies east of the main strands of the Elsinore fault zone in areas of Pliocene and Pleistocene sedimentary soil units of terrestrial origin. The existing ground slopes generally down to the west so surface runoff from the site sheet flows generally to the west.

The site is currently bordered by a number of rural residences and a number of agricultural and winery-related uses. Approximately 550 feet north of the existing winery facility is the Vina De Lestonnac Convent. There is vacant land and a number of rural residences to the south, west, and northwest. To the northwest and north are additional rural residences and vacant land. To the east across De Portola Road are additional rural residences, some agricultural uses, and scattered vacant land. Reference **Figure 4, Aerial Photo**.

FIGURE 4
Aerial Photo



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

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

1. **Land Use:** The Project is consistent with the Agriculture: Agriculture (A: AG) (10-Acre minimum) land use designation and is a part of the Temecula Valley Wine Country Policy Area – Winery District and Southwest Area Plan (SWAP). All other land use designations and other applicable land use policies within the General Plan.
2. **Circulation:** Adequate circulation facilities exist (i.e., De Portola Road) and are proposed to serve the Project. The proposed Project meets with all other applicable circulation policies of the General Plan.
3. **Multipurpose Open Space:** No natural open space land was required to be preserved within the boundaries of this Project. The Project does contain an existing vineyard, but no riparian area or other natural habitat will be disturbed nor significantly impacted during either construction or operation of the Project. The proposed Project meets with all other applicable Multipurpose Open Space element policies.
4. **Safety:** The proposed Project is not located within a flood plain, is in a subsidence susceptible area, has a moderate risk of liquefaction, is not within an active fault zone, and is not within a high or very high fire hazard area. The proposed Project has allowed for sufficient provision of emergency response services to the Project through the Project design and payment of development impact fees. The proposed Project meets with all other applicable Safety element policies.
5. **Noise:** Sufficient mitigation against any foreseeable noise sources in the area have been provided for in the design of the Project. The Project is not expected to result in generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the Project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies. Additional activities that will be held at the winery are indoors and involve wine club members. Also, noise from any agricultural operations (i.e., the vineyard) is exempted from the provisions of the Riverside County Noise Ordinance on land designated for Agricultural in the General Plan, provided such operations are carried out in a manner consistent with accepted industry standards. This exemption includes, without limitation, sound emanating from all equipment used during such operations, whether stationary or mobile. Amplified sounds that will occur on the Project site have been analyzed through a Noise Study submitted for the Project. The Project meets all other applicable Noise Element Policies.
6. **Housing:** The Project does not propose housing, so it does not conflict with the policies of the Housing Element of the General Plan.
7. **Air Quality:** The proposed Project involves minimal new development and planned improvements but will be conditioned to control air pollutant emissions during construction activities. The proposed Project meets all other applicable Air Quality element policies.
8. **Healthy Communities:** The Project meets all applicable policies of the Healthy Communities Element of the General Plan.

a) **Environmental Justice:** The site is not within an identified environmental justice community, so the policies of that element do not apply to this Project.

A. **General Plan Area Plan(s):** Southwest Area Plan

B. **Foundation Component(s):** Agriculture

C. **Land Use Designation(s):** Agriculture

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

E. **Policy Area(s), if any:** Not in a General Plan Policy Area

F. **Adjacent and Surrounding:**

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

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

3. **Land Use Designation(s):**

North: Agriculture

South: Agriculture

East: Rural Residential (across De Portola Road)

West: Rural Residential

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

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

5. **Policy Area(s), if any:** Not in a General Plan Policy Area

H. **Adopted Specific Plan Information**

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

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

I. **Existing Zoning:** Wine Country – Winery (WC-W), Wine Country – Winery Existing (WC-WE), and Citrus/Vineyard (C/V)

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

K. **Adjacent and Surrounding Zoning:**

North: Wine Country- Winery (WC-W)

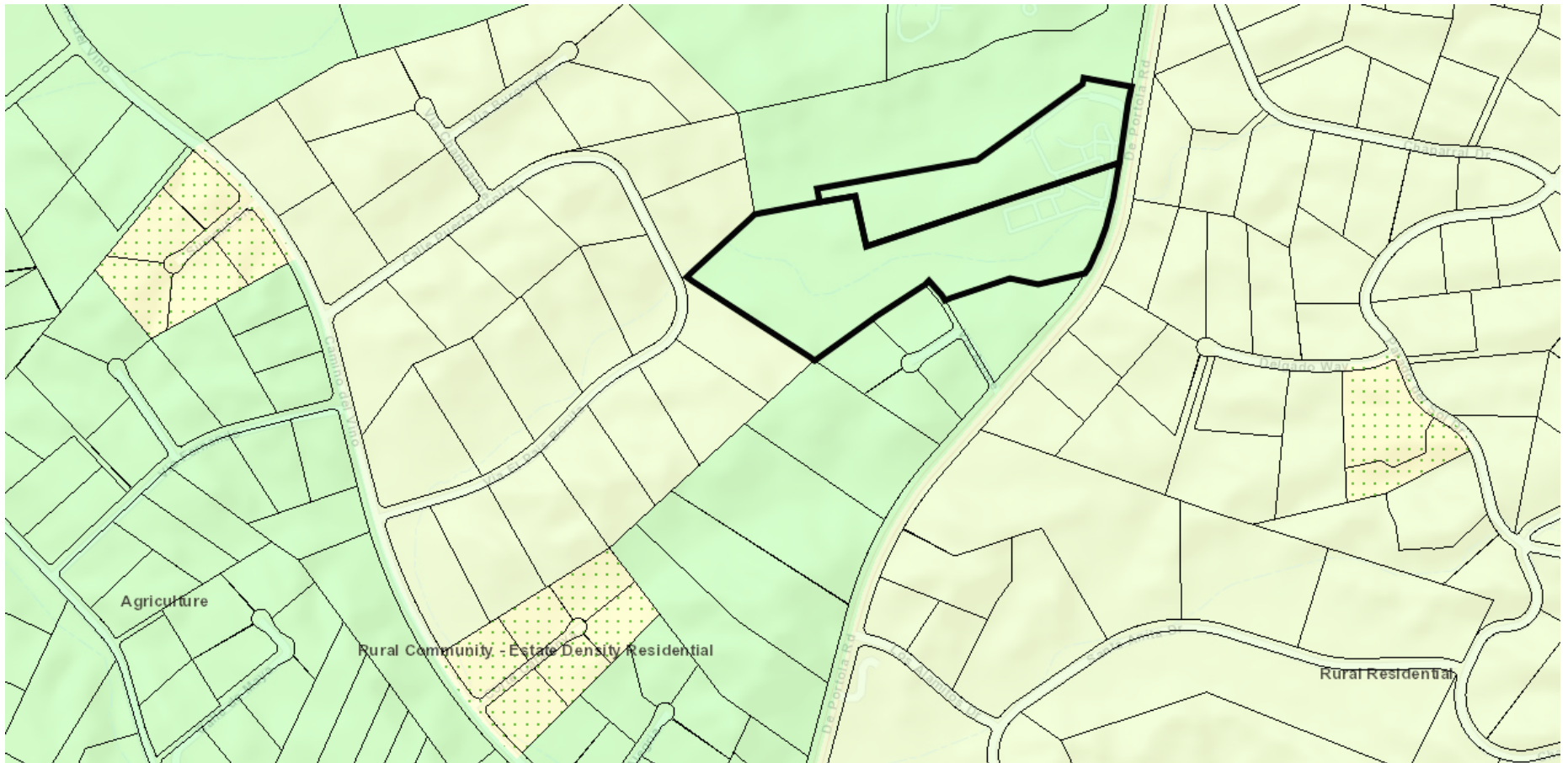
South: Citrus/Vineyard – 10 acre minimum (C/V-10), Rural Residential (R-R)

East: Residential Agriculture – 5 acre minimum (R-A-5)(across De Portola Rd.)

West: Citrus/Vineyard – 10 acre minimum (C/V-10)

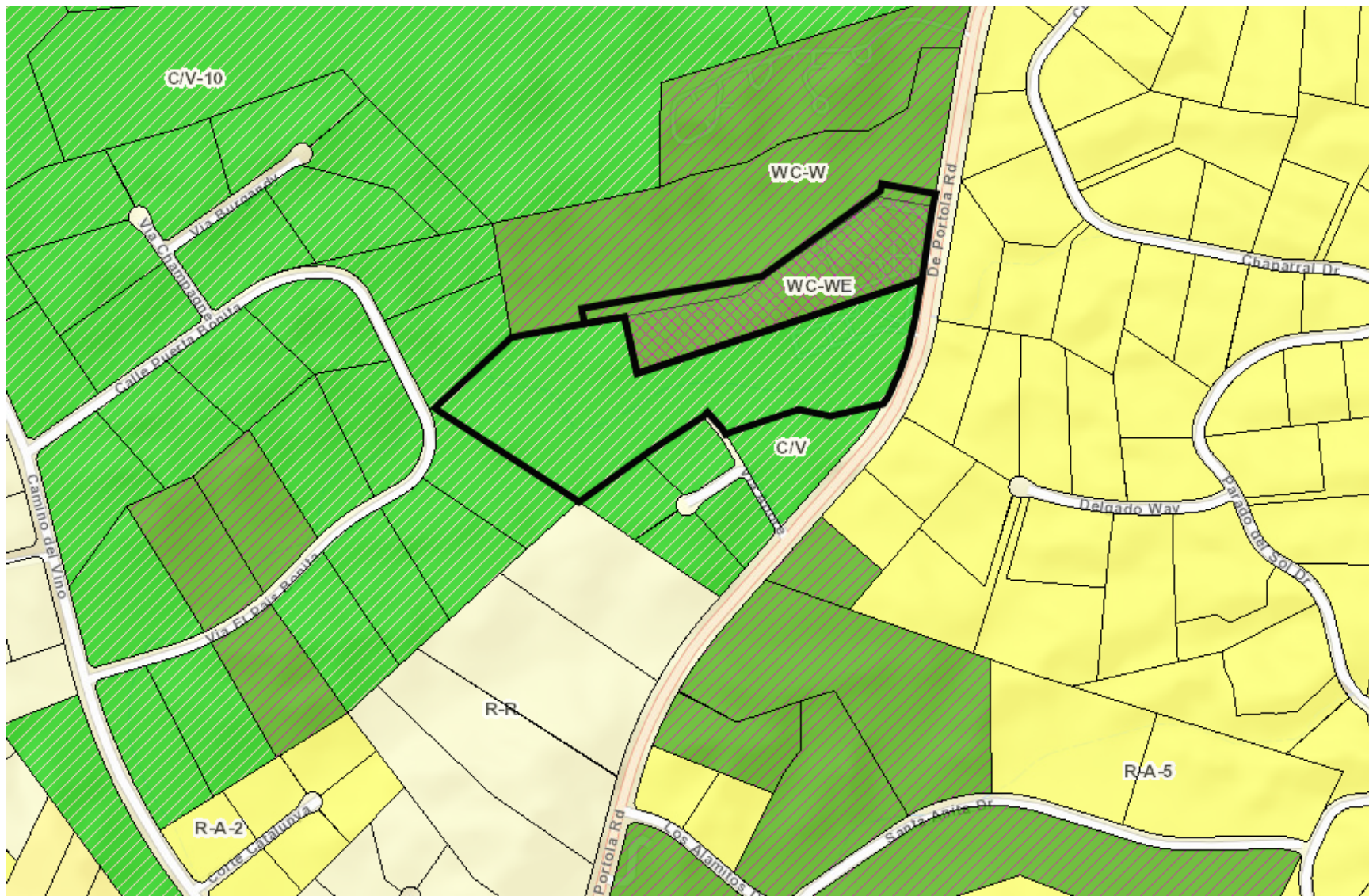
Reference **Figure 6, Zoning Classifications.**

FIGURE 5
General Plan Land Use Designations



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

FIGURE 6
Zoning Classifications



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

- R-A Residential Agriculture
- R-R: Rural Residential
- C/V: Citrus/Vineyard
- WC-W: Wine Country - Winery
- WC-WE: Wine Country - Winery Existing

CHANGE OF ZONE CASE NO. 2300015 IS BEING PROCESSED TO CHANGE ENTIRE SITE TO WC-W

III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

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


IV. DETERMINATION

On the basis of this initial evaluation:

<p>A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED</p> <p><input type="checkbox"/> I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.</p> <p><input checked="" type="checkbox"/> 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.</p> <p><input type="checkbox"/> I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.</p>
<p>A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED</p> <p><input type="checkbox"/> 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.</p> <p><input type="checkbox"/> 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.</p>

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 

Kathleen Mitchell
Urban Regional Planner III

Printed Name

Date 01-16-2024

For: John Hildebrand
Planning Director

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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and unique or landmark features; obstruct any prominent scenic vista or view open to the public; or result in the creation of an aesthetically offensive site open to public view?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source(s): Southwest Area Plan (SWAP) – SWAP Figure 9, *Southwest Area Plan Scenic Highways*; Riverside County General Plan (*General Plan*); *Map My County (Appendix A)*; Project Plans (**Appendix F**); Google Maps; Site Photographs, prepared by MFCS, Inc., 7-2023 (**Appendix G**); and **Figure 5, General Plan Land Use Designations**, provided in Section I, Project Information, of this Initial Study.

Findings of Fact:

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

No Impact

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- Interstate 215 (I-215) and State Route 79 South (SR79S) are Eligible Scenic Highways; and
- Interstate 15 (I-15) is designated as an Eligible State Scenic Highway.

The Project site is located approximately 10 miles southeast of I-215, approximately 9 miles east of I-15, and approximately 2.9 miles northeast of SR79S, at their closest points. None of these scenic roadways are visible from the Project site and the site is not visible from any of these roadways. Therefore, implementation of all aspects of the proposed Project, including increased special event activities and solar panels on building roofs, will not have a substantial effect upon a scenic highway corridor within which it is located. No impacts will occur.

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

Less Than Significant Impact

The Project site is located in an unincorporated area of Riverside County, in the Temecula Wine Country. The site is currently planted with a vineyard in the central and western portions of the site and an existing Class II Winery facility in the northeast portion of the site. The Project site and surrounding area have views of the Santa Rosa Mountains to the west, the Santa Margarita Mountains and Agua Tibia range to the south, and the Black Hills to the east. Photographs of the site are included in **Appendix G** of this Initial Study.

The site contains no distinct or unique scenic resources or features other than the planted vineyard and winery building. No intermittent blueline streams are present on the site according to the USGS Topographic Map, 7.5 Minute Series, Bachelor Mountain, California Quadrangle. A shallow narrow dry wash meanders through the western portion of the site.

The Project would expand activities at the site but proposes no significant additional construction, mainly interior improvements to four existing onsite buildings, a small amount of new construction (new outdoor patio and an expanded entryway), no new buildings, and no grading. In addition, the Project would involve more activity on the site from special events, and installation of solar panels on one or more existing buildings.

The site would still continue operation of a winery with both production and tasting facilities. However, it is a Class II Winery at present and the applicant is requesting a change to a Class V Winery to be able to offer expanded events on the consolidated property. The Project would continue the agricultural use of the site with a vineyard which would not reduce the inventory of productive farmland in the area. The Project will result in approximately 86.1% of the site remaining with vineyard plantings.

The Project site does not contain scenic resources other than the vineyard on gently rolling terrain. There are no rock outcroppings and unique or landmark features although dozens of trees were planted onsite in the past mainly as windbreaks for the winery facilities and shading for the two parking lots. Due to the site’s location, the proposed Project will not obstruct any

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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prominent vistas, views of an adjacent vineyard, or result in the creation of an aesthetically offensive site open to public view. The area is primarily agricultural in nature and there are no unique landforms on the Project site or the immediate environs. Therefore, long-term views to surrounding hills and mountains will not be obscured by interior changes to the existing buildings, a small amount of new construction (outdoor patio with 1,851 SF and an expanded entryway (127 SF). The expansion of activities on the site and installation of solar panels on building roofs will also not have any significant impacts on scenic resources and no new buildings are proposed by the Project.

Therefore, implementation of the proposed Project will not substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and unique or landmark features; obstruct any prominent scenic vista or view open to the public; or result in the creation of an aesthetically offensive site open to public view. Impacts are considered less than significant, and no mitigation is required.

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

Less Than Significant Impact

The Project site is located in a non-urbanized area. As discussed in Thresholds 1.a and 1.b, the area is primarily agricultural in nature and there are no unique landforms on the Project site or the immediate environs. The Project will not significantly expand the size of the winery and its buildings with mainly interior improvements to four existing onsite buildings, a small amount of new construction (outdoor patio with 1,851 SF and an expanded entryway (127 SF). The Project also involves an expansion of activities on the site and installation of solar panels on building roofs which are consistent with the characteristics of a Class V Winery.

The Project will continue to be consistent in terms of size, scale and massing of other wineries and related structures in the area as well as the scattered rural residences in the area, mainly to the southwest and east.

The Project, as designed, will be in compliance with the General Plan, Southwest Area Plan and the Wine Country Community Plan. In addition, the Project is consistent with the requirements of County Ordinance No. 348 (most current dated 4-8-2023) Section 14.91(H), Definition-Class V Winery, Section 14.92, Authorized Uses Wine Country-Winery (WC-W) Zone, and Section 14.93, Development Standards.

Therefore, the Project will not conflict with applicable zoning and other regulations governing scenic quality. Any impacts will be less than significant, and no mitigation is required.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
2. Mt. Palomar Observatory	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Interfere with the nighttime use of the Mt. Palomar Observatory, as protected through Riverside County Ordinance No. 655?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Findings of Fact:

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

Less Than Significant Impact

According to the SWAP, Figure 6, *SWAP Mt. Palomar Nighttime Lighting Policy Area*; the Project site is located within Zone A of the designated Special Lighting Area that surrounds the Mt. Palomar Observatory. The Project site is approximately 15.6 miles northwest from the Observatory.

The following policy is contained in the SWAP:

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

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

Adherence to Ordinance No. 655 is typically a standard condition of approval and is not considered unique mitigation pursuant to CEQA, as it applies to all development projects uniformly. The Project is proposing mainly internal improvements to several existing buildings onsite with the only “new” construction being an outdoor wine tasting patio (1,851 SF) and expanded entryway (127 SF). This Project proposes no new grading no new buildings. Other than the new wine tasting patio and expanded entryway, the Project Plans indicate no new parking lots or outdoor lighting sources are being added to the site. However, the expanded special event activities on the site will increase the amount of time that onsite lighting is needed on one or more existing buildings and parking lots and for the new wine tasting patio. With conformance with Ordinance No. 655, any lighting impacts are expected to be less than significant from implementation of the Project.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

3. Other Lighting Issues				
a) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Expose residential property to unacceptable light levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source(s): Southwest Area Plan (SWAP), Figure 6, SWAP Mt. Palomar Nighttime Lighting Policy Area; Map My County (**Appendix A**); Riverside County Ordinance No. 655; and Riverside County Ordinance No. 915; and **Figure 4, Aerial Photo**, provided in Section I, Project Information, of this Initial Study.

Findings of Fact:

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

Less Than Significant Impact

The only light sources on the Project site at present are primarily in the northeast portion of the site associated with the existing winery facilities. In addition, the agricultural storage building in the east-central portion of the site has limited building lighting but no lighting in the two parking areas associated with that facility.

The Project proposes interior improvements to four existing buildings on the site, a small amount of new construction (new 1,851 SF patio and a 127 SF entryway expansion), no grading, and no new buildings. The Project will expand use of the site by hosting special events so the time that onsite lighting is used will expand. Only major improvements will be internal to the agricultural storage building. Therefore, no additional lighting or major landscaping is proposed as part of this Project. The Project will also introduce an incremental amount of glare to the site by installation of solar panels on one or more buildings on the site.

Existing lighting sources will continue to produce light and glare associated with existing facilities and improvements. These artificial light sources are typically associated with security and safety lighting (e.g., customers coming and going from the site at night). The amount and intensity of light anticipated from construction sources would be extremely limited due to the small amount of overall construction proposed by the Project and the fact that most of the work will be inside four of the existing buildings. Additionally, these impacts will be temporary, of short-duration, and will cease when Project construction is completed.

The Project will continue to comply with Ordinance No. 655 and Ordinance No. 915 which restrict lighting hours, types, and techniques of lighting. Ordinance No. 655 requires the use of low-pressure sodium fixtures and requires hooded fixtures to prevent spillover light or glare and has been discussed in detail in Section 2.a.

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

The lighting restrictions currently in place for new facilities in the wine country area will also help minimize any offsite lighting that could affect resources of the Multiple Species Habitat Conservation Plan (MSHCP) of western Riverside County. The Project site is not designated for preservation or resource conservation, but the Project will be consistent with MSHCP Section 6.1.4 on minimizing impacts from the Urban Wildland Interface, including lighting (see also Threshold 7, Biological Resources).

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

Less Than Significant Impact

There are approximately a dozen rural residences located east and west of the Project site. Section 6, Air Quality, identifies the nearest existing sensitive receptors as the following:

- Existing residential homes located approximately 80 feet east of the Project site’s eastern boundary, approximately 56 feet east of the centerline of De Portola Road.
- Existing Vina De Lestonnac Retreat located approximately 450 feet northwest of the project’s northwestern boundary, approximately 446 feet west of the centerline of De Portola Road.
- Existing residential homes located approximately 600 feet northeast of the project’s northern boundary, approximately 60 feet east of the centerline of De Portola Road.
- Existing residential homes located approximately 255 feet south of the project site’s southern boundary, approximately 55 feet northwest of the centerline of De Portola Road.

As discussed in Threshold 2.a., construction lighting impacts will be temporary, of short-duration, and will cease when Project construction is completed. The Project proposes mainly internal improvements to four existing onsite buildings, plus a small amount of new construction (outdoor patio and expanded entryway), no grading, and no new buildings. The Project does anticipate increased activities on the site at the special events center (former ag. storage building) which will incrementally increase the time that outdoor building lighting is needed for customers to access the site, plus lighting for the new wine tasting patio. The proposed solar panels on one or more of the buildings would have no impacts related to lighting but could increase glare toward some neighboring uses at certain times of the day.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Once in operation, Project facilities would have to conform with Ordinance No. 655 and Ordinance No. 915 which will ensure that any potential lighting impacts would be less than significant from implementation of the Project.

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

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

AGRICULTURE & FOREST RESOURCES Would the Project:

4. Agriculture

a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with existing agricultural zoning, agricultural use or with land subject to a Williamson Act contract or land within a Riverside County Agricultural Preserve?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm")?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source(s): *Map My County (Appendix A)*; Ordinance No. 348 (most current dated 4-8-2023) Section 14.91(H), Definition-Class V Winery, Section 14.92, Authorized Uses Wine Country-Winery (WC-W) Zone, and Section 14.93, Development Standards, (Article XIVd – Wine Country Zones); Riverside County General Plan Figure OS-2 "Agricultural Resources;" County of Riverside Ordinance No. 625; and Project Plans (**Appendix F**).

Findings of Fact:

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

Less Than Significant Impact

According to *Map My County*, the proposed Project site is designated as Unique Farmland, Prime Farmland, Farmland of Local Importance, and Other Lands.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Currently, the site is a Class II Winery within the Wine Country Community Plan and most of the site is in vineyard cultivation, while the northeast portion of the site contains existing winery buildings. Onsite land not under cultivation or supporting the winery contains remnant weedy growth and no native vegetation is present.

The proposed expansion of the existing operational Class II winery to a Class V winery will continue use of the site for vineyards and maintain the inventory of farmland in the area. According to the Project Description, approximately 86.1% of the site will remain as vineyard and implementation of the proposed Project will not convert Prime, Unique Farmland, or Farmland of Local Importance as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use. No other aspects of the Project, including internal building improvements, a small amount of new construction, expanded special events, or adding solar panels would change use of the majority of the site for agriculture. Therefore, impacts will be less than significant and no mitigation is required.

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

No Impact

Please reference the discussion in 4.a. Approximately 86.1% of the site will remain as vineyard planting which will be a benefit and will maintain farmland in the inventory of farmland in the area. CZ2300015 proposes that zoning associated with APN 941-290-011 be changed from WC-WE to WC-W and the zoning for APN 941-290-005 be changed from C/V to WC-W. With these changes, the entire Project site and the properties to the north would be zoned WC-W and would be consistent with surrounding zoning (R-R, C/V, and C/V – 10). While the zoning on the site is changing, the entire site will still have agriculturally related zoning (WC-W). Therefore, implementation of the proposed Project will not conflict with existing agricultural zoning or agricultural use. No other aspect of the Project, including internal building improvements, a small amount of new construction, expanded special events, or adding solar panels will have any influence on agricultural zoning or Williamson contracts. Any impacts will be less than significant and no mitigation is required.

According to *Map My County*, the proposed Project site is not subject to a Williamson Act contract and is not within a Riverside County Agriculture Preserve. No impacts will occur.

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

Less Than Significant Impact

The northeastern portion of the site is already developed as a Class II Winery and agricultural-related land surrounds the site except to the west (Rural Residential). The Project mainly involves internal building improvements with a small amount of new construction (new patio and expanded entryway), expanded special events, and adding solar panels with no new buildings or any grading. The Project would maintain the primarily agricultural use of the site

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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as a winery with the production of wine. The commercial uses are determined to be secondary and incidental to the agricultural production occurring on the Project site, and actually helps support and enhance the use of the site for long-term agricultural purposes. The Project is consistent with the development standards of the Wine Country – Winery Zone, which has been established to preserve the distinctive character of the area and to protect against the location of uses that are incompatible with agricultural uses. Approximately 86.1% of the site would remain in a planted vineyard. Therefore, any impacts of development on agricultural uses would be less than significant and no mitigation is required.

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

No Impact

The Project proposes mainly internal changes to four on the onsite buildings with a small amount of new construction (new patio and expanded entryway) and new solar panels, but no new buildings or grading, although there will be an increase in activities and events on the site. However, the Project continues to support agricultural uses and activities in the area so it will not involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use. The Project actually. No impacts will occur.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
5. Forest	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source(s): *Map My County (Appendix A); and Figure 4, Aerial Photo*, provided in Section I, Project Information, of this Initial Study.

Findings of Fact:

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

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

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

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

The Project site and surrounding properties are not currently being defined, zoned, managed, or used as forest land as identified in Public Resources Code Section 12220(g). Therefore, no aspect of the Project, including expanded activities and solar panels on one or more buildings, will have any impact on timberland resources. No impacts will occur.

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

No Impact

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

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

No Impact

No development aspect of the Project will result in any changes in the existing environment, which, due to their location or nature, could result in conversion of *forest land to non-forest use* (other than those discussed in Sections 5.a and 5.b). No impacts will occur.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

AIR QUALITY Would the Project:				
6. Air Quality Impacts				
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Expose sensitive receptors, which are located within one (1) mile of the Project site, to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source(s): *Danza Del Sol Winery, Air Quality, Greenhouse Gas, and Energy Impact Study*, prepared by RK Engineering, Inc., 2-28-2023 (AQ/GHG Study, **Appendix B**); *Danza Del Sol Winery Traffic Impact Analysis*, prepared by RK Engineering, Inc., 9-19-2023 (TIA, **Appendix E1**); *Danza Del Sol Winery Project Vehicle Miles Traveled (VMT) Screening Analysis*, County of Riverside, prepared by RK Engineering, Inc., 9-19-2023 (VMT Analysis, **Appendix E2**); and County Ordinance No. 348 (most current dated 4-8-2023) Section 14.91(H), Definition-Class V Winery, Section 14.92, Authorized Uses Wine Country-Winery (WC-W) Zone, and Section 14.93, Development Standards..

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

Findings of Fact:

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

Less Than Significant Impact

CEQA requires a discussion of any inconsistencies between a proposed Project and applicable General Plans and Regional Plans. The regional plan that applies to the proposed Project includes the South Coast Air Quality Management District (SCAQMD) Air Quality Management Plan (AQMP) which was last updated in 2022. Therefore, this section discusses any potential inconsistencies in the proposed Project with the 2022 AQMP.

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

The SCAQMD CEQA Handbook states that "New or amended General Plan Elements (including land use zoning and density amendments), Specific Plans, and significant Projects must be analyzed for consistency with the AQMP". Strict consistency with all aspects of the AQMP is usually not required. A project should be considered consistent with the AQMP if it furthers one or more policies and does not obstruct other policies.

The SCAQMD CEQA Handbook identifies two key indicators of consistency:

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

Whether the project will exceed the 2021 growth assumptions used to development the 2022 AQMP or increments based on the year of project buildout and phase.

Criterion 1 - Increase in the Frequency or Severity of Violations

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The results of the analysis of short-term construction emission levels and long-term operational emission levels outlined in Thresholds 6.b and 6.c below demonstrate that the Project would not result in significant impacts based on the SCAQMD regional and local thresholds of significance. Therefore, the proposed Project would not contribute to the exceedance of an air pollutant concentration standard. The proposed Project is found to be consistent with the AQMP for the first criterion.

Criterion 2 - Exceed Assumptions in the AQMP

Consistency with the AQMP is determined by comparing the proposed Project with the assumptions in the AQMP. The emphasis of this criterion is to ensure that the analysis conducted for the proposed Project is based on the same forecasts as the AQMP.

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

The Project is consistent with the current zoning designations for the site [Citrus/Vineyard (C/V), Wine Country – Winery (WC-W), and Wine Country – Winery Existing (WC-WE)] and will continue to be consistent with the proposed change of zone to WC-W. As a result, the Project is expected to be consistent with the growth projections in the 2022 AQMP. In addition, air quality emissions from the Project have been shown to be less than the established thresholds by SCAQMD. The Project site contains an existing vineyard and a Class II winery. The Project is proposing the winery become a Class V winery and host a variety of special events. The Project is also requesting interior changes to four of the existing buildings and a small amount of new construction (outdoor wine tasting patio and an expanded entryway) but no new buildings or grading. and is adding winery buildings that are consistent with the land use requirements in the Riverside County Zoning Ordinance for the winery-related zones as outlined in Ordinance No. 348 (most current dated 4-8-2023) Section 14.91(H), Definition-Class V Winery, Section 14.92, Authorized Uses Wine Country-Winery (WC-W) Zone, and Section 14.93, Development Standards.

above. The Project land uses are also consistent with the Temecula Wine Country Community Plan and the Southwest Area Plan. As a result, the Project is not expected to significantly increase emissions compared to what is currently allowed and projected in the AQMP for this region. Therefore, the Project is found to be consistent with the AQMP for the second criterion.

Based on the analysis above, the Project will not conflict with, or obstruct implementation of the applicable air quality plan. Any impacts will be less than significant and no mitigation is required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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b) *Would the Project result in a cumulatively considerable net increase of any criteria pollutant for which the Project region is non-attainment under an applicable federal or state ambient air quality standard?*

Less Than Significant Impact

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

**Table 6-1
South Coast Air Basin Attainment Status¹**

Pollutant	State Status	National Status
Ozone	Nonattainment	Nonattainment (Extreme) ²
Carbon monoxide	Attainment	Attainment (Maintenance)
Nitrogen dioxide	Attainment	Attainment (Maintenance)
PM ₁₀	Nonattainment	Attainment (Maintenance)
PM _{2.5}	Nonattainment	Nonattainment
Lead	Attainment	Nonattainment (Partial) ³

¹ Taken from California Air Resources Board <http://www.arb.ca.gov/desig/adm/adm.htm>

² 8-Hour Ozone

³ Partial Nonattainment designation – Los Angeles County portion of Basin only

A discussion of the Project’s potential short-term construction impacts, and long-term operational impacts is provided below which is based on calculations derived from the most current California Emissions Estimate Model (CalEEMod 2022.1.1).

Construction Emissions

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

Methodology

Construction of the Project is currently estimated to begin in early 2024 and last approximately 5 months. Construction activities consist of site preparation, grading, building construction, paving, and architectural coating. The Project is expected to be operational in the year 2024. For the purposes of this analysis, construction activities are not expected to overlap. The

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Project will not require any demolition, import, or export of soil and no grading during construction.

It should be noted that the construction schedule analyzed in the *AQ/GHG Study* assumed a construction start in 2023 and represented a “worst-case” analysis scenario. The *AQ/GHG Study* indicated that should construction occur any time after the dates used on the *AQ/GHG Study*, actual emissions would be lower since emission factors for construction decrease as time passes and the analysis year increases due to emission regulations becoming more stringent (e.g., the current schedule calls for construction to start in early 2024).

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

The quantity of fugitive dust estimated by CalEEMod is based on the pieces of equipment used during site preparation and grading. However, the Project plans show no actual grading for the proposed improvements since the only new construction (new wine tasting patio and expanded entryway) are being built in an area that was already graded as part of the current winery and vineyard construction. The grading category is shown in **Table 6-2** because the AQ modeling does account for soil movement, remedial trenching, or other soil disturbance related to utility connections, constructing the accel/decel lanes, and improvements to the southern driveway. Any emissions associated with those actions are included under grading rather than site preparation in **Table 6-2**. In addition, the column for area disturbed in **Table 6-2** refers to the footprints of the various buildings which will have internal improvements only (no grading).

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

**Table 6-2
Construction Equipment Assumptions Phase**

Phase ¹	Equipment ¹	Amount ¹	Hours Per Day	Soil Disturbance Rate (Acres/8hr-Day)	Equipment Daily Disturbance Footprint (Acres)	Total Phase Daily Disturbance Footprint (Acres)
Site Preparation	Graders	1	8	0.5	0.50	1.0
	Rubber Tired Dozers	0	0	0.0	0.00	
	Tractors/Loaders/Backhoes	1	8	0.5	0.50	
Grading¹	Graders	1	8	0.5	0.38	1.2
	Rubber Tired Dozers	1	8	0.5	0.38	
	Tractors/Loaders/Backhoes	2	7	0.5	0.44	
Building Construction	Cranes	1	4	0.0	0.00	2.0
	Forklifts	2	6	0.0	0.00	
	Generator Sets	0	0	0.0	0.00	
	Tractors/Loaders/Backhoes	2	8	0.5	1.00	
	Welders	0	0	0.0	0.00	
Paving	Cement/Motor Mixers	4	6	0.0	0.00	0.4
	Pavers	1	7	0.0	0.00	
	Paving Equipment	0	0	0.0	0.00	
	Rollers	2	7	0.0	0.00	
	Tractors/Loaders/Backhoes	1	7	0.5	0.50	
Architectural Coating	Air Compressors	1	6	0.0	0.00	0.0

¹ AQ/GHG Study assumed all CalEEMod defaults. Project plans show no grading for proposed improvements or new construction, but AQ modeling does assume some soil movement or remedial trenching may be necessary for utility connections, constructing the accel/decel lane, and improvements to the southern driveway. Any emissions associated with those actions are included under grading rather than site preparation.

The following Air Quality Regulations (AQR) for construction are standard requirements called for by SCAQMD (Rules 402 and 403 require implementation of dust suppression techniques to prevent fugitive dust from creating a nuisance off site) and the State of California Green Building Code, have been included in the analysis of construction-related emissions and will be incorporated as standard conditions of approval by the County:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Air Quality Regulations²

The following SCAMQD regulations are typically incorporated into standard County conditions of approval (COAs) for the construction of private development projects:

The Project must follow SCAQMD rules and requirements with regards to fugitive dust control, which include but are not limited to the following:

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

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

Construction equipment shall be maintained in proper tune.

All construction vehicles shall be prohibited from excessive idling. Excessive idling is defined as five (5) minutes or longer. Minimize the simultaneous operation of multiple construction equipment units.

² These are referred to as regulatory requirements and design features (RR/DF-1) as outlined in the AQ/GHG Study

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The use of heavy construction equipment and earthmoving activity shall be suspended during Air Alerts when the Air Quality Index reaches the “Unhealthy” level.

Utilize low emission “clean diesel” equipment with new or modified engines that include diesel oxidation catalysts, diesel particulate filters or Moyer Program retrofits that meet the California Air Resources Board (CARB) best available control technology.

Establish an electricity supply to the construction site and use electric powered equipment instead of diesel-powered equipment or generators, where feasible.

Establish staging areas for the construction equipment that are as distant as possible from adjacent sensitive receptors (residential land uses).

Use haul trucks with on-road engines instead of off-road engines for on-site hauling.

Utilize zero volatile organic compounds (VOC) and low VOC paints and solvents, wherever possible.

Air Quality Regional Significance Thresholds

The SCAQMD has established air quality emissions thresholds for criteria air pollutants for the purposes of determining whether a project may have a significant effect on the environment per Section 15002(g) of the CEQA Guidelines. By complying with the thresholds of significance, the Project would be in compliance with the SCAQMD Air Quality Management Plan and the federal and state air quality standards.

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

**Table 6-3
SCAQMD Regional Significance Thresholds**

Pollutant	Construction (lbs./day)	Operation (lbs./day)
NO _x	100	55
VOC	75	55
PM ₁₀	150	150
PM _{2.5}	55	55
SO _x	150	150
CO	550	550

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Regional Air Quality Impacts from Construction

Regional air quality emissions include both on-site and off-site emissions associated with construction of the Project. Regional daily emissions of criteria pollutants are compared to the SCAQMD regional thresholds of significance. The Project must follow all standard SCAQMD rules and requirements with regards to fugitive dust control, as described below. Compliance with the dust control is considered a standard requirement and included as part of the Air Quality Regulations listed above, not mitigation, as this is a regulatory requirement. These will be incorporated as standard conditions of approval by the County.

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

**Table 6-4
Regional Construction Emissions**

Maximum Daily Emissions (lbs./day) ¹						
Activity	VOC	NO _x	CO	SO ₂	PM ₁₀	PM _{2.5}
Site Preparation	0.57	5.05	6.02	0.01	0.55	0.29
Grading ²	1.32	12.64	12.08	0.02	2.77	1.57
Building Construction	0.60	5.97	7.18	0.02	0.32	0.28
Paving	0.61	4.62	6.42	0.01	0.44	0.24
Architectural Coating	8.99	0.92	1.17	0.00	0.04	0.04
Maximum ¹	8.99	12.64	12.08	0.02	2.77	1.57
SCAQMD Threshold	75	100	550	150	150	55
Exceeds Threshold (?)	No	No	No	No	No	No

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

² Project plans show no grading for proposed improvements or new construction, but AQ modeling does assume some soil movement or remedial trenching may be necessary for utility connections, constructing the accel/decel lane, and improvements to the southern driveway. Any emissions associated with those actions are included under grading rather than site preparation.

As shown in **Table 6-4**, regional construction daily emissions of criteria pollutants are expected to be well below the allowable thresholds of significance for all criteria pollutants. Therefore, Project impacts would be less than significant, and no mitigation is required. However, the analysis in the *AQ/GHG Study* was based on implementation of a number of

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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regulatory requirements and design features (**RR/DF-1**) to help assure that air pollutant emissions from construction will remain at less than significant levels.

Operational Emissions

Operational Assumptions

Operational emissions occur over the life of the Project and are considered “long-term” sources of emissions. Operational emissions include both direct and indirect sources (mobile source emissions, energy source emissions, areas source emissions and other source emissions). Operations of the proposed Class V Winery are outlined in the Project Description. In addition to daily wine-making operations, the Project will involve hosting a variety of special events and activities that will expand use of the site in the four remodeled buildings plus the new outdoor wine-tasting patio, solar panels to help reduce energy use, but no new buildings or parking.

Air Quality Regulations³

The following Air Quality Regulations for operations have been included in the analysis and are typically applied by the County as standard conditions of approval (COAs) for private developments:

Comply with the mandatory requirements of Title 24 part 11 of the California Building Standards Code (CALGreen) and the Title 24 Part 6 Building Efficiency Standards.

Implement water conservation strategies, including low flow fixtures and toilets, water efficient irrigation systems, drought tolerant/native landscaping, and reduce the amount of turf.

Use electric landscaping equipment, such as lawn mowers and leaf blowers.

Comply with the mandatory requirements of CalRecycle’s commercial recycling program and implement zero waste strategies.

Regional Operational Emissions

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

³ These are referred to as regulatory requirements and design features (**RR/DF-1**) as outlined in the *AQ/GHG Study*

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**Table 6-5
Regional Operational Emissions**

Maximum Daily Emissions (lbs./day) ¹						
Activity	VOC	NO _x	CO	SO ₂	PM ₁₀	PM _{2.5}
Mobile Sources	4.22	5.61	61.20	0.14	4.99	0.94
Energy Sources	0.15	0.01	0.21	0.01	0.01	0.01
Area Sources	0.01	0.13	0.11	0.01	0.01	0.01
Total¹	4.38	5.75	61.52	0.16	5.01	0.96
SCAQMD Threshold	55	55	550	150	150	55
Exceeds Threshold (?)	No	No	No	No	No	No

¹ Maximum daily emissions during summer or winter

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

With incorporation of standard Air Quality Regulations for construction and operations as County conditions of approval, implementation of the Project will not result in a cumulatively considerable net increase of any criteria pollutant for which the Project region is non-attainment under an applicable federal or state ambient air quality standard. Any impacts will be less than significant, and no mitigation is required. However, the analysis in the *AQ/GHG Study* was based on implementation of regulatory requirements and design features (**RR/DF-1**) to help assure that air pollutant emissions during operation will remain at less than significant levels.

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

Less Than Significant Impact

Localized Construction Analysis Modeling Parameters

CalEEMod calculates construction emissions based on the number of equipment hours and the maximum daily disturbance activity possible for each piece of equipment. The *AQ/GHG Study* identifies the following parameters in order to compare CalEEMod reported emissions against the localized significance threshold lookup tables:

- The off-road equipment list (including type of equipment, horsepower, and hours of operation) assumed for the day of construction activity with maximum emissions.
- The maximum number of acres disturbed on the peak day.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- Any emission control devices added onto off-road equipment.
- Specific dust suppression techniques used on the day of construction activity with maximum emissions.

Air quality emissions were analyzed using the SCAQMD’s Mass Rate Localized Significant Threshold (LST) Look-up Tables. **Table 6-6, SCAQMD Localized Significance Thresholds (LST)**, lists the Localized Significance Thresholds (LST) used to determine whether a project may generate significant adverse localized air quality impacts. LSTs represent the maximum emissions from a project that are not expected to cause or contribute to an exceedance of the most stringent applicable federal or state ambient air quality standard. LSTs are developed based on the ambient concentrations of four applicable air pollutants for source receptor area (SRA) 26 – Temecula Valley. According to the *AQ/GHG Report*, the nearest sensitive land uses to the Project site include the following:

- Existing residential homes located approximately 80 feet east of the Project site’s eastern boundary, approximately 56 feet east of the centerline of De Portola Road.
- Existing Vina De Lestonnac Retreat located approximately 450 feet northwest of the Project’s northwestern boundary, approximately 446 feet west of the centerline of De Portola Road.
- Existing residential homes located approximately 600 feet northeast of the Project’s northern boundary, approximately 60 feet east of the centerline of De Portola Road.
- Existing residential homes located approximately 255 feet south of the Project site’s southern boundary, approximately 55 feet northwest of the centerline of De Portola Road.

For conservative localized analysis purposes, the analysis considers sensitive receptors to be located less than 82 feet from the Project site. In addition, the maximum daily disturbance area is calculated to be 1.9 acres; however, LST thresholds are only based on 1, 2 and 5-acre sites. In order to be conservative, the 1-acre LST thresholds were used.

**Table 6-6
SCAQMD Localized Significance Thresholds¹ (LST)**

Pollutant	Construction (lbs./day)	Operational (lbs./day)
NO_x	162.0	162.0
CO	750.0	750.0
PM₁₀	4.0	1.0
PM_{2.5}	3.0	1.0

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

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**Table 6-7
Localized Construction Emissions - Unmitigated**

Maximum Daily Emissions (lbs./day) ¹				
Activity	NOx	CO	PM ₁₀	PM _{2.5}
On-site Emissions	12.60	11.40	2.67	1.55
SCAQMD Construction Threshold ²	162.0	750.0	4.0	3.0
Exceeds Threshold (?)	No	No	No	No

¹ Maximum daily emissions during summer or winter; includes on-site Project emissions only

² Reference 2006-2008 SCAQMD Mass Rate Localized Significant Thresholds for construction and operation, SRA-26, Temecula Valley, 1-acre site, receptor distance 25 meters

As shown in **Table 6-7**, the emissions will be below the SCAQMD thresholds of significance for localized construction emissions. Construction LST impacts will be less than significant with the incorporation of Air Quality Regulations as standard conditions of approval.

Fugitive Dust - Construction

The Project is required to comply with standard SCAQMD rules that assist in reducing short-term air pollutant emissions associated with suspended particulate matter, also known as fugitive dust. Fugitive dust emissions are commonly associated with soil movement, land clearing activities, cut-and-fill grading operations, and exposure of soils to the air and wind. SCAQMD Rule 403 requires that fugitive dust is controlled with best-available control measures so that the presence of such dust does not remain visible in the atmosphere beyond the property line of the emission source. In addition, SCAQMD Rules 402 and 403 require implementation of dust suppression techniques to prevent fugitive dust from creating a nuisance off site. These are incorporated into Air Quality Regulations standard conditions of approval previously discussed. However, the analysis in the *AQ/GHG Study* was based on implementation of regulatory requirements and design features (**RR/DF-1**) to help assure that fugitive dust emissions from construction will remain at less than significant levels. It should be noted that construction activities on the site will be mainly within four of the existing buildings to reconfigure them for hosting more special events at the winery. The only “new” construction is the addition of an outdoor wine-tasting patio (1,851 SF) and expansion of an existing entryway (127 SF). The only “grading-related” construction activities would be moving soil to create the accel/decel lanes along De Portola Road and improving the southern driveway since it will be the public access to the winery after completion of the Project (northern driveway will then be only for emergency access). There may also be some soil movement for utility connections. For the purposes of this analysis these actions are included under grading in the construction-related tables but the site will not have grading in the typical sense as the only areas of new construction are on land that was previously graded when the winery was first built. Therefore, the estimates of fugitive dust from Project construction will likely be much lower than estimated.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Diesel Particulate Matter – Construction

The Project will generate diesel particulate matter (DPM) during construction from off-road diesel equipment and trucks. The California Office of Environmental Health Hazard Assessment (OEHHA) adopted the Guidance Manual for Preparation of Health Risk Assessments (HRA Guidelines) to provide procedures for use in the Air Toxics Hot Spots Program or for the permitting of existing, new, or modified stationary sources.

The HRA Guidelines provide risk factors based on exposure to toxic substances over a 30-year lifetime span. The proposed Project’s construction activity is not expected to be a long-term (i.e., 30 years) source of toxic air contaminant emissions and short-term risk factors have not been developed. Due to the significantly reduced risk from short-term exposure, SCAQMD does not typically require the evaluation of long-term cancer risk or chronic health impacts for construction operations from a project such as the one being proposed.

Given the minimal amount of earthwork and heavy construction equipment expected to be needed for this Project, the potential DPM exposure to adjacent sensitive receptors is considered less than significant. However, the analysis in the *AQ/GHG Study* was based on implementation of the recommended regulatory requirements and design features (**RR/DF-1**) to help assure that DPM emissions from construction will remain at less than significant levels.

As shown in **Table 6-4, Regional Construction Emissions**, and in **Table 6-7, Localized Construction Emissions - Unmitigated**, construction-based particulate matter (PM) emissions (including diesel exhaust emissions) do not exceed regional or local thresholds. Given the short-term construction schedule, the proposed Project’s construction activity is not expected to be a long-term (i.e., 30 years) substantial source of toxic air contaminant emissions and corresponding individual cancer risk and a health risk assessment is not warranted.

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

The Project is expected to use Tier 4 engines on all off-road diesel equipment. Tier 4 engines, along with the latest national fuel standards, have been shown to yield PM reductions of over 95% from the typical Tier 2 and Tier 3 engines. To ensure the level of DPM exposure is reduced to the maximum extent feasible, the Project shall implement the best available pollution control strategies to minimize potential health risks. These are reflected in SCAQMD requirements, as stated prior in the Air Quality Regulations. Impacts from DPM are considered less than significant. It should also be noted that, as explained above for fugitive dust, the Project will not have any grading activities per se as the only construction of new facilities involve land that was previously graded for the original winery construction. Therefore, any health risks from diesel trucks estimated for grading will be over-estimated to err on the side of caution.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Asbestos - Construction

Asbestos is a mineral fiber that has been commonly used over the years in a variety of building construction materials for insulation and as a fire-retardant. When asbestos-containing materials are damaged or disturbed by repair, remodeling or demolition activities, microscopic fibers become airborne and can be inhaled into the lungs, where they can cause significant health problems.

Based on the California Division of Mines and Geology General Location Guide for Ultramafic Rocks in California - Areas More Likely to Contain Naturally Occurring Asbestos, naturally occurring asbestos, found in serpentine and ultramafic rock, has not been shown to occur within in the vicinity of the Project site. Therefore, the potential risk for naturally occurring asbestos (NOA) during Project construction is small. However, in the event NOA is found on the site, the Project will be required to comply with the National Emission Standards for Hazardous Air Pollutants (NESHAP) standards. An Asbestos NESHAP Notification Form shall be completed and submitted to the CARB immediately upon discovery of the contaminant.

If asbestos is discovered onsite during Project construction, the Project will be required to follow NESHAP standards for emissions control during site renovation, waste transport and waste disposal, and a person certified in asbestos removal procedures will be required to supervise on-site activities. By following the required asbestos abatement protocols, Project impacts will be less than significant.

Note that the issue of asbestos-containing materials (ACMs), along with lead-based paint, from remodeling of the four onsite buildings is addressed in Section 43, *Hazardous Materials*.

Construction Traffic

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

Localized Operational Emissions

Project-related air emissions from on-site sources such as architectural coatings, landscaping equipment, on-site usage of natural gas appliances as well as the operation of vehicles on-site may have the potential to exceed the state and federal air quality standards in the Project vicinity, even though these pollutant emissions may not be significant enough to create a regional impact to the Air Basin. See the previous discussion above about the locations and types of sensitive receptors located around the Project site.

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**Table 6-8
Localized Operational Emissions**

Maximum Daily Emissions (lbs./day) ¹				
LST Pollutants	NOx (lbs./day)	CO (lbs./day)	PM ₁₀ (lbs./day)	PM _{2.5} (lbs./day)
On-site Emissions (mobile source) ²	0.42	3.38	0.3	0.1
SCAQMD Operation Threshold ³	162.0	750.0	1.0	1.0
Exceeds Threshold (?)	No	No	No	No

¹ Maximum daily emissions during summer or winter

² Mobile source emissions include on-site vehicle emissions only (such as vehicle idling and circulating in the parking lot). It is estimated that approximately 5% of mobile emissions will occur on the Project site.

³ Reference: 2006-2008 SCAQMD Mass Rate Localized Significant Thresholds for construction and operation Table C-1 through C-6; SRA 26, Temecula valley disturbance area of 1-acre and receptor distance of 25 meters

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

Toxic Air Contaminants – Operations

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

The Project would consist of a wine tasting room and office building. This type of project does not include major sources of toxic air contaminants (TAC) emissions that would result in significant exposure of sensitive receptors to substantial pollutant concentrations, such as a large high-cube warehouse or other industrial type uses that would require an air permit to operate. Therefore, there would be no significant TAC emissions from operation of the proposed Project.

It should be noted however that a detailed health risk assessment has not been performed for this Project. In order to determine if the Project may have a significant impact related to hazardous air pollutants (HAP), the Health Risk Assessment Guidance for analyzing Cancer Risks from Mobile Source Diesel Idling Emissions for CEQA Air Quality Analysis, (Diesel Analysis), prepared by SCAQMD, August 2003, recommends that if the Project is anticipated to create hazardous air pollutants through stationary sources or regular operations of diesel trucks on the Project site, then the proximity of the nearest receptors to the source of the hazardous air pollutants and the toxicity of the hazardous air pollutants should be analyzed through a comprehensive facility-wide HRA. Implementation of the Air Quality Regulations previously outlined will reduce potential exposure of sensitive receptors to substantial pollutant concentrations. Any impacts from TACs during operations will be less than significant.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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General Plan Consistency

The County of Riverside General Plan Air Quality Element, Policy AQ 1.4 states that the County will coordinate with the SCAQMD to ensure that all elements of air quality plans regarding reduction of air pollutant emission are being enforced. The Project is located within the SCAB and therefore is required to comply with all SCAQMD rules and regulations. The applicable SCAQMD rules and regulations will be enforced as part of the conditions of approval of the Project (see below). As a result, the Project is expected to be consistent with the County’s General Plan requirements. Therefore, the Project will not conflict with an applicable plan, policy or regulation for the purpose of reducing the emissions of criteria pollutants, and the impact is considered less than significant.

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

Less Than Significant Impact

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

Heavy-duty equipment in the Project area during construction will emit odors; however, the construction activity would cease to occur after individual construction is completed. In addition, the Project will have no grading in the traditional sense since most of the work involves internal changes to four of the existing buildings. The only “new” construction will be for an outdoor wine tasting patio (1,851 SF) and an entryway expansion (127 SF) and the patio site was already graded when the winery was first constructed. Therefore, the Project will actually involve a limited amount of heavy-duty equipment.

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

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The Project will be required to comply with standard building code requirements related to exhaust ventilation, as well as comply with SCAQMD Rule 402. Rule 402 requires that a person may not discharge from any source whatsoever such quantities of air contaminants or other material which cause injury, detriment, nuisance, or annoyance to any considerable number of persons or to the public, or which endanger the comfort, repose, health or safety of any such persons or the public, or which cause, or have a natural tendency to cause, injury or damage to business or property. Project related odors are not expected to meet the criteria of being a nuisance. Based on the information provided in these sections from the *AQ/GHG Study*, any operational air quality impacts will be less than significant.

Project Design Features as Standard Conditions of Approval:

The analysis of air quality impacts is based on implementation of the following regulatory requirements (RR) and design features (DF) outlined in the AQ/GHG Report which will be incorporated as Conditions of Approval by the County:

RR/DF-1 Follow the standard SCAQMD rules and requirements with regards to fugitive dust control, which includes, but are not limited to the following:

1. All active unpaved construction areas shall be watered two (2) times daily.
2. Speed on unpaved roads shall be reduced to less than 15 mph.
3. Any visible dirt deposition on any public roadway shall be swept or washed at the site access points within 30 minutes.
4. Any on-site stockpiles of debris, dirt or other dusty material shall be covered or watered twice daily.
5. All operations on any unpaved surface shall be suspended if winds exceed 15 mph.
6. Access points shall be washed or swept daily.
7. Construction sites shall be sandbagged for erosion control.
8. Cover all trucks hauling dirt, sand, soil, or other loose materials, and maintain at least 2 feet of freeboard space in accordance with the requirements of California Vehicle Code (CVC) section 23114.
9. Pave or gravel access points and use track-out grates.
10. Replace the ground cover of disturbed areas as quickly possible.

All construction vehicles shall be prohibited from excessive idling. Excessive idling is defined as five (5) minutes or longer.

Minimize the simultaneous operation of multiple construction equipment units.

Establish an electricity supply to the construction site and use electric powered equipment instead of diesel-powered equipment or generators, where feasible.

Establish staging areas for the construction equipment that are as distant as possible from adjacent sensitive receptors.

Utilize zero VOC and low VOC paints and solvents, where feasible.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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To prevent dirt track-out onto De Portola Road at the southerly unpaved access point, the project should do either one of the following measures:

- a. Install a pad consisting of washed gravel (minimum-size: one inch) maintained in a clean condition to a depth of at least six inches and extending as wide as the driveway apron and at least 50 feet long down the driveway throat, or;
- b. Install pavement extending as wide as the driveway apron and at least 100 feet long down the driveway throat.

Comply with the mandatory requirements of the California Building Standards Code, Title 24, Part 6 (Energy Code) and Part 11 (CALGreen), including, but not limited to:

- Install low flow fixtures and toilets, water efficient irrigation systems, drought tolerant/native landscaping, and reduce the amount of turf.
- Provide the necessary infrastructure to support electric vehicle charging.

The project will include rooftop solar panels as a source of on-site renewable energy.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

BIOLOGICAL RESOURCES Would the Project:				
7. Wildlife & Vegetation				
a) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Have a substantial adverse effect, either directly or through habitat modifications, on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U. S. Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
f) Have a substantial adverse effect on State or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source(s): *Western Riverside County Multiple Species Habitat Conservation Plan Website; Map My County (Appendix A); County of Riverside Ordinance No. 810.2; County of Riverside Ordinance No. 633; and County of Riverside Ordinance No. 559.*

Findings of Fact:

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

No Impact

MSHCP Reserve Assembly Requirements

The site is located in the eastern portion of the County’s Southwest Area Plan (SWAP) which is under the Multiple Species Habitat Conservation Plan (MSHCP) for western Riverside County. In addition, *Map My County* indicates the site is not within any Criteria Cells of the MSHCP.

The Project proposes internal improvements to four existing buildings onsite and the only “new” construction would be a new outdoor wine tasting patio (1,851 SF) and an expanded entrance (127 SF). The new patio would no require grading because it is planned for an area that is bare of vegetation and was previously graded during construction of the winery and vineyard. No grading is also required for the internal building improvements and parking lots will remain in their present condition. Therefore, the interior improvements to the four onsite buildings and the small amount of new building will not have any impacts on biological resources including those covered by the MSHCP.

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

MSHCP Section 6.1.2 requires all subject properties under the jurisdiction of the MSHCP that are proposing a land use change/applying for a discretionary permit to conduct a MSHCP Section 6.1.2 assessment. The site slopes gently down to the west away from the winery facilities in the northeast portion of the site. Runoff sheet flows from the site and there are no natural or man-made channels on or adjacent to the site. In this case, the Project proposes no grading, no disturbance of any vacant vegetated land or native slopes, no new buildings or grading, and only a small amount of new construction. Therefore, the Project will not have

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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any impacts on biological species or resources covered by MSHCP Section 6.1.2. There will be no impacts.

Riparian/Riverine Areas

Similar to the discussion of MSHCP Section 6.1.2 above, the site contains no natural or man-made channels. The Project proposes no grading, no disturbance of any vacant land or native slopes, no new buildings and only a small amount of new construction of already disturbed land. Therefore, the Project will not have any impacts on riparian or riverine areas or resources.

Vernal Pools/Fairy Shrimp

Similar to the discussion of riparian and riverine resources above, the site contains largely sandy soils with no natural or man-made channels, ponds, or areas of impoundment. The Project proposes mainly internal improvements with no grading, no disturbance of any vacant vegetated land or native slopes, and no new buildings and only a limited amount of new construction on disturbed land. Therefore, the Project will not have any impacts on any vernal pools. Since there are no such features on the site, there is little or no potential for fairy shrimp to be present since they utilize vernal pools. In addition, the Project involves no grading or land disturbance which supports the conclusion there will be no impacts to fairy shrimp.

Riparian Birds

As discussed above, there are no riparian resources on the site that could provide suitable habitats for MSHCP-covered riparian birds, including least Bell’s vireo (*Vireo bellii pusillus*), southwestern willow flycatcher (*Empidonax traillii extimus*), and western yellow-billed cuckoo (*Coccyzus americanus occidentalis*). In addition, the Project involves mainly internal improvements to four buildings with no new buildings, grading, or land disturbance. Therefore, there would be no impacts.

Other Features

Similar to the conclusion about riparian and riverine resources, other kinds of perennial or seasonal aquatic features that could be classified as federally protected wetlands as defined by Section 404 of the Clean Water Act are not present on the site (e.g., rivers, open waters, swamps, marshes, bogs, fens, etc.). Therefore, the site does not have a relationship to existing wetland regulations. Therefore, there are no impacts in this regard.

MSHCP Section 6.1.3 (Protection of Narrow Endemic Plant Species)

The MSHCP specifically covers 63 rare or narrow endemic plant species (NEPS) through the implementation of the species-specific objectives outlined by the MSHCP. The NEPS are those species that information regarding the distribution and presence throughout western Riverside County was considered insufficient to ensure their long-term conservation. Therefore, the MSHCP established 10 NEPS “survey areas” based on historic records, soils, and habitats where these 14-plant species could potentially occur. All public and private projects located within any of these survey areas must, in the least, conduct a habitat

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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assessment. If suitable habitat is determined to be present, then focused surveys must be performed.

The Project proposes mainly internal improvements to four existing buildings, only a small amount of new construction (new patio and expanded entryway), no grading, and installation of solar panels on one or more existing buildings. The Project will not disturb any vacant vegetated land or native slopes. Therefore, the Project will not have any impacts on NEPS covered by MSHCP Section 6.1.3. There will be no impacts.

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

MSHCP Section 6.1.4 provides recommendations and guidelines to minimize potential “edge effects” resulting from locating development projects near the MSHCP Reserve Assembly or MSHCP conserved resources. Edge effects are defined by the MSHCP as “Adverse direct and indirect effects to species, Habitats and Vegetation Communities along the natural urban/wildlands interface”. Edge effects include drainage, toxics, lighting, noise, invasive species, barriers, and grading/land development.

Map My County indicates the site is not within any Criteria Cells of the MSHCP. In addition, the Project proposes no grading or construction of new buildings. In addition, there are no identified MSHCP resources onsite nor are any of the adjacent properties within an MSHCP Criteria Cell or other identified MSHCP geographic resource area. Most of the Project work involves internal improvements to four of the existing buildings, and only a small amount of new construction that would require additional lighting. The additional hosted special events onsite and the planned solar panels on existing buildings would have no impact on MSHCP resources as there are none in the immediate surrounding area. Therefore, the Project will have no direct or indirect impact on the Urban/Wildlands Interface relative to MSHCP Section 6.1.4.

MSHCP Section 6.3.2 (Additional Survey Needs and Procedures)

The MSHCP covers 146 species of plants and animals. Forty species have specific survey requirements and 34 of the 40 species have an associated survey area map that designates areas where surveys may be required if suitable habitat is present. However, the Project proposes no grading, no disturbance of any natural areas or slopes, and no construction of new buildings. Therefore, the Project will have no impacts relative to MSHCP Section 6.3.2, Additional Surveys, such as Criteria Area Plant Species (CAPS), Amphibians, Burrowing Owl, Small Mammals, Delhi Sands Flower Loving Fly (DSFLF), “Species Not Adequately Covered”, and Nesting Birds since no trees will be removed or impacted by the Project.

MSHCP Section 6.4 (Fuels Management)

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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uses and public health and safety shall occur where development is adjacent to the MSHCP Conservation Area.

The site is not located in or adjacent to a MSHCP Conservation Area. Based on existing fuels management policies, it does not appear that fuels management will be required for the proposed development on the site since it will be all interior improvements to four buildings with very little new construction (outdoor patio and expanded entryway), no grading, and no new buildings. The additional hosted special events would incrementally increase the number of people onsite and extend the hours of use when events are being held. The grapevines growing on most of the site are not a threat to create hazards for humans and property during a wildfire. Therefore, the Project is consistent with Section 6.4 of the MSHCP.

MSHCP Section 6

Section 6 of the MSHCP requires:

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

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

The proposed Project is also located within the boundary of the adopted Habitat Conservation Plan (HCP) for the endangered Stephens' kangaroo rat (SKR) implemented by the Riverside County Habitat Conservation Agency (RCHCA). The SKR HCP mitigates impacts from development on the SKR by establishing a network of preserves and a system for managing and monitoring them. The proposed Project is located within the SKR HCP area and will be required to comply with applicable provisions of this plan, specifically, payment of fees. Payment of this fee is a standard condition and is not considered unique mitigation under CEQA. With regulatory compliance the proposed Project is consistent with MSHCP Section 6.

In conclusion, the proposed Project is consistent with all applicable sections of the MSHCP. Thus, the proposed Project will not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan. Therefore, there will be no impacts.

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

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

The onsite vegetation is primarily agriculture/vineyard and the remainder ruderal or disturbed land (i.e., the winery facilities). Due to the lack of viable native habitat, only a very low abundance and diversity of wildlife species occur on this site.

The California Natural Diversity Database (CNDDDB) for the Bachelor Mountain, California Quadrangle does not include any occurrence records of plant and wildlife species identified as candidate, sensitive or special status species in local or regional plans, policies or regulations, or by the CDFW or USFWS on the site. The existing onsite vegetation does not provide suitable habitats for any plant and wildlife species identified as a candidate, sensitive or special status species in local or regional plans, policies or regulations, or by CDFW or USFWS other than the California coastal gnatcatcher and the burrowing owl.

The Project proposes mainly internal improvements to four onsite buildings, no grading, no disturbance of vacant vegetated land or natural slopes, or removal of existing trees. The additional hosted special events would incrementally increase the number of people onsite and extend the hours of use when events are being held. As discussed in Threshold 7.a above, there are no listed or sensitive species or MSHCP resources present on the adjacent to the site, so the Project would not have any substantial adverse direct or indirect impacts on listed species or their related habitats. There will be no impacts.

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

No Impact

Discussion is referenced in Threshold 7.a., and Thresholds 7.d, 7.e., and 7.f. Based on this data, no aspect of Project development will 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. In addition, payments of applicable MSHCP fees will ensure there will be no impacts.

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

No Impact

The site is not part of any established wildlife movement corridor for migrations, foraging movements and/or for finding a mate through this portion of Rancho California. Also, the site does not connect two or more larger core habitat areas that would otherwise be fragmented or isolated from one another. It does not contain suitable cover, food or water for species to survive at the site and facilitate movement within a corridor. Therefore, future development at the site will not interfere with the movements of native wildlife species, established native

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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wildlife corridors or uses of native wildlife nursery sites.

The site is developed with a winery and vineyard with other rural residential and agricultural uses surrounding it. De Portola Road, a primary roadway through this portion of the wine country, is adjacent to the eastern boundary of the site.

Nesting bird species are protected by California Fish and Game Code Sections 3503 and 3503.5 and by the MBTA of 1918 (16 USC 703-711), which makes it unlawful to take, possess, or needlessly destroy the nest or eggs of any migratory bird or bird of prey. Lands in the immediate vicinity of the Project contain trees, shrubs, and grasslands that may provide potential suitable nesting habitat for migratory bird species. No native wildlife nursery sites are present on or adjacent to the site, and the site is not identified as being part of a migratory wildlife corridor for any fish or wildlife species. Impacts to nesting bird species must be avoided at all times. The period from approximately February 15 to August 31 is the expected breeding season for bird species occurring in the Project area.

The Project proposes mainly interior improvements to four onsite buildings, no grading, no disturbance of vacant land, native slopes, or existing trees, only a small amount of new construction (new wine tasting patio and an expanded winery entrance, and no new buildings. However, the additional hosted special events would incrementally increase the number of people onsite and extend the hours of use onsite when events are being held. However, none of these physical or operational activities will affect nesting of birds onsite or use of the vineyard areas for nesting or foraging. Therefore, the Project has little potential to cause impacts to nesting birds.

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

No Impact

As discussed under Threshold 7.a, there are no natural or man-made drainage features on the site that connect or contribute to upstream or downstream resources. In addition, the Project proposes no grading, no disturbance of vacant land, native slopes, or existing trees, and no new buildings. The small amount of new construction planned is on land that is already disturbed. Therefore, the Project will have no direct or indirect impacts to riparian/riverine habitat or sensitive natural (vegetation) communities.

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

No Impact

As outlined in Threshold 7.a, the Project site contains no features or resources with a potential to be classified as federally protected wetlands or vernal pools or areas that could support fairy shrimp. In addition, the Project proposes no grading, no disturbance of vacant land, native slopes, or existing trees, and no construction of new buildings. Therefore, the Project,

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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including increased onsite activities and solar panels on building roofs, will not have a substantial adverse effect on State or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means. No impact will occur, and no mitigation is required.

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

No Impact

Much of the site contains vineyards and there are trees onsite that form several windrows. However, the development plan indicates the Project will not result in any grading or removal of any trees. If Project construction does require removal of any trees, the Project will comply with the County's Oak Tree Management Guidelines if applicable. The provisions of County Ordinance No. 559 would also not apply since the Project site is not above 5,000 feet in elevation. No other tree preservation policy or ordinance apply to the Project site.

No existing trees are proposed to be removed during Project construction. However, removal of any trees is governed by standard County conditions of approval which are considered regulatory compliance and not unique project mitigation under CEQA. With regulatory compliance, the proposed Project will not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance. There will be no impacts.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

CULTURAL RESOURCES Would the Project:

8. Historic Resources

a) Alter or destroy a historic site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of a historical resource, pursuant to California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source(s): Public Resources Code (PRC) §5020.1(j); and 14 California Code of Regulations §15064.5(a)(1)-(3).

Findings of Fact:

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

No Impact

With the founding of Mission San Luis Rey in 1798, the Temecula Valley became a part of the new mission's vast land holdings. During the next 20 years, it grew into Mission San Luis Rey's principal grain producer, and a mission-related residence was established at the Luiseño village of *Temeeeku*, located near the confluence of Temecula and Murrieta Creeks.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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In the 20th century, much of Rancho Pauba became part of the vast Vail Ranch, on which cattle raising continued to thrive until 1964. At that time the ranch was renamed Rancho California as part of a land development marketing plan. Since then, the Temecula Valley, centered on the Cities of Temecula and Murrieta, has experienced rapid growth in residential and commercial development. However, the eastern end of the valley has retained some of the rural characteristics of the region such as vineyards, wineries, ranches, and rural residences.

The Project site is an operating winery with a vineyard occupying a majority of the site and winery facilities in the northeast portion of the site. The Project proposes mainly interior improvements to four existing buildings and only a small amount of new construction (wine patio and expanded entrance), no grading, no disturbance of vacant land or native slopes, no demolition of existing buildings and no construction of new buildings. Therefore, no impacts to “historical resources” would occur with Project development, including expanded special events at the site or installation of solar panels on existing buildings.

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

No Impact

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

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

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

As stated in Threshold 8.a, the Project proposes internal changes to four existing buildings with only a small amount of new construction (new patio and expanded entrance), expanded social

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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events and added solar panels but no grading and no disturbance of vacant land or native slopes, no demolition of existing buildings, and no construction of new buildings. Therefore, there will be no impact in the significance of any historic resources.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

9. Archaeological Resources				
a) Alter or destroy an archaeological site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource, pursuant to California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source(s): Public Resources Code (PRC) §5020.1(j); Health and Safety Code § 7050.5; and 14 California Code of Regulations §15064.5(a)(1)-(3).

Findings of Fact:

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

No Impact

Southern California has been inhabited by various native American tribes for thousands of years. In the Temecula area, the Spanish Mission Period (1769-1830 CE) first represents European occupation although earlier European explorers had traveled throughout the region. In 1798 the Mission San Luis Rey de Francia was founded and Native Americans living within the mission’s influence became known as the “Luiseño.”

Previous studies have found evidence of past Native American occupation in the surrounding region. Records from the Eastern Information Center indicate the wine country contains hundreds of archaeological sites, primarily bedrock milling features and tools associated with rock outcroppings, but also petroglyphs and sometimes burial sites.

The Project site is expanding an operating winery with a vineyard occupying a majority (86.1%) of the site and winery facilities in the northeast portion of the site. There is no evidence of rock outcroppings and the entire site has been previously disturbed by grading and planting of the vineyard and development of the winery facilities. The Project proposes no new grading, no disturbance of vacant land or native slopes, no demolition of existing buildings, and no construction of new buildings. Therefore, no impacts to archaeological resources would occur with Project development, including expanded onsite social events or installation of solar panels on existing buildings.

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

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

As discussed in Threshold 9.a, the Project site is an operating winery with a vineyard occupying the entire site. There is no evidence of rock outcroppings and the entire site has been previously disturbed by grading and planting of the vineyard and development of the winery facilities. The Project proposes expanded social events but no new grading and only a small amount of new construction (wine patio and expanded entrance). The Project also proposes no disturbance of vacant land or native slopes, no demolition of existing buildings and no construction of new buildings. Therefore, no impacts to archaeological resources would occur with any aspect of Project development.

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

No Impact

There have been no human remains or any resources that may contain human remains identified on the property. County conditions of approval and State Law requires that in the unlikely event that human remains are uncovered the contractor is required to halt work in the immediate area of the find and to notify the County Coroner.

Further, pursuant to Public Resource Code Section 5097.98(b) remains shall be left in place and free from disturbance until a final decision as to the treatment and disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted within the period specified by law (24 hours). Subsequently, the Native American Heritage Commission shall identify the "most likely descendant". The most likely descendant shall then make recommendations and engage in consultation concerning the treatment of the remains as provided in Public Resources Code Section 5097.98. The County imposes a standard COA regarding the discovery of human remains during grading.

However, as discussed in Thresholds 9.a and 9.b above, a vineyard and winery occupy the entire site. There is no evidence of rock outcroppings and the entire site has been previously disturbed by grading and planting of the vineyard and development of the winery facilities. In addition, the Project proposes no new buildings or any grading, no disturbance of vacant land or native slopes, no demolition of existing buildings, and only a small amount of new construction. Therefore, no impacts related to human remains are expected to occur from any aspect of Project development.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with or obstruct a State or Local plan for renewable energy or energy efficiency?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source(s): *Danza Del Sol Winery, Air Quality, Greenhouse Gas, and Energy Impact Study*, prepared by RK Engineering, Inc., 2-28-2023 (AQ/GHG Study, **Appendix B**); *Danza Del Sol Winery Traffic Impact Analysis*, prepared by RK Engineering, Inc., 9-19-2023 (TIA, **Appendix E1**); and *Danza Del Sol Winery Project Vehicle Miles Traveled (VMT) Screening Analysis*, County of Riverside, prepared by RK Engineering, Inc., 9-19-2023 (VMT Analysis, **Appendix E2**).

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

Findings of Fact:

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

Less Than Significant Impact

Background Information

There are many different types and sources of energy produced and consumed in the United States. The U.S. Energy Information Administration (EIA) categorizes energy by primary and secondary sources, renewable and nonrenewable sources, and by the different types of fossil fuels. Primary energy is captured directly from natural resources and includes fossil fuels, nuclear energy, and renewable sources of energy. Electricity is a secondary energy source that results from the transformation of primary energy sources. A renewable energy source includes solar energy from the sun, geothermal energy from heat inside the earth, wind energy, biomass from plants, and hydropower from flowing water. Nonrenewable energy sources include petroleum products, hydrocarbon gas liquids, natural gas, coal, and nuclear energy. Fossil fuels are non-renewable resources formed by organic matter over millions of years and include oil, coal and natural gas. The EIA defines the five energy consuming sectors within the United States as follows:

1. **Industrial Sector:** Includes facilities and equipment used for manufacturing, agriculture, mining, and construction.
2. **Transportation Sector:** Includes vehicles that transport people or goods, such as cars, trucks, buses, motorcycles, trains, aircraft, boats, barges, and ships.
3. **Residential Sector:** Includes homes and apartments.
4. **Commercial Sector:** Includes offices, malls, stores, schools, hospitals, hotels, warehouses, restaurants, and places of worship and public assembly.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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5. **Electric Power Sector:** Consumes primary energy to generate most of the electricity the other four sectors consume.

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

Project Energy Consumption

Energy usage for the proposed Project was calculated based on the *AQ/GHG Study*. According to the *AQ/GHG Study*, the three (3) main types of energy expected to be consumed by the Project include electricity, natural gas, and petroleum products in the form of gasoline and diesel fuel. The latest California Emissions Estimator Model (CalEEMod) Version 2020.1.1 was used to calculate energy usage from Project construction and operational activities. As described in Section I, Project Information, the Project proposes expansion of the existing Class II Winery to a Class V Winery with expanded social events. The work involved would mainly be interior changes to four of the existing onsite buildings, a small amount of new construction on already graded land, installation of solar panels on one or more existing buildings, and no grading or new buildings.

Construction

Construction of the Project is currently estimated to begin in early 2024 and last approximately 5 months. Construction activities consist of site preparation, grading, building construction, paving, and architectural coating. The Project is expected to be operational in the year 2024. For the purposes of this analysis, construction activities are not expected to overlap. The Project will not require any demolition, import, or export of soil and no grading during construction.

It should be noted the construction schedule used to analyze energy use in the *AQ/GHG Study* assumed a construction start in 2023 and represented a “worst-case” analysis scenario. The *AQ/GHG Study* indicated that should construction occur any time after the dates used on the *AQ/GHG Study*, actual emissions would be lower since emission factors for construction decrease as time passes and the analysis year increases due to emission regulations becoming more stringent (e.g., the current schedule calls for construction to start in early 2024).

The CalEEMod default construction equipment list is based on survey data and the size of the site. The parameters used to estimate construction emissions, such as the worker and vendor trips and trip lengths, utilize the CalEEMod defaults. The construction equipment expected to be used is the same as that listed in Table 6-2 in the *Air Quality* section. The small amount of new construction planned for the Project indicates its energy use in terms of electricity, natural gas, and diesel/gasoline fuels would be minimal. Therefore, energy impacts during construction would be less than significant and no mitigation is required.

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

Estimates of mobile source emissions require information on four parameters: trip generation, trip length, vehicle/fleet mix, and emission factors (quantity of emission for each mile traveled or time spent idling by each vehicle). The trip generation rates, trip length, and trip percentages for this Project are based on the CalEEMod defaults. The *AQ/GHG Study* indicated the Project would generate a total of 2,272,946 vehicle miles traveled (VMT).

Energy usage includes both direct and indirect sources of emissions. Direct sources of emissions include on-site natural gas usage (non-hearth) for heating, while indirect emissions include electricity generated by offsite power plants. Natural gas use is measured in units of a thousand British Thermal Units (kBtu) per size metric for each land use subtype and electricity use is measured in kilowatt hours (kWh) per size metric for each land use subtype.

CalEEMod divides building electricity and natural gas use into uses that are subject to Title 24 standards and those that are not. Lighting electricity usage is also calculated as a separate category in CalEEMod. For electricity, Title 24 uses include the major building envelope systems covered by Part 6 (California Energy Code) of Title 24, such as space heating, space cooling, water heating, and ventilation. Non-Title 24 uses include all other end uses, such as appliances, electronics, and other miscellaneous plug-in uses. Because some lighting is not considered as part of the building envelope energy budget, and since a separate mitigation measure is applicable to this end use, CalEEMod makes lighting a separate category. For natural gas, uses are likewise categorized as Title 24 or Non-Title 24. Title 24 uses include building heating and hot water end uses. Non-Title 24 natural gas uses include cooking and appliances (including pool/spa heaters). Table 13 in the *AQ/GHG Study* estimated Project operation would consume 152,478 kWh per year of electricity and 470,854 kBtus per year.

The Project will implement the mandatory requirements of California’s Building Efficiency Standards (Title 24, Part 6) to reduce energy consumption. California’s building standards are some of the strictest in the nation and the project’s compliance with the Building Code will ensure that wasteful, inefficient or unnecessary consumption of energy is minimized.

The California Building Code is designed to reduce the amount of energy needed to heat or cool a building, reduce energy usage for lighting and appliances and promote usage of energy from renewable sources. In particular, the Project is expected to comply with Section 110.10 of the building code regarding mandatory requirements for solar readiness and provide a rooftop solar zone. In addition, the Project proposes to install new solar panels on one or more existing buildings to generate electricity which will help offset operational costs and make the facility less dependent on the regional electrical grid. Before determining if a project would have a potentially significant impact to energy conservation, the analysis should consider whether any renewable energy features could be incorporated into the Project.

By complying with Title 24 and including rooftop solar panels as part of its design, the Project will help ensure that wasteful, inefficient, or unnecessary consumption of energy is minimized. Therefore, the Project’s operational energy impacts are considered to be less than significant and no mitigation is required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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b) *Would the Project conflict with or obstruct a State or Local plan for renewable energy or energy efficiency?*

Less Than Significant Impact

The Project will purchase electricity through Southern California Edison which is subject to the requirements of California Senate Bill 100 (SB 100). SB 100 is the most stringent and current energy legislation in California, requiring that renewable energy resources and zero-carbon resources supply 100% of retail sales of electricity to California end-use customers and 100% of electricity procured to serve all state agencies by December 31, 2045. The Project will further comply with the mandatory requirements of California’s Green Building and Title 24 Building Energy Efficiency standards and install solar panels on one or more building roofs on the site. Both of these actions promote renewable energy and energy efficiency; refer to response 10.a. Therefore, the Project will not conflict with or obstruct a State or local plan for renewable energy or energy efficiency. Impacts are considered less than significant, and no mitigation is required.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

GEOLOGY AND SOILS Would the project directly or indirectly:

11. **Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zones**

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

Source(s): *Map My County (Appendix A); and Riverside County General Plan, Chapter 6, Safety Element, Figure S-2 Earthquake Fault Study Zones.*

Findings of Fact:

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

No Impact

As set forth in the County Safety Element, and *Map My County*, the Project site is not located within an Alquist-Priolo Earthquake Fault Zone (APEFZ) as established by the State of California to restrict the construction of new habitable structures across identifiable traces of known active faults. The Safety Element further indicates that there are no faults geologically mapped within two (2) miles or projecting toward the Project site. In addition, no grading or construction of new buildings affected by APEFZs will occur under the proposed Project. There will however be increased occupancy on the site during special events hosted by the

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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winery. Since these guests and the winery employees will be in buildings already approved for their seismic design, no impacts will occur.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

12. Liquefaction Potential Zone

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

Source(s): *Map My County (Appendix A); Phase I Environmental Site Assessment of Danza Del Sol Winery, 39050 De Portola Road, Temecula, prepared by Earth Strata Geotechnical Services, Inc., 4-23-2023 (Phase I ESA, Appendix C); Riverside County General Plan, Chapter 6, Safety Element, Figure S-3 Generalized Liquefaction, August 6, 2019; and County of Riverside Ordinance No. 457.*

Findings of Fact:

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

No Impact

Regional Geology

The site is located in the Peninsular Ranges Geomorphic Province of California which are characterized by steep, elongated valleys that trend west to northwest. The northwest-southeast trending topography is controlled by the Elsinore Fault Zone, which extends from the San Gabriel River Valley southeasterly to the United States/Mexico border. The Santa Ana Mountains lie along the western side of the Elsinore Fault Zone, while the Perris Block is located along the eastern side of the fault zone. The mountainous regions are underlain by Pre-Cretaceous, metasedimentary and metavolcanic rocks and Cretaceous plutonic rocks of the Southern California Batholith. Holocene to Pleistocene-aged alluvium overlie Quaternary and Tertiary rocks, which are generally comprised of non-marine sediments consisting of sandstone, mudstones, conglomerates, and occasional volcanic units.

Groundwater

A review of the California Department of Water Resources, Water Data Library online database in the *Phase I ESA* indicates the presence of groundwater within a one-mile radius of the site are relatively deep at approximately 400 feet below the existing ground surface.

Seismic-Related Ground Failure/Liquefaction

The Project site is located in a seismically active region and as a result significant ground shaking will likely impact the site within the design life of the proposed Project. The geologic structure of the entire southern California area is dominated by northwest-trending faults associated with the San Andreas Fault system, which accommodates for most of the right

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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lateral movement associated with the relative motion between the Pacific and North American tectonic plates. Known active faults within this system include the Newport-Inglewood, Whittier-Elsinore, San Jacinto and San Andreas Faults.

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

As also indicated in *Map My County*, the Project site has a moderate susceptibility to liquefaction which occurs as a result of a substantial loss of shear strength or shearing resistance in loose, saturated, cohesionless earth materials subjected to earthquake induced ground shaking. The three factors determining whether a site is likely to be subject to liquefaction include seismic shaking, type and consistency of earth materials, and groundwater level. Potential impacts from liquefaction include loss of bearing capacity, liquefaction related settlement, lateral movements, and surface manifestation such as sand boils. Seismically induced settlement occurs when loose sandy soils become denser when subjected to shaking during an earthquake.

However, the Project involves mainly internal changes to four onsite buildings, and only a small amount of new construction (new outdoor patio and an expanded entryway). The Project does not propose grading or the construction of any new buildings onsite. Due to these Project circumstances the County does not require a site-specific geotechnical report. As a result, potential impacts related to seismic faults, seismic ground shaking, and potential soil constraints like liquefaction will all be less than significant and no mitigation is required. California Building Code (CBC) requirements pertaining to new development and construction will minimize the potential for structural failure or loss of life during earthquakes by ensuring that the proposed Project site structures are constructed pursuant to applicable seismic design criteria for the region.

CBC requirements are applicable to all development and improvements which are standard conditions for the County. These are standard conditions for the County of Riverside and are not considered mitigation for CEQA implementation purposes.

With adherence to these standard conditions, there will be no potential impacts to the Project from seismic-related ground failure, including liquefaction.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

13. Ground-shaking Zone

a) Be subject to strong seismic ground shaking?

Source(s): *Map My County (Appendix A)*; Riverside County General Plan Figure S-4 *Earthquake-Induced Slope Instability Map*; and County of Riverside Ordinance No. 457.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Findings of Fact:

a) *Be subject to strong seismic ground shaking?*

No Impact

Faulting

The Project site, like the rest of Southern California, is located in a seismically active region near the margin situated between the North American and Pacific tectonic plates. The principal source of seismic activity in Southern California is movement along the northwest-trending regional faults including the San Andreas, San Jacinto, and Elsinore fault zones. As previously set forth in Threshold 11.a, the Project site is not located within an Alquist-Priolo Earthquake Fault Zone. There are no faults geologically mapped within or projecting toward the Project site.

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

However, the Project mainly proposes internal changes to four of the onsite buildings and does not propose grading or the construction of new buildings onsite. Because of that, the County does not require a site-specific geotechnical report. As a result, there will be no potential impacts related to seismic faults, seismic ground shaking, and liquefaction to any Project-related improvements and no mitigation is required.

Secondary Seismic Hazards

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

California Building Code

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

CBC requirements are applicable to all development; therefore, they are not considered mitigation for CEQA implementation purposes.

With adherence to these standard conditions, there will be no exposure of people or structures on the Project site to potential substantial adverse effects, including the risk of loss, injury, or death involving strong seismic ground shaking. There will be no impacts.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

14. Landslide Risk

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

Source(s): *Map My County (Appendix A); Project Plans (Appendix F); Riverside County General Plan, Chapter 6, Safety Element, Figure S-5 Regions Underlain by Steep Slope.*

Findings of Fact:

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

No Impact

The site is relatively flat and slopes gently down to the west, with no steep slopes, hills, or knolls present onsite. The site currently supports a number of buildings, facilities, and improvements related to the existing winery.

The County General Plan Safety Element does not indicate the presence of any steep slopes that could have a potential for landslides or rockfalls on or adjacent to the Project site. Based on available information, no landslides are known to exist, or have been mapped, in the vicinity of the site.

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

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

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

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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15. Ground Subsidence	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in ground subsidence?				

Source(s): *Map My County (Appendix A)*; Riverside County General Plan, Chapter 6, Safety Element, Figure S-7 *Documented Subsidence Areas Map*; and County of Riverside Ordinance No. 457.

Findings of Fact:

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

No Impact

Subsidence refers to the sudden sinking or gradual downward settling and compaction of soil and other surface material with little or no horizontal motion. It may be caused by a variety of human and natural activities, including earthquakes. Subsidence typically occurs throughout a susceptible valley. In addition, differential displacement and fissures occur at or near the valley margin, and along faults. In the County of Riverside, the worst damage to structures as a result of regional subsidence may be expected at the valley margins. Alluvial valley regions are especially susceptible. Based on onsite soil exploration conducted as part of the *Geo Report*, unfavorable subsidence is not anticipated.

Since the Project proposes no new grading or the construction of any new buildings, there would be no risks associated with subsidence related to the Project.

The potential for design level earthquake induced liquefaction, lateral spreading, and/or subsidence occurring beneath the proposed structures on the Project site is considered very low to remote due to the lack of grading or planned new buildings. Adherence to CBC requirements applicable to all internal commercial improvements will be applied and are not considered mitigation for CEQA implementation purposes. Therefore, there will be no impacts.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

16. Other Geologic Hazards	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Be subject to geologic hazards, such as seiche, mudflow, or volcanic hazard?				

Source(s): *Map My County (Appendix A)*; Google Maps; and **Figure 4, Aerial Photo**, in Section I. of this Initial Study.

Findings of Fact:

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

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

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

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

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

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

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

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

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

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

Source(s): *Map My County (Appendix A)*; Project Plans (**Appendix F**); and County of Riverside Ordinance No. 457.

Findings of Fact:

a) *Change topography or ground surface relief features?*

No Impact

Currently, the Project site is cultivated with a vineyard over much of the site, with winery facilities located in the northeastern portion of the site. The site slopes gently down to the west. No new grading or construction of new buildings is proposed as part of the Project

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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although there will be an increase in the number of guests at the site during special events hosted by the winery. However, no existing slopes will be affected and no new slopes will be created so the Project will preserve the existing natural topography of the site. Therefore, there will be no impacts and no mitigation is required.

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

No Impact

The Project proposes mainly internal changes to four of the onsite buildings with no grading or construction of new buildings. No cut or fill slopes greater than 2:1 are being proposed in conjunction with the proposed Project site development plan. CBC requirements (as implemented through Ordinance No. 457) pertaining to new construction will minimize the potential for structural failure or loss of life due to geological constraints by ensuring that new improvements meet applicable seismic design criteria for the region. CBC requirements are applicable to all development; therefore, they are not considered mitigation for CEQA implementation purposes. There will be no impacts.

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

No Impact

Most of the Project site is cultivated with a vineyard but there are Class II Winery facilities and improvements in the northeastern portion of the site. The winery is currently served by an existing septic system, and the Project proposes no new grading or construction of new buildings. The Project will continue to convert the Class II Winery to a Class V Winery and offer expanded social events. The Project proposes to utilize the onsite self-contained septic system and the increased use of the site will be reviewed and approved by the County Department of Environmental Health. At the request of the County, the Project engineer estimated the wastewater generation of the proposed activities at the proposed Class V Winery would be a maximum of 1,140 gallons/day which would not exceed the 1,200 gallons/day limit of wastewater to the septic systems per the RWQCB and County health standards (see calculations in Appendix H). No aspect of the proposed Project will result in grading that affects or negates subsurface sewage disposal systems. There will be no impacts.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
18. Soils	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Be located on expansive soil, as defined in Section 1803.5.3 of the California Building Code (2022), creating substantial direct or indirect risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Have soils incapable of adequately supporting use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source(s): Google Earth; *Map My County (Appendix A)*; Project Plans (**Appendix F**); Eastern Municipal Water District Wine Country Infrastructure Update, February 14, 2019; and County of Riverside Ordinance No. 457.

Findings of Fact:

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

No Impact

The Project proposes no new grading or construction of any new buildings, and only a small amount of new construction (outdoor patio and expanded entryway) planned for an area that was already graded while constructing the current winery. The Project will increase in runoff from the site and the Project will rely on the existing drainage control system on the site. Therefore, construction will not result in any substantial loss of topsoil by either water or wind erosion. Therefore, there will be no impacts related to soil erosion.

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

No Impact

As stated above, the Project proposes no grading or construction of any new buildings. The work is mainly interior changes to four of the onsite buildings and a small amount of new construction in an already disturbed area. The *Geo Report* also indicates onsite soils are not considered expansive. Therefore, the Project would not be affected by expansive soil, as defined in Section 1803.5.3 of the California Building Code (2022), creating substantial risks to life or property. There will be impacts and no mitigation is required.

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

No Impact

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

The Project proposes mainly internal improvements to four existing onsite buildings, with no grading or construction of any new buildings. The Project will continue to utilize the onsite self-contained septic system and the increased use of the site will be reviewed and approved by the County Department of Environmental Health.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The Department of Environmental Health’s Local Agency Management Program has listed the Wine Country as an area of special concern, meaning there is an obligation to the San Diego Regional Water Quality Control Board in providing adequate safeguards in protecting the beneficial use of the ground water resources within this area. At the request of the County, the Project engineer estimated the wastewater generation of the proposed activities at the proposed Class V Winery would be a maximum of 1,140 gallons/day which would not exceed the 1,200 gallons/day limit of wastewater to the septic systems per the San Diego RWQCB and County health standards (see calculations in **Appendix H**). There will be no impacts.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

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

Source(s): *Map My County (Appendix A)*; Riverside County 2003 General Plan Figure S-8 “Wind Erosion Susceptibility Map;” County of Riverside Ordinance No. 484; and County of Riverside Ordinance No. 457.

Findings of Fact:

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

Less Than Significant Impact

Although the current County General Plan has no corresponding map, the 2003 County Safety Element contained Figure S-8, *Wind Erosion Susceptibility Map*, which showed the proposed Project site was located in an area with a “Moderate Wind Eroding” rating. However, the Project proposes no grading or construction of any new buildings so the area’s susceptibility to wind erosion and blowsand, or lack thereof, does not pertain to the assessment of potential Project impacts in this regard. Due to the nature of the Project, implementation of the proposed Project would not result in any increase in wind erosion or blowsand on the site, so there would be no impacts in this regard.

(a), the Riverside County General Plan, Chapter 6, Safety Element, Figure S-8 *Wind Erosion Susceptibility Areas*, is cited as the source for this section. However, Figure S-8 is from the old 2003 General Plan

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source(s): *Danza Del Sol Winery, Air Quality, Greenhouse Gas, and Energy Impact Study*, prepared by RK Engineering, Inc., 2-28-2023 (AQ/GHG Study, **Appendix B**); and Riverside County 2019 Climate Action Plan (CAP).

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

Findings of Fact:

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

Less Than Significant Impact

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

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

Projects have the option of preparing a project-specific technical analysis to quantify and mitigate GHG emissions. A threshold level above 3,000 MTCO_{2e} per year will be used to identify projects that require the use of Screening Tables or a project-specific technical analysis to quantify and mitigate project emissions.

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

Construction Greenhouse Gas Emissions

Greenhouse gas emissions are estimated for on-site and off-site construction activity using CalEEMod 2022.1.1 and the list of construction activities and equipment in Table 6-2 in the *Air Quality* Section. **Table 20-1, Construction Greenhouse Gas Emissions** shows the

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Project’s construction-related greenhouse gas emissions, including equipment and worker vehicle emissions for all phases of construction. Construction emissions are averaged over 30 years and added to the long-term operational emissions, pursuant to SCAQMD recommendations.

**Table 20-1
Construction Greenhouse Gas Emissions**

Activity	Emissions (MTCO ₂ e/yr.) ¹		
	On-site	Off-site	Total
Site Preparation	0.78	0.06	0.84
Grading ²	1.56	0.09	1.65
Building Construction	59.42	2.37	61.79
Paving	1.87	0.54	2.41
Architectural Coating	0.30	0.01	0.31
Total	63.93	3.07	67.00
Amortized over 30 years³	2.13	0.10	2.23

¹ MTCO₂e/yr. = metric tons of carbon dioxide equivalents per year

² Project plans show no grading for proposed improvements or new construction, but AQGHG modeling does assume some soil movement or remedial trenching may be necessary for utility connections, constructing the accel/decel lane, and improvements to the southern driveway. Any GHG emissions associated with those actions are included under grading rather than site preparation.

³ The emissions are amortized over 30 years and added to the operational emissions per SCAQMD recommendations

Construction of the Project is currently estimated to begin in early 2024 and last approximately 5 months. Construction activities consist of site preparation, grading, building construction, paving, and architectural coating. The Project is expected to be operational in the year 2024. For the purposes of this analysis, construction activities are not expected to overlap. The Project will not require any demolition, import, or export of soil and no grading during construction.

It should be noted the construction schedule used to analyze GHG emissions in the *AQ/GHG Study* assumed a construction start in 2023 and represented a “worst-case” analysis scenario. The *AQ/GHG Study* indicated that should construction occur any time after the dates used on the *AQ/GHG Study*, actual emissions would be lower since emission factors for construction decrease as time passes and the analysis year increases due to emission regulations becoming more stringent (e.g., the current schedule calls for construction to start in early 2024).

Operational Greenhouse Gas Emissions

Greenhouse gas emissions are estimated for on-site and off-site operational activity of the Project using CalEEMod 2022.1.1. Greenhouse gas emissions from mobile sources, area

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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sources and energy sources are shown in **Table 20-2, Operational Greenhouse Gas Emissions**.

**Table 20-2
Operational Greenhouse Gas Emissions**

Emission Source	GHG Emissions (MTCO₂e/yr.)¹
Mobile Source	796.0
Area Source	0.1
Energy Source	62.0
Water	4.0
Waste	14.8
Refrigerant	1.0
Construction (30-year amortization)	2.2
Total Annual Emissions	880.1
Riverside County CAP Screening Threshold	3,000
Exceed CAP Threshold?	No

¹ MTCO₂e/yr. = metric tons of carbon dioxide equivalents per year

The analysis first compares the Project’s GHG emissions to the SCAQMD’s Tier 3 approach, which limits GHG emissions to 3,000 MTCO₂e. As shown in **Table 20-2**, Project GHG operational emissions would be 624 MTCO₂e which does not exceed 3,000 MTCO₂e based on the unmitigated business as usual scenario. To use a “worst case” assumption, no “benefit” or reduction in energy source emissions was used for the proposed solar panels to be installed on one or more of the existing onsite buildings.

The Riverside County Climate Action Plan (CAP) establishes a threshold of significance of 3,000 MTCO₂e for land use development projects. Based on the results of the quantified GHG emissions analysis above, the proposed Project is not expected to exceed the CAP threshold of significance and so its impacts relative to GHG emissions will be less than significant and no mitigation is required.

In addition, the Project will be required to comply with the Air Quality Regulations listed in Section 6 (Air Quality) of this Initial Study which will also help further reduce Project GHG emissions during construction.

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

Less Than Significant Impact

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The Riverside County CAP establishes a threshold of significance of 3,000 MTCO₂e for land use development projects. Projects that exceed the CAP threshold may result in a potentially significant GHG impact and would require the use of Screening Tables to mitigate the project emissions. The screening tables are set up similar to a checklist, with points allocated to certain elements of a project that would contribute to reduced greenhouse gas emissions. If a project garners 100 points (by including enough GHG reducing elements), then the project is consistent with Riverside County’s plan for reducing emissions.

Based on the results of the quantified GHG emissions analysis outlined in Threshold 20.a above, the proposed Project is not expected to exceed the CAP threshold of significance and so it does not conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing emissions of greenhouse gases. Hence, it would not be required to implement the CAP screening tables as a mitigation measure. By complying with the goals and policies of the CAP, the Project will also be in compliance with the broader statewide goals for combating climate change, such as those required in the CARB Scoping Plan and SB 32. The purpose of the County’s CAP is to ensure compliance with the state’s climate initiatives for reducing GHG emissions.

The Project as described in Section 1, *Project Information*, will also comply with the mandatory requirements of Title 24 part 11 of the California Building Standards Code (CALGreen) and Title 24 Part 6 Building Efficiency Standards to further reduce energy usage and GHG emissions. CALGreen and building code compliance is considered regulatory compliance and not project unique mitigation under CEQA.

The Project is required to comply with the local, regional and State established GHG plans. By complying with the County’s General Plan, Riverside County CAP, the SCAQMD recommended thresholds of significance, and the State of California Green Building Code, the Project would be consistent with the applicable plans, policies and regulations adopted for the purpose of reducing greenhouse gas emissions. Impacts will be less than significant, and no mitigation is required.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

HAZARDS AND HAZARDOUS MATERIALS	Would the Project:			
21. Hazards and Hazardous Materials	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source(s): *Phase I Environmental Site Assessment of Danza Del Sol Winery, 39050 De Portola Road, Temecula*, prepared by Earth Strata Geotechnical Services, Inc., 4-23-2023 (*Phase I ESA, Appendix C*); Temecula Valley Unified School District website; GEOTRACKER website; and The Department of Toxic Substances Control EnviroStor website.

Findings of Fact:

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

Less Than Significant Impact

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

During construction, there would be a minor level of transport, use, and disposal of hazardous materials and wastes that are typical of construction projects. However, the volume of materials will be relatively low because most of the work will be remodeling the inside of four existing onsite buildings and the small amount of “new” construction planned (a new wine tasting patio and expansion of an existing entryway. The Project does propose to expand social events and activities hosted by the winery, and installation of solar panels on one or more of the existing buildings. The Project will have no grading and no construction of new buildings.

Typical chemicals for this kind of work 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.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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During Project operation, a number of common hazardous materials will continue to 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) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?

Less Than Significant with Mitigation Incorporated

The *Phase I ESA* conducted for the Project site did not reveal evidence of recognized environmental conditions or concerns in connection with the Project site. However, it did indicate that due to the age of the existing buildings, work on the inside of any of the buildings could require the removal or encapsulation of asbestos-containing materials or lead-based paint. Therefore, the Project will implement **Mitigation Measure MM-HAZ-1** to reduce potential human exposure to or impacts from these two hazardous materials.

The *Phase I ESA* also recommended soil sampling and testing for agricultural chemicals (e.g., herbicides, pesticides, and heavy metals) if any additional grading or new building construction was planned. In this case, the proposed Project does not involve any grading or construction of new buildings, so soil sampling and testing work needs to be completed at this time.

During construction, there is a slight potential for accidental release of petroleum products from vehicles and equipment to pose a significant hazard to people and the environment. Impacts may occur during construction. However, the limited amount of work proposed does not trigger the need to prepare a project-specific Storm Water Pollution Prevention Plan (SWPPP) or Water Quality Management Plan (WQMP). Due to the limited size and nature of the Project, any impacts related to water quality will remain less than significant. The County has standard conditions of approval to address the small number of interior improvements and limited outdoor improvements associated with the Project. These conditions are considered regulatory compliance and not mitigation for CEQA implementation purposes.

Hazardous materials anticipated during operations are those most commonly associated with a winery such as commercial cleaning products, petroleum products, household pesticides, and food waste. These types of hazardous materials are not potentially hazardous to large numbers of people, especially at the scale they would be stored and used with a winery facility.

Some use of potentially hazardous materials, such as herbicides, may be used for the maintenance of the drainage facilities. The use of such materials will be in accordance with state and federal regulations pertaining to their use as they are used at present. Therefore,

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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the Project will not create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment. Further, implementation of **Mitigation Measure MM-HAZ-1** would reduce impacts to less than significant levels.

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

Less Than Significant Impact

The Project will be the expanded operation of a winery offering regular social events and activities. Work will be mainly interior changes to four of the existing onsite buildings with a small amount of “new” construction (a new wine tasting patio and expansion of an existing entryway). There will be no grading or construction of any new buildings. In addition, solar panels may be added to one or more of the existing buildings.

A limited potential exists to interfere with an emergency response or evacuation plan during construction, primarily on De Portola Road. Control of access will ensure emergency access to the site and Project area during construction through the submittal and approval of a transportation management plan (TMP) which is designed to mitigate any construction circulation and emergency access impacts. The Project is not constructing new facilities but will be holding more events and activities under its proposed Class V designation than under its current Class II designation.

Following construction, emergency access to the Project site will be allowed at the northern driveway with public access focused on the southern driveway. Circulation in the surrounding area will remain as it was prior to the proposed Project. Therefore, implementation of the Project will not impair implementation of, or physically interfere, with an adopted emergency response plan or an emergency evacuation plan. Impacts will be less than significant.

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

No Impact

There are no existing or proposed schools within a quarter-mile of the Project site. The closest existing school to the Project site is the St. Jeanne De Lestonnac School located at 32650 Avenue Lestonnac in Temecula, approximately 4.5 miles west of the Project site.

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

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

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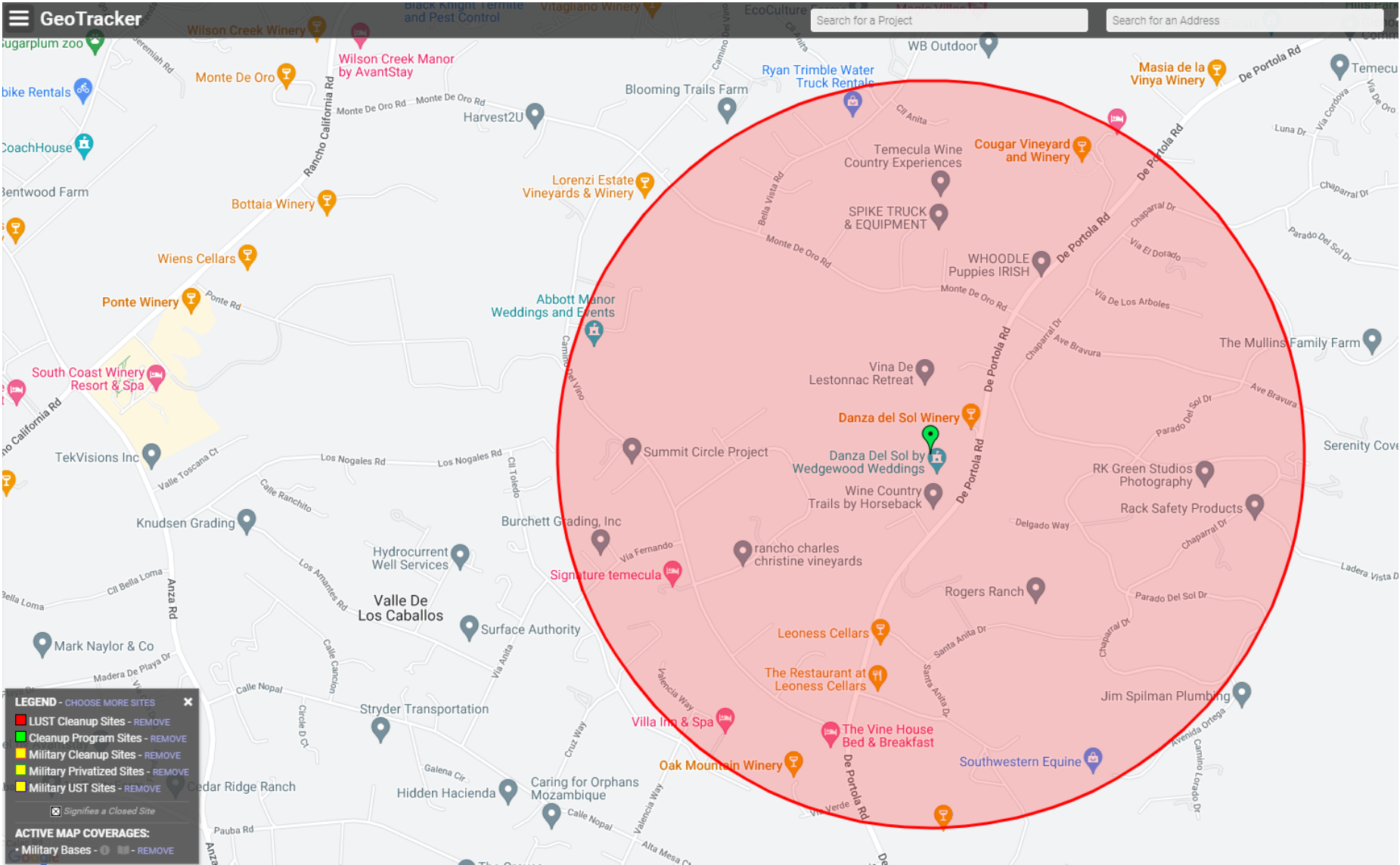
No Impact

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


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

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

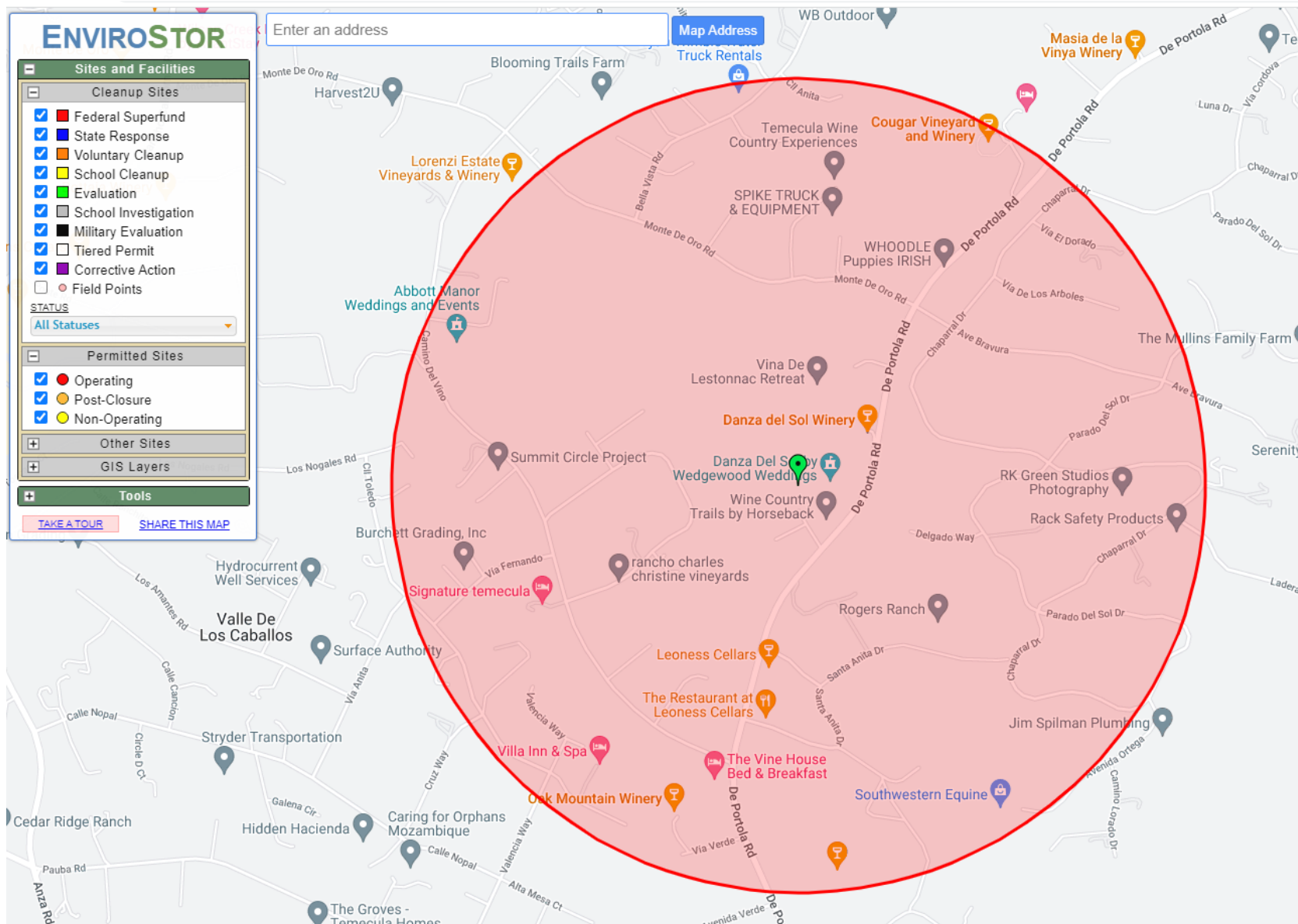
**FIGURE 21-1
GeoTracker Site**




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

 SITE

**FIGURE 21-2
Envirostor Site**



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

 SITE

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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These conclusions are supported by the information contained in the *Phase I ESA*. The Project is not located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment.

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

Mitigation:

MM-HAZ-1 ACMs and LBP Survey. Prior to the start of any interior work on any existing structures on the project site, the developer shall retain qualified licensed environmental contractor(s) to survey the existing building(s) and any related structures for asbestos-containing materials (ACMs) and Lead-Based Paints (LBPs). If the survey finds no evidence of any ACMs or LBPs within the building(s), no further work is required.

If the survey finds the presence of any ACMs or LBPs within the building(s), the contractor(s) shall follow all relevant guidance from affected regulatory agencies (e.g., CalEPA, SCAQMD, DTSC, County Health Department, etc.) in terms of encapsulation or safe removal and disposal of the contaminated materials as appropriate. The contractor(s) shall prepare and submit a final report to the County Public Health Department within 30 days after completion of demolition/removal for ACMs and LBPs on the project site.

Monitoring: Mitigation will be monitored as part of the Mitigation Monitoring Plan..

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

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

Findings of Fact:

a) *Result in an inconsistency with an Airport Master Plan?*

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

The Project site is not located in an area which is governed by an airport master plan. The closest airport is the French Valley Airport, which is located over 7.1 miles northwest of the Project site. Therefore, implementation of the proposed Project would not result in a safety hazard for people residing or working in the proposed Project area. No impacts will occur.

b) Require review by the Airport Land Use Commission?

No Impact

Please reference the discussion in Theshold 22.a. The Project site is not located in an area which is governed by an airport land use plan; therefore, review by an airport land use commission is not required. The closest airport is the French Valley Airport, which is located over 7.1 miles northwest of the Project site. This criterion is not applicable to the Project. No impacts will occur.

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

No Impact

The Project site is not located in an area which is governed by an airport master plan. The closest airport is the French Valley Airport, which is located over 7.1 miles northwest of the Project site. Therefore, this criterion is not applicable to the Project. No impacts will occur.

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

No Impact

The closest private airstrip is the Billy Joe Airport - 37CA, which is located approximately 3.6 miles to the southwest of the Project site and the closest heliport is located at the Temecula Valley Hospital, located approximately 6.3 miles southwest of the Project site. These distances are out of the immediate vicinity of the Project Site.

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

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
HYDROLOGY AND WATER QUALITY Would the Project:				
23. Water Quality Impacts	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the Project may impede sustainable groundwater management of the basin?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Result in substantial erosion or siltation on-site or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on-site or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) In flood hazard, tsunami, or seiche zones, risk the release of pollutants due to Project inundation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source(s): FEMA website; Rancho California Water District *2020 Urban Water Management Plan (RCWD 2020 UWMP)*; Metropolitan Water District *2020 Urban Water Management Plan (MWD 2020 UWMP)*; County of Riverside Ordinance No. 458; County of Riverside Ordinance No. 754; Riverside County General Plan, Safety Element, Figure S-9 *Special Flood Hazard Areas*, and Figure S-10 *Dam Failure Inundation Zone*; Riverside County General Plan, Southwest Area Plan, Figure 10, *Southwest Area Plan Special Flood Hazard Areas*; Project Plans (**Appendix F**); *Occupancy Analysis*, prepared by Earth Strata, 7-12-2023 (**Appendix H**); and *Map My County*, (**Appendix A**).

Findings of Fact:

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

Less Than Significant Impact

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The federal Clean Water Act (CWA) establishes the framework for regulating municipal storm water discharges (construction and operational impacts) via the National Pollutant Discharge Elimination System (NPDES) program. A project would have an impact on surface water quality if discharges associated with the project would create pollution, contamination, or nuisance as defined in Water Code Section 13050, or that cause regulatory standards to be violated as defined in the applicable NPDES storm water permit or Water Quality Control Plan for a receiving water body.

In this case, the Project proposes mainly interior changes to four of the onsite buildings, with no grading, no new buildings, and only a small amount of new construction (new outdoor wine tasting patio and an expanded entrance). It also proposes to reauthorize its existing Class II commercial winery with an existing vineyard and reclassify its winery as a Class V facility to offer expanded events and activities. The existing winery already has a retail tasting room, street improvements, utility infrastructure, storm drain, bioretention basins, subsurface systems, and landscaping. However, the majority of the site will remain planted with a vineyard. The amount of pervious surfaces on the site is not expected to change from existing conditions since no new buildings will be constructed and the only new construction with an impervious surface will be the proposed wine tasting patio (1,851 SF).

The proposed Project will not disturb any land or the existing vineyard. Due to the lack of grading and construction of new buildings, the Project will not have any impacts related to water quality or flood control. It is also not required to prepare a hydrology study or a WQMP due to its size and lack of ground disturbance. For similar reasons the Project will not result in any potential for erosion of onsite or downstream soils, and the overall drainage pattern and volumes on the site will not change. Since the Project involves approximately no ground disturbance, it is not subject to NPDES permit requirements for the preparation and implementation of a project-specific Storm Water Pollution Prevention Plan (SWPPP).

The proposed Project has been reviewed and conditioned by the Riverside County Flood Control & Water Conservation District, the County Building Department, and the County Transportation Department to address ancillary water-related conditions on the site if any. Standard conditions required by the County of Riverside are regulatory compliance and are not considered mitigation for CEQA implementation purposes.

In addition, the Project proposes to continue using four (4) on-site, self-contained septic systems previously approved by the County Department of Environmental Health for the Class II Winery. At the request of the County, the Project engineer estimated the wastewater generation of the proposed activities at the proposed Class V Winery would be a maximum of 1,140 gallons/day which would not exceed the 1,200 gallons/day limit of wastewater to the septic systems per the RWQCB and County health standards (see calculations in Appendix H). Implementation of the proposed Project is not expected to require, or result in, the construction of new wastewater treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects.

Therefore, the proposed Project will not violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality. Any impacts will be less than significant.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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b) *Would the Project substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the Project may impede sustainable groundwater management of the basin?*

Less Than Significant Impact

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

Surface water from Vail Lake and Lake Skinner is used to help replenish RCWD groundwater supplies through recharge operations. All aquifers managed by RCWD are located in the Santa Margarita Watershed. Oversight of all groundwater production within the Santa Margarita Watershed falls under the continuing jurisdiction of the United States District Court, San Diego and is administered under the auspices of a court appointed water master (the "Santa Margarita Water Master"). Most of the remaining water demands are met with imported water purchased from Metropolitan Water District of Southern California. According to the *MWD 2020 UWMP*, over 90 percent of the groundwater used in Metropolitan's service area is produced from adjudicated or managed groundwater basins.

As indicated in Threshold 23.a above, the Project proposes no grading and no construction of any new buildings, only internal building improvements. It also proposes to reauthorize its existing Class II commercial winery with an existing vineyard and reclassify its winery as a Class V facility to offer expanded events and activities. The expansion of events and activities on the site will incrementally increase water use and are not expected to require the construction of expanded or new surface water or groundwater-related facilities.

Due to its small size and lack of grading or new building construction on the site, the Project is not required to prepare a Water Quality Management Plan or Water Supply Assessment as no impacts to water supply or drainage infrastructure are anticipated.

Due to its nature, no component of the proposed Project will deplete groundwater supplies. Therefore, implementation of the proposed Project will not substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted). Impacts are considered less than significant, and no mitigation is required.

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

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

The Project site slopes generally down to the west but there are no existing drainage channels onsite. The existing winery facility has a small detention basin in the northeast corner of the site off the existing parking lot. The Project proposes no new grading and no construction of new buildings. Since the Project will not require grading or substantially disturb the site, no hydrology or water quality studies are required. Therefore, the Project will not affect the amount or direction of onsite runoff and will not alter any streams or rivers.

The post-Project drainage pattern will remain the same as in the pre-Project condition. The proposed Project has been reviewed and conditioned by the County Building Department, and the County Transportation Department, to address any drainage-related concerns through implementation of standard conditions. These standards conditions for the County of Riverside are considered regulatory compliance and not considered mitigation under CEQA.

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

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

Less Than Significant Impact

Refer also to Thresholds 18.a and 19.a, pertaining to the potential for erosion to occur with Project implementation.

Existing and proposed drainage conditions are summarized under Threshold 23.c. Furthermore, as stated in Threshold 23.c, the post-Project drainage pattern will remain the same as in the pre-Project condition. This is because the Project proposes no new grading or construction of new buildings. The only impervious surface being added by the Project is the outdoor wine tasting patio (1,851 SF) which represents a tiny portion of the overall site (0.1%). Therefore, there will be no changes or increases in runoff that could result in erosion. Implementation of the Project as proposed would therefore not result in any erosion on-site or off-site.

Since the Project does not involve a half-acre or more of actual ground disturbance or grading, it is not subject to NPDES permit requirements for the preparation and implementation of a Project-specific SWPPP or WQMP. Since the Project will not result in substantial erosion or siltation on-site or off-site, any impacts will be less than significant.

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

Less Than Significant Impact

The Project as designed will not result in any increase in surface runoff and does not currently experience flooding, so no new flooding is expected as a result of Project implementation.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Any impacts from implementation of the Project will be less than significant.

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

Less Than Significant Impact

As previously described in Thresholds 23.a and 23.b above, the Project does not propose any new grading or construction of new buildings, so runoff is not expected to increase as a result of the Project. The post-Project drainage pattern will remain the same as in the pre-Project condition, and therefore Project implementation would not result in an increase in the volume or rate of runoff from the Project site under developed conditions.

The proposed Project has been reviewed and conditioned by the County Building Department, and County Transportation Department, to address any water-related issues with conditions of approval. These standard County conditions are considered regulatory compliance and not considered mitigation under CEQA. With the inclusion of these standard conditions, any impacts from implementation of the proposed Project that would create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff, would be less than significant.

- g) *Would the Project impede or redirect flood flows?*

Less Than Significant Impact

The Project site slopes gently toward the west and all of the winery facilities are in the northeastern or east-central portion of the site. The site is not within a 100-year flood zone as identified by the Federal Emergency Management Agency (FEMA) through its Flood Insurance Rate Program (FIRM) mapping⁴. In addition, General Plan Figure S-9 indicates the Project site is not located in an area with the potential for flood hazards. As discussed in Thresholds 23.e and 23.f above, the post-Project on- and off-site drainage will remain the same and there is no flooding onsite at present. Since there is no flooding now and the Project would not add any grading or new buildings, it would not impede or redirect flows. The site is not in a flood zone and Project improvements are low scale and limited in terms of area, so any impacts will be less than significant.

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

Less Than Significant Impact

As outlined in Threshold 23.g above, the site is not within a 100-year flood zone as identified by FEMA through its FIRM mapping¹. The referenced FEMA Map indicates the entire Project site and surrounding properties are located in Zone X, which corresponds to areas outside the 100-year floodplain.

⁴ FEMA Flood Zone X as shown in FIRM Map Panel 06065C2745G dated 8/8/2008

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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This FEMA information is consistent with Figure 10 (Special Flood Hazard Areas) of Riverside County's Southwest Area Plan which shows that the Project site is not within a Special Flood Hazard Area or Dam Inundation Area. The Project site is located approximately 3.8 miles northwest of the Vail Lake spillway; however, given the terrain of the area the extent of the flood hazard and dam inundation areas end approximately 2 mile south of the Project site.

It is noted that *Map My County* states that the Project site is "outside flood plain, review not required."

The Project site is located over 30 miles northeast of the nearest coastline (Pacific Ocean); therefore, the risk associated with tsunamis is negligible.

Similarly, the Project site not located adjacent to a body of water; a seiche is a run-up of water within a lake or embayment triggered by fault or landslide induced ground displacement. The Project site is located approximately 3.8 miles northwest of Vail Lake, and 4.8 miles southeast of Lake Skinner. Therefore, the risk associated with a seiche is negligible.

In summary, the Project site development area is not located within a flood hazard, tsunami, or seiche zone. Any impacts would be less than significant.

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

Less Than Significant Impact

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

The Project proposes no grading or construction of new buildings and would remain a winery but with expanded events and activities plus roof-mounted solar panels added to one or more existing buildings. Therefore, Project site development will not conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan. Any impacts would be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

LAND USE/PLANNING Would the Project:

24. Land Use

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source(s): Riverside County General Plan Land Use Element; Staff review; *Map My County (Appendix A)*; **Figure 5, General Plan Land Use Designations**; and **Figure 6, Zoning Classifications**, provided in Section I, of this Initial Study.

Findings of Fact:

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

Less Than Significant Impact

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

- Project:** Agriculture
- North:** Agriculture
- South:** Agriculture
- East:** Rural Residential (across De Portola Road)
- West:** Rural Residential

The proposed Project would maintain its current General Plan land use designation of Agriculture which would continue to be consistent with the surrounding agriculture and rural residential uses in the surrounding area.

In addition, the zoning designations for the Project site and the properties to the north, west, east, and south of the site are as follows:

- Project: Wine Country – Winery Existing (WC-WE), Wine Country – Winery (WC-W), Citrus/Vineyard (C/V)
- North: Wine Country- Winery (WC-W)
- South: Citrus/Vineyard – 10 acre minimum (C/V-10), Rural Residential (R-R)
- East: Residential Agriculture – 5 acre minimum (R-A-5)(across De Portola Rd.)
- West: Citrus/Vineyard – 10 acre minimum (C/V-10)

The Project proposes that zoning associated with APN 941-290-011 be changed from WC-WE to WC-W and for APN 941-290-005 from C/V to WC-W. With these changes, the entire Project site and the properties to the north would be zoned WC-W and would then be consistent with surrounding zoning (R-R, C/V, and C/V – 10).

The existing Class II Winery includes a wine tasting area, wine club area, wine sales of wine produced on the premises, a caretaker’s residence, and production/storage areas. According to Ordinance No. 348 (Providing for Land Use Planning and Zoning Regulations and Related Functions of the County of Riverside), a Class V Winery on a minimum 20 acres is allowed

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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with an approved permit. All existing onsite structures, fencing, grading, and lighting were permitted by the County of Riverside in 1980 (PP05531). A 127 square-foot (SF) addition will be constructed to the existing Wine Clubhouse entry area and a new 1,851 SF wine club patio area (with no new grading needed) will be located adjacent to the existing wine clubhouse. The existing agriculture storage facility will be converted to a special occasion facility with only interior renovations. The applicant is requesting the classification of the facility be changed from a Class II Winery to a Class V Winery by meeting the requirements of Ordinance No. 348 (most current dated 4-8-2023) Section 14.91(H), Definition-Class V Winery, Section 14.92, Authorized Uses Wine Country-Winery (WC-W) Zone, and Section 14.93, Development Standards.

The Project would continue to be consistent with the land use designations and policies of the General Plan, Southwest Area Plan, and Wine Country Community Plan, and no change to the existing General Plan land use designation for the subject property is proposed or required.

The current zoning for the Project site is Winery Existing (WC-WE), Wine Country – Winery (WC-W), and Citrus/Vineyard (C/V) which allow wineries as permitted uses. The Project will include approximately 86.1% vineyard plantings (a minimum 75% planting is required per the Temecula Wine Country Policy Area for a winery project). The 36.69-acre parcel can be converted from a Class II to a Class V Winery in the WC-W zone which can include special occasion facilities, outdoor events, wine country hotels, and spas. The Project, as designed, meets the zoning development standards in terms of heights, setbacks, lot coverage, parking and landscaping.

The Project will be consistent with the existing zoning on surrounding properties. Both the WC-W and C/V zones allow for farming operations of crops, orchards, groves, and vineyards and the WC-W zone allows for winery operations similar to the proposed Project.

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

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

Less Than Significant Impact

With the proposed zone change, the Project is consistent with the General Plan land use designations, zoning, and surrounding land uses. The site currently supports an existing vineyard and winery in the northeast portion of the site. The site does not contain or support any low-income or minority communities. The area surrounding the Project is either currently developed with wineries, vineyards, or rural residences. Therefore, the proposed land uses will not result in any disruption of the surrounding community.

The Project does not propose any new area roadways or other features that would have the potential to create a physical division within the existing community. Based on this information, the proposed Project would not disrupt or divide the physical arrangement of an established

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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community (including a low-income or minority community). Impacts will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

MINERAL RESOURCES Would the Project:				
25. Mineral Resources	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Potentially expose people or property to hazards from proposed, existing, or abandoned quarries or mines?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

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

No Impact

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

- MRZ-1: Areas where the available geologic information indicates no significant mineral deposits or a minimal likelihood of significant mineral deposits.
- MRZ-2a: Areas where the available geologic information indicates that there are significant mineral deposits.
- MRZ-2b: Areas where the available geologic information indicates that there is a likelihood of significant mineral deposits.
- MRZ-3a: Areas where the available geologic information indicates that mineral deposits are likely to exist; however, the significance of the deposit is undetermined.
- MRZ-4: Areas where there is not enough information available to determine the presence or absence of mineral deposits.

As shown on *General Plan Multipurpose Open Space Element*, Figure OS-6, “Mineral Resources Area,” the Project site is designated MRZ-3a (areas where the available geologic information indicates that mineral deposits are likely to exist, however, the significance of the deposits is undetermined). The Project site has not been used for mining. Therefore, the Project is not expected to result in the loss of availability of a known

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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mineral resource in an area classified or designated by the State that would be of value to the region or the residents of the State. No impacts will occur.

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

No Impact

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

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

No Impact

Based on a site visit, it was observed that the Project is not located on, or adjacent to, an existing or abandoned quarry or mine.

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

- Temecula Quarry 1 (Latitude 33.46534, Longitude -117.13836), located approximately 8.5 miles southwesterly of the Project site;
- Temecula Quarry 2 (Latitude 33.45224, Longitude -117.12866), located approximately 8.4 miles southwesterly of the Project site; and
- Parkwest Industrial Center pit (Latitude 33.45277, Longitude -117.125831), located approximately 5.2 miles southwesterly of the Project site.

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

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

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?

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source(s): *Map My County (Appendix A); Danza Del Sol Winery Noise Impact Study, prepared by RK Engineering Group, Inc., 2-28-2023 (Noise Study, Appendix D); Riverside County General Plan Figure S-20 "Airport Locations," County of Riverside Airport Facilities Map; Figure 4, Aerial Photo, provided in Section I of this IS; and Google Maps.*

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

Findings of Fact:

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

No Impact

The Project site is not located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport. The closest airport is the French Valley Airport which is located 7.1 miles northwest of the Project site. Therefore, implementation of the proposed Project would not expose people residing or working in the Project area to excessive noise levels. There will be no impacts and no mitigation is required.

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

No Impact

The proposed Project is not located within the vicinity of a private airstrip or heliport. The closest private airstrip is the Billy Joe Airport (FAA Identifier 37CA) which is located approximately 3.6 miles southwest of the Project site and the closest heliport is at the Temecula Valley Hospital located approximately 6.3 miles southwest of the Project site. Therefore, implementation of the proposed Project would not expose people residing or working in the Project area to excessive noise levels. No impacts will occur, and no mitigation is required.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

27. Noise Effects by the Project

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

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source(s): Riverside County General Plan, Table N-1 (“Land Use Compatibility for Community Noise Exposure”), *Construction Noise Handbook, Chapter 9, Construction Equipment Noise Levels and Ranges*, prepared by the Federal Highway Administration (FHWA), dated 2010; General Plan Guidelines, prepared by the Governor’s Office of Planning and Research (OPR), dated July 2017; Project Plans (**Appendix F**); *Danza Del Sol Winery Project Traffic Impact Analysis, County of Riverside*, prepared by RK Engineering Group, Inc., 9-19-2023 (*TIA, Appendix E1*); County of Riverside Ordinance No. 847; and *Danza Del Sol Winery Noise Impact Study*, prepared by RK Engineering Group, Inc., 2-28-2023 (*Noise Study, Appendix D*).

Findings of Fact:

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

Less Than Significant Impact

Noise Characteristics

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

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

Time variations in noise exposure are typically expressed in terms of a steady-state energy level equal to the energy content of the time varying period (called Leq), or, alternately, as a statistical description of the sound pressure level that is exceeded over some fraction of a given observation period. Finally, because community receptors are more sensitive to unwanted noise intrusion during the evening and at night, State law requires that, for planning purposes, an artificial dB increment be added to quiet time noise levels in a 24-hour noise descriptor called the Community Noise Equivalent Level (CNEL). In some jurisdictions, the day-night level (called “Ldn”) is used for noise exposure planning. Ldn is almost equivalent to CNEL.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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CNEL or Ldn-based standards apply to noise sources whose noise generation is preempted from local control (such as from on-road vehicles, trains, airplanes, etc.). Since local jurisdictions cannot regulate the noise generator, they exercise land use planning authority on the receiving property. Uses that are amenable to local control are generally considered “stationary sources.” Local jurisdictions generally regulate the level of noise that one use may impose upon another.

One noise source associated with land use intensification governed by local regulation is noise from construction activities. Construction noise is exempt from requirements during the hours from 7:00 a.m. to 6:00 p.m. on weekdays. Construction noise impacts are only considered to be significant if they occur outside these allowed hours on weekdays or at any time on Sundays and holidays.

Project Noise Setting

The Project site is located within the Southwest Area Plan (SWAP) and Wine Country Community Plan areas of the County, within the Temecula Wine County community. Existing land uses surrounding the proposed Project site include agricultural land supporting a number of rural residences. The Project *Noise Study* measured ambient noise levels to characterize the noise environment near sensitive receptors. Roadway noise along De Portola Road is the primary source of ambient noise in the Project area. The 24-hour average ambient noise measurements for the area ranged from 48.5 to 61.5 dBA (Leq) which are relatively quiet and reflect the rural setting of the Project site and surrounding area.

Sensitive Receptors

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

- Existing residential homes located approximately 80 feet east of the Project site’s eastern boundary, approximately 56 feet east of the centerline of De Portola Road.
- Existing Vina De Lestonnac Retreat located approximately 450 feet northwest of the Project’s northwestern boundary, approximately 446 feet west of the centerline of De Portola Road.
- Existing residential homes located approximately 600 feet northeast of the Project’s northern boundary, approximately 60 feet east of the centerline of De Portola Road.
- Existing residential homes located approximately 255 feet south of the Project’s southern boundary, approximately 55 feet northwest of the centerline of De Portola Road.

State Noise Standards

Established in 1973, the California Department of Health Services Office of Noise Control (ONC) was instrumental in developing regularity tools to control and abate noise for use by local agencies. One significant model is the “Land Use Compatibility for Community Noise Environments Matrix.” The matrix allows the local jurisdiction to clearly delineate compatibility of sensitive uses with various incremental levels of noise.

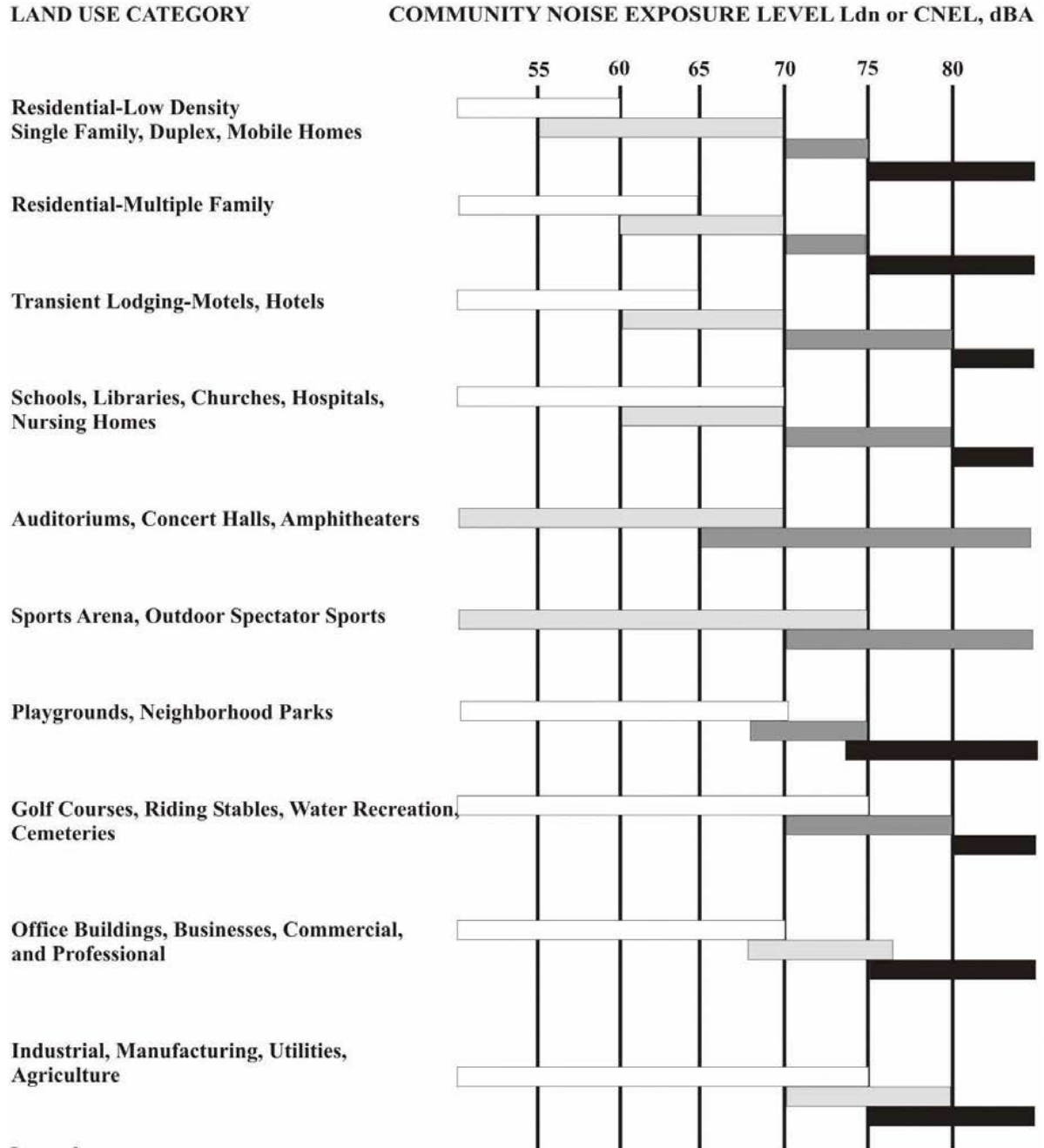
Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The State of California has established noise insulation standards as outlined in Title 24 of the California Building Standards Code, which in some cases requires acoustical analyses to outline exterior noise levels and to ensure interior noise levels do not exceed the interior threshold. The State mandates that the legislative body of each county and city adopt a noise element as part of its comprehensive general plan. The local noise element must recognize the land use compatibility guidelines published by the State Department of Health Services. The guidelines rank noise land use compatibility in terms of normally acceptable, conditionally acceptable, normally unacceptable, and clearly unacceptable.

Table 27-1, *Land Use Compatibility for Community Noise Exposure*, shows typical noise levels and their compatibility with community land uses, as developed by the Governor’s Office of Planning and Research (OPR) in their General Plan Guidelines dated July 2017.

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

**Table 27-1
Land Use Compatibility for Community Noise Exposure**



Legend:

- Normally Acceptable:**
Specified land use is satisfactory based upon the assumption that any buildings involved are of normal conventional construction, without any special noise insulation requirements.
- Conditionally Acceptable:**
New construction or development should be undertaken only after a detailed analysis of the noise reduction requirements is made and needed noise insulation features included in the design. Conventional construction, but with closed windows and fresh air supply systems or air conditioning will normally suffice. Outdoor environment will seem noisy.
- Normally Unacceptable:**
New construction or development should generally be discouraged. If new construction or development does proceed, a detailed analysis of the noise reduction requirements must be made with needed noise insulation features included in the design. Outdoor areas must be shielded.
- Clearly Unacceptable:**
New construction or development should generally not be undertaken. Construction costs to make the indoor environment acceptable would be prohibitive and the outdoor environment would not be usable.

Source: California Office of Noise Control

Source: OPR 2017

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Riverside County Noise Standards

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

County General Plan Noise Element Policies

The land uses around the Project site are not considered noise sensitive by the County General Plan (e.g., schools, hospitals, rest homes, etc.) so a number of policies are not applicable to the Project. However, the following policies of the Noise Element are applicable to the proposed Project:

- N 1.4** Determine if existing land uses will present noise compatibility issues with proposed projects by undertaking site surveys.
- N 1.8** Limit the maximum permitted noise levels that cross property lines and impact adjacent land uses...
- N 4.4** Require that detailed and independent acoustical studies be conducted for any new or renovated land uses or structures determined to be potential major stationary noise sources.

To comply with these policies, a detailed *Noise Study* was prepared for the Project including noise from the addition of special events and activities allowed at a Class V Winery.

- N 3.1** Protect Riverside County's agricultural resources from noise complaints that may result from routine farming practices, through the enforcement of the Riverside County Right-to-Farm Ordinance.

The Project Description indicates the remodeled existing buildings will not require or allow amplified sound for their activities under the Class V Winery guidelines. In addition, the *Noise Study* calculated that noise from modeled special events at the winery (i.e., indoors with windows closed) would not exceed County noise standards. If a special event was proposed where the amplified sound would be audible beyond 200 feet from the source, that did require outdoor amplified sound, the specific event would have to apply for and be granted a Noise Exception per the requirements of Ordinance No. 847, Section 7 prior to the start of that event. This is a regulatory process established by the County under Ordinance No. 847.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Construction Noise Impacts

Temporary construction noise impacts vary based on the equipment used and its activity level. Short-term construction noise impacts tend to occur in discrete phases dominated initially by earth-moving sources, then by foundation and roadway paving, and finally for finish construction. The earth-moving sources are seen to be the noisiest with equipment noise ranging up to about 90 dB (A) at 50 feet from the source. The loudest earth-moving noise sources will therefore sometimes be detectable above the local background beyond 1,000 feet from the construction area. **Table 27-2, Typical Construction Equipment Noise Levels**, compares noise levels from various types of construction equipment that will be used on the Project site (and addressed in the *Noise Study*) based on a reference distance of 50 feet.

**Table 27-2
Typical Construction Equipment Noise Levels**

Construction Equipment	Equipment Noise Level at 50 feet (dBA Leq)
Grader	63.9
Tractor/Loader/Backhoe	62.9
Rubber Tired Dozer	60.5
Crane	55.4
Forklift	53.9
Paver	57.1
Cement and Mortar Mixer	57.7
Roller	55.9
Air Compressor	56.5

Source: FHWA 2006

The *Noise Study* evaluated potential noise impacts during all expected phases of construction, including site preparation, grading, building construction, paving, and architectural coating. Noise levels are calculated based on an average distance of equipment over an 8-hour period to the nearest adjacent property. **Table 27-3, Project Construction Noise Levels at 360 Feet**. As shown in **Table 27-3**, the Project is expected to generate noise levels which range from 56.5 dBA to 67.4 dBA. By complying with the County’s noise ordinance requirements, the *Noise Study* concluded the Project’s impact from construction-related noise would be less than significant.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**Table 27-3
Project Construction Noise Levels at 360 Feet**

Phase	Equipment	Quantity	Equipment Noise Level at 50 feet (dBA Leq)	Combined Noise Level (dBA Leq)
Site Preparation	Graders	1	63.9	66.4
	Tractors/Loaders/Backhoes	1	62.9	
Grading¹	Graders	1	63.9	67.4
	Rubber Tired Dozers	1	60.5	
	Tractors/Loaders/Backhoes	2	62.9	
Building Construction	Cranes	1	55.4	66.7
	Forklifts	2	53.9	
	Tractors/Loaders/Backhoes	2	62.9	
Paving	Pavers	1	57.1	67.1
	Tractors/Loaders/Backhoes	1	62.9	
	Cement and Mortar Mixers	4	57.7	
	Rollers	1	55.9	
Architectural Coating	Air Compressors	1	56.5	56.5
Worst Case Construction Phase Noise Level - Leq (dBA)				67.4

¹ Project plans show no grading for proposed improvements or new construction, but noise modeling does assume some soil movement or remedial trenching may be necessary for utility connections, constructing the accel/decel lane, and improvements to the southern driveway. Any noise associated with those actions are included under grading rather than site preparation.

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

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

This is a standard condition and is not considered unique mitigation under CEQA. In addition, the *Noise Study* recommended regulatory requirements and design features (**RR/DF-2**) to

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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reduce construction noise. These features are incorporated into this CEQA document as standard conditions of approval as outlined below so the County can adequately monitor their implementation.

Operation Noise Impacts

This assessment analyzes the anticipated noise levels generated by the Project compared to the standards established in the State of California, County of Riverside General Plan and the County Noise Ordinance. The primary source of operational noise includes Heating, Ventilating, and Air Conditioning (HVAC) mechanical equipment, parking lot noise, and outdoor dining and wine tasting on the patio deck. This noise analysis considers operational noise impacts relative to the four (4) receptor locations shown in **Figure 27-1, Sensitive Receiver Locations (Operational Day/Night)**.

Stationary Sources. HVAC equipment is already located on the roofs of the winery buildings. HVAC equipment is shielded from the line of sight of the adjacent sensitive receptors by a parapet wall. Onsite vehicular noise would occur from vehicle engine idling and exhaust, doors slamming, tires screeching, general loading activities, people talking, and the occasional horn honking. Parking lot activity is expected to occur along all Project driveways, parking lots, and loading areas. Outdoor dining and wine tasting will primarily take place on the outdoor patio deck. Outdoor dining noise would include normal conversational noise and background speaker noise or noise from an occasional acoustical guitarist/singer with no amplified speaker noise. The noise analysis considers all Project noise sources operating simultaneously during daytime (7 a.m. to 10 p.m.) nighttime (10 p.m. to 7 a.m.), with the exception of outdoor patio deck noise (see below), as the normal wine tasting hours and outdoor activities will cease to occur after 10 p.m. The results of the nighttime noise impact analysis are shown in **Table 27-4, Typical Operation Noise Levels**.

**Table 27-4
Typical Operation Noise Levels**

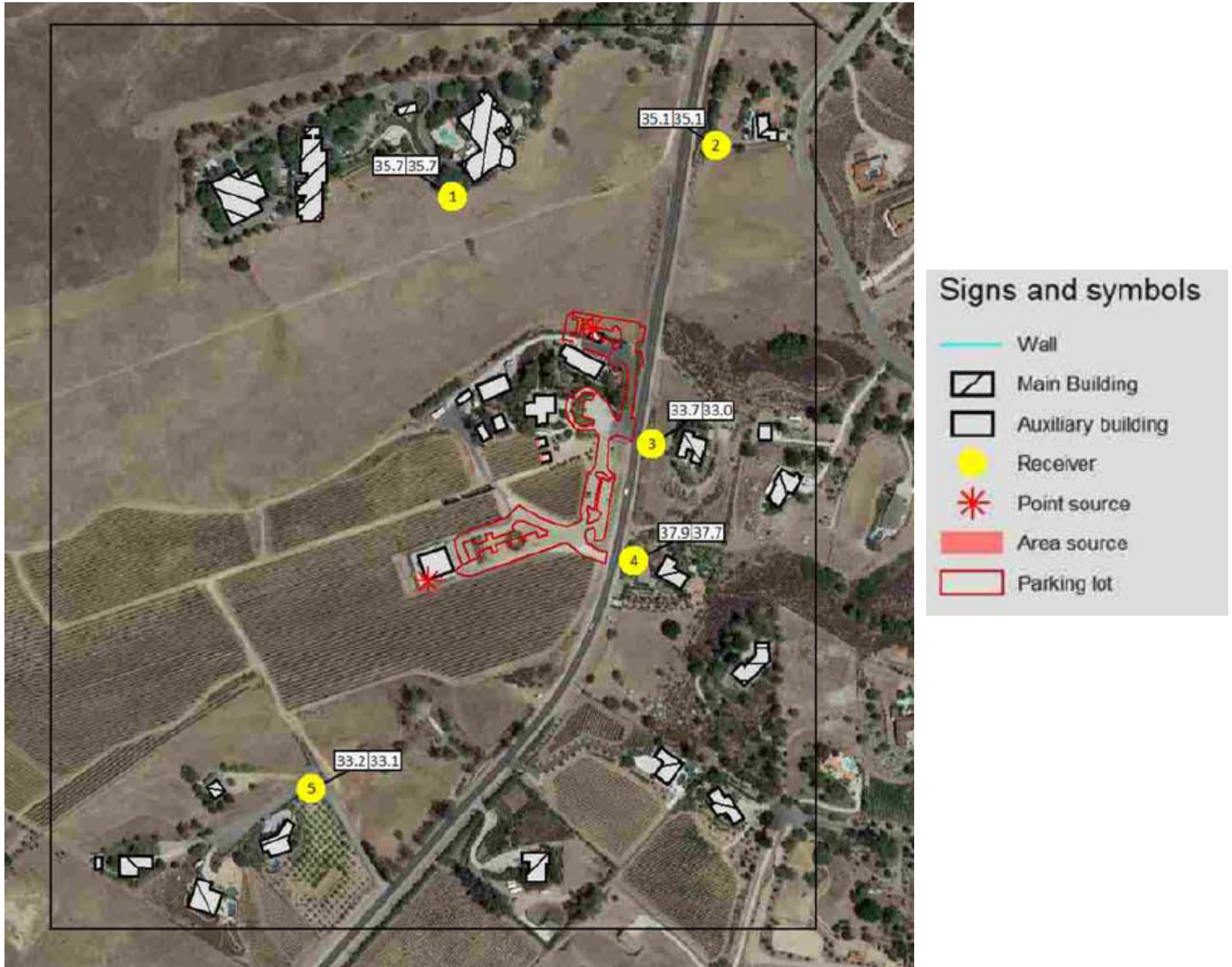
Receptor Location ¹	Project Noise (Leq)	Ord. 847 Threshold	General Plan Threshold	Exceeds Either Standard?
Daytime Levels				
1 (NW)	35.7	55.0	65.0	No
2 (NE)	35.1			No
3 (E)	33.7			No
4 (E)	37.9			No
5 (SW)	33.2			No
Nighttime Levels				
1 (NW)	35.7	45.0	65.0	No
2 (NE)	35.1			No
3 (E)	33.0			No
4 (E)	37.7			No
5 (SW)	33.1			No

Tables 15 and 16, Noise Study
¹ See **Figure 27-1**

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Noise levels generated by the Project are not expected to exceed the County's nighttime noise standards at all receptor locations. The noise standard for all surrounding land uses is established to be 45 dBA Leq (General Plan Standard) and 45 dBA Lmax (Ordinance No. 847 Standard) from 10 p.m. to 7 a.m. The *Noise Study* concluded the Project's stationary noise impacts will be less than significant and no mitigation is required. However, the *Noise Study* did identify four (4) standard County conditions of approval (see discussion below) that will help assure that noise from Project operations will not exceed established standards.

FIGURE 27-1
Sensitive Receiver Locations (Operational Day/Night)



Source: Noise Study (Appendix D)

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Special Events. The Project proposes to host indoor special events, such as weddings, receptions, and parties, which may generate additional noise from amplified music, live bands, singing, and other activities. A special event noise analysis has been performed during daytime hours (7 a.m. to 10 p.m.) and nighttime hours (10 p.m. to 7 a.m.). The noise analysis for special events assumes that all operational stationary noise sources (as described above) will continue to operate simultaneously during special events for a worst-case combined assessment of noise impacts. The results of the special event noise impact analysis are shown in **Table 27-5, Special Event Noise Levels**. This noise analysis considers noise impacts from outdoor special occasion events relative to the four (4) receptor locations shown in **Figure 27-2, Sensitive Receiver Locations (Special Event Day/Night)**

All special events are expected to be held indoors, within the Barrel Room, with the doors and windows closed to the extent feasible. To account for some noise emanating out of the building, this study assumes the building shell will help screen noise levels by a minimum of 12 dBA, as is standard for “windows open” conditions. Special events with building windows open and amplified sound is considered worst case conditions for evaluating noise impacts of special events. Noise levels from other “lower intensity” activities related to special events, such as occasional truck deliveries and waste hauling operations resulting from the proposed food service kitchen (although catering will also be used which reduces other noise sources), are considered to have less impact than the “worst case” conditions.

The special event noise analysis determined noise levels generated by special events did not have the potential to exceed the County’s Ordinance 847 noise standards at all receptor locations during both daytime and nighttime hours. To ensure the Project is consistent with the findings and mitigation requirements of the Wine Country Community Plan Program EIR No. 524, the *Noise Study* recommended regulatory requirements and design features (**RR/DF-2**) which will be incorporated as standard County conditions of approval (COAs). These COAs will help reduce noise impacts from Project special events to less than significant levels and no mitigation is required.

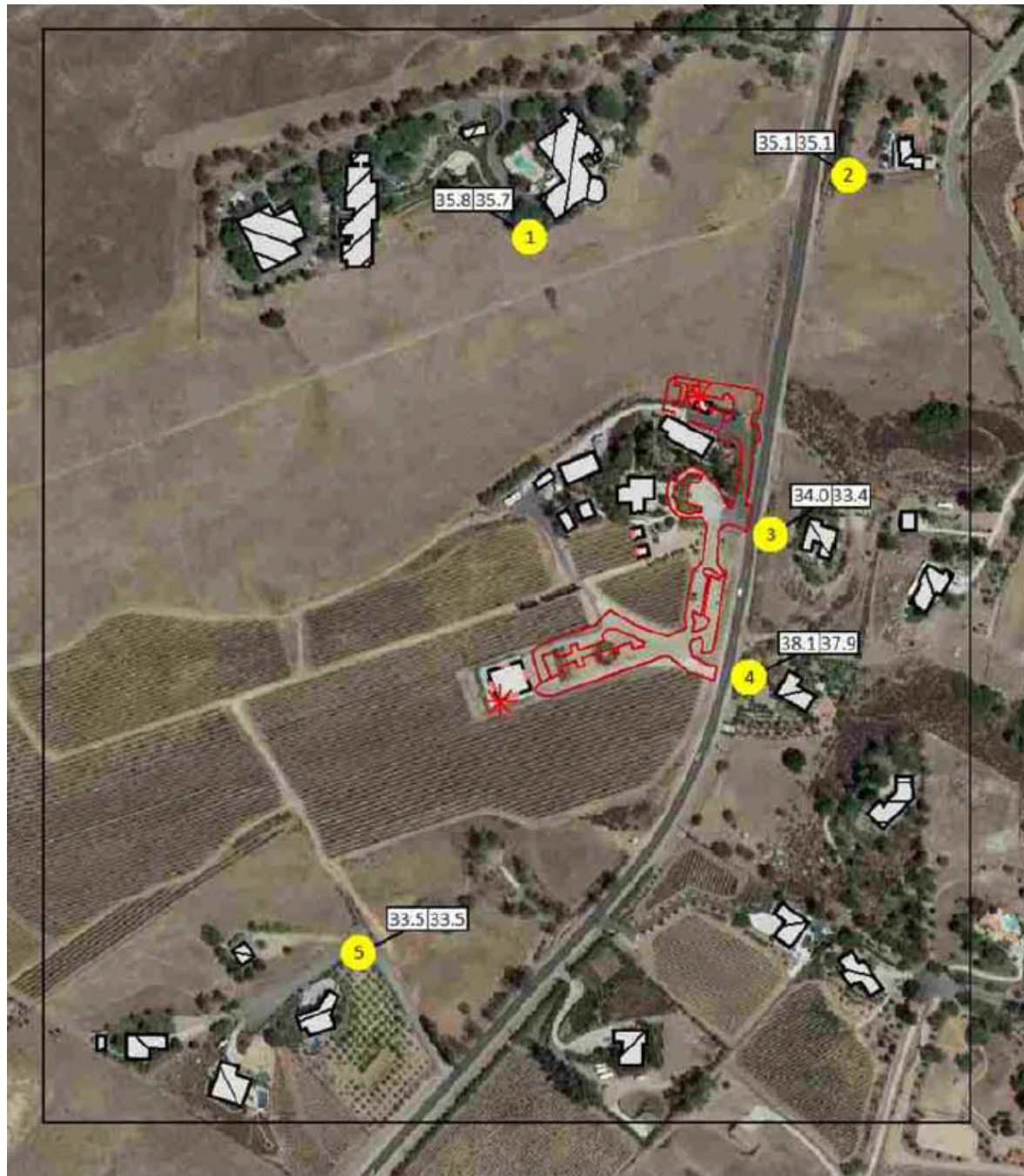
**Table 27-5
Special Event Noise Levels**

Receptor Location ¹	Project Noise (Leq)	Ord. 847 Threshold	General Plan Threshold	Exceeds Either Standard?
Daytime Levels				
1 (NW)	35.8	55.0	65.0	No
2 (NE)	35.1			No
3 (E)	34.0			No
4 (E)	38.1			No
5 (SW)	33.5			No
Nighttime Levels				
1 (NW)	35.7	45.0	45.0	No
2 (NE)	35.1			No
3 (E)	33.4			No
4 (E)	37.9			No
5 (SW)	33.5			No

Source: Tables 17 and 18, Noise Study

¹ See **Figure 27-2**

FIGURE 27-2
Sensitive Receiver Locations (Special Event Day/Night)



Signs and symbols

- Wall
- / Main Building
- Auxiliary building
- Receiver
- * Point source
- Area source
- Parking lot

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Mobile Sources. The *Noise Study* demonstrated that the Project will not cause a substantial increase in ambient noise levels in the vicinity of the site as a result of increased traffic volume along adjacent roadways. Typically, it takes a doubling of traffic volume along a roadway to cause a significant increase in ambient noise levels of more than 3 dBA. De Portola Road is the primary source of roadway noise in the vicinity of the proposed Project site.

The Federal Highway Administration Highway Traffic Noise Study and Abatement Policy and Guidance indicates that a change in noise level of 3 dBA is considered barely perceptible while a change in noise level of 5 dBA is considered readily perceptible to the human ear. Therefore, an increase of 3 dBA or more above ambient conditions is generally considered to be the threshold of significance for causing a substantial permanent increase in noise in rural settings.

Based on traffic counts in the *TIA*, the existing average daily traffic (ADT) along De Portola Road is approximately 5,000 ADT. Per the *TIA*, typical Project operation is expected to generate approximately 189 daily trips on weekdays and 801 daily trips on Saturdays. The increase of traffic from the Project would result in a less than 1 dB change in roadway noise levels. The small increase in noise is less than barely perceptible. Therefore, it is reasonable to conclude that the Project would not result in a significant permanent increase in ambient noise levels in the vicinity of the site as a result of increased traffic volumes along adjacent roadways, and no mitigation is required for offsite mobile source impacts.

In summary, with implementation of the items identified in the Standard Conditions of Approval for Construction and Operations (**RR/DF-2**) in the *Noise Study*, potential short-term and long-term noise impacts of the Project will be reduced to less than significant levels and no mitigation is required.

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

Less Than Significant Impact

The *Noise Study* included an assessment of vibration impacts using referenced vibration levels and methodology set forth in the Caltrans Transportation and Construction Induced Vibration Guidance Manual, as shown in **Table 27-6, Caltrans Vibration Thresholds**.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**Table 27-6
Caltrans Vibration Thresholds**

Caltrans Vibration Threshold Criteria for Building Damage		
Structural Integrity	Maximum PPV (in/sec)	
	Transient	Continuous
Historic and some older buildings	0.50	0.12 to 0.2
Older residential structures	0.50	0.30
New residential structures	1.00	0.50
Modern industrial and commercial structures	2.00	0.50
Caltrans Vibration Threshold Criteria for Human Response		
Human Response	Maximum PPV (in/sec)	
	Transient	Continuous
Barely perceptible	0.035	0.012
Distinctly perceptible	0.24	0.035
Strongly perceptible	0.90	0.10
Severe/Disturbing	2.0	0.7 (at 2 Hz) to 0.17 (at 20 Hz)
Very disturbing	--	3.6 (at 2 Hz) to 0.4 (at 20 Hz)

Source: Caltrans Vibration Manual, 2020

To determine the vibratory impacts during construction, reference construction equipment vibration levels were utilized and then extrapolated to the façade of the nearest adjacent structure. For the proposed Project, the closest sensitive receptors are residential homes located within 135 feet of the Project site boundary to the southwest, southeast, and northeast (see **Figure 27-1** and **Figure 27-2**). For purposes of assessing structural impacts from vibration, the nearest sensitive receptors are considered “new residential structures” and no historical or fragile buildings are known to be located within the vicinity of the site.

The construction of any phase of the proposed Project is not expected to require the use of substantial vibration-inducing equipment or activities such as pile drivers or blasting. The main sources of vibration impacts during construction of the Project would be from bulldozer activity during site preparation and grading, loading trucks during excavation, and vibratory rollers during paving. Vibratory rollers would only be used on the paved surface areas of the site which are over 135 feet from the nearest structures. **Table 27-7, Construction Vibration Impacts**, shows the Project’s construction-related vibration analysis at the residential structures to the west.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**Table 27-7
Construction Vibration Impacts**

Construction Activity	Distance to Closest Structure	Duration	Calculated Vibration Level - PPV (in/sec)	Damage Potential Level	Annoyance Criteria Level
Vibratory Roller	135 feet	Continuous/Frequent	0.033	None	Barely Perceptible
Large Bulldozer	135 feet	Continuous/Frequent	0.014	None	Barely Perceptible
Loaded Trucks	135 feet	Continuous/Frequent	0.012	None	Barely Perceptible

Source: Caltrans Vibration Manual, 2020

The estimated vibration noise levels at the nearest sensitive receptors are compared to the Caltrans Vibration Manual thresholds. The “worst case” vibratory impact from the site is estimated to be 0.033 PPV (in/sec) at the closest residential structures. The *Noise Study* concluded that the annoyance potential of vibration from construction activities would be “barely perceptible”, and no potential damage is expected to residential structures and modern commercial/industrial buildings in the nearby vicinity.

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

Project Design Features as Standard Conditions of Approval:

The analysis of noise impacts is based on implementation of the following rules/regulations (RR)/design features (DF) outlined in the *Noise Study* and are recommended as Conditions of Approval by the County:

RR/DF-2 All ground-level HVAC equipment shall be fully shielded behind noise barrier walls from the line of sight of adjacent properties and the outdoor patio/dining areas on the site.

Deliveries, loading and unloading activities, and trash pick-up hours shall be limited to daytime hours only (7:00 a.m. – 10:00 p.m.).

Engine idling time for all delivery vehicles and moving trucks will be limited to 5 minutes or less. Signage will be posted near the loading areas indicating the idling time restrictions.

The project must comply with the Riverside County Planning Department, Wine Country Community Plan Program EIR No. 524 mitigation measures for reducing noise level impacts from the special occasion events. The following recommendations from the EIR are provided:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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1. Apply for and obtain a noise variance permit from the County of Riverside for continuous event exceptions.
2. All implementing projects involving a special occasion facility shall be reviewed by the Riverside County Office of Industrial Hygiene and include at least the following conditions:
 - All special event vendors (e.g., DJs, musical bands, etc.) shall be notified regarding noise conditions of approval.
 - Outdoor special events and associated audio equipment, sound amplifying equipment, and/or performance of live music shall be limited to the hours of 8:00 a.m. to 10:00 p.m. Monday through Sunday.
 - Clean-up activities associated with special events shall terminate no later than midnight.
 - Outdoor speakers for all scheduled events shall be oriented toward the center of the property and away from adjoining land uses.
 - Padding/carpeting shall be installed under music speakers for early absorption of music.

Construction-related noise activities shall comply with the requirements set forth in the County of Riverside Municipal Code Noise Ordinance No. 847.

- a. Construction does not occur between the hours of 6:00 p.m. and 6:00 a.m. during the months of June through September.
- b. Construction does not occur between the hours of 6:00 p.m. and 7:00 a.m. during the months of October through May.

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

Locate staging area, generators and stationary construction equipment as far from any adjacent sensitive receptors, as reasonably feasible.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

PALEONTOLOGICAL RESOURCES:

28. Paleontological Resources

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

Source(s): Riverside County General Plan, Figure OS-8, *Paleontological Sensitivity; Map My County (Appendix A)*; Riverside County General Plan EIR No. 441; Wine Country

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Community Plan EIR, Southwest Area Plan; and County Geologist.

Findings of Fact:

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

No Impact

According to the County General Plan EIR, the Project area is underlain by the Pauba Formation and more than 400 fossil localities are known in that formation in the Temecula and Murrieta areas. Because of the abundance of terrestrial vertebrate fossils that have been recorded from the Pauba Formation throughout this area, the formation has been assigned a “High A” paleontological resource sensitivity by the Division of Geological Sciences at the San Bernardino County Museum (SBCM) in Redlands. The information in Map My County supports this conclusion. The High-A sensitivity ranking is based on the geologic formation (i.e., the Pauba Formation) or mappable rock units that contain fossilized body elements and trace fossils on or below the surface, thereby requiring paleontological study by a professional paleontologist. According to the Wine Country Community Plan EIR, the surface Quaternary alluvium in the valley bottom, however, is too young geologically to yield paleontological resources and is typically assigned a low paleontological sensitivity.

Although no fossil localities have previously been recorded on the Project site, the abundance of terrestrial vertebrate fossil localities (> 400) known from the Pauba Formation supports the necessity of a paleontological monitoring program. Vertebrate fossils recovered from the Pauba Formation include mammoths, mastodons, ground sloths, saber-toothed cats, tapirs, horses, camels and llamas, and abundant small vertebrates and invertebrates.

However, the Project proposes mainly internal improvements to four of the existing onsite buildings and only a small amount of “new” construction (wine tasting patio and an expanded entryway) with no grading or construction of new buildings. The Project would allow for a variety of special events to be held on the Class V Winery site, as well as adding solar panels to one or more of the existing buildings. Since the underlying soil units will not be disturbed, the County Geologist has confirmed the Project will have no impact on paleontological resources and thus no mitigation is required.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

POPULATION AND HOUSING	Would the project:			
29. Housing				
a) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County’s median income?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Findings of Fact:

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

No Impact

The majority of the Project site is currently under wine grape cultivation with a winery in the northeast portion of the site. There are no existing residences on the site. Therefore, implementation of the proposed winery expansion Project will not displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere. No impacts will occur.

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

No Impact

Implementation of the proposed commercial winery expansion Project will not create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County’s median income. The winery anticipates having 11 employees when the Class V Winery becomes operational. It is anticipated these employees will already be employees of the winery or if any new employees are hired, they would most likely already be County residents (i.e., service industry workers do not typically move out of their existing residences or travel long distances for service industry wages. The proposed Project is a vineyard and winery and will not generate any impacts to require additional housing. No impacts will occur.

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

Less Than Significant Impact

A vineyard and winery are consistent with the Wine Country Community Plan, the Southwest Area Plan, and the General Plan and will not add housing or induce substantial or 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. In addition, the Project is consistent with the General Plan in terms of land use, and the County and regional agencies (e.g., SCAG) depend on local general plan land uses to plan for growth,

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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so the Project would not result in unplanned job growth in the County. Any impacts will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

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

30. Fire Services

Source(s): County of Riverside Ordinance No. 659; and Google Maps.

Findings of Fact:

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

Less Than Significant Impact

The Project site is served by the Riverside County Fire Department/CAL Fire. The closest station to the Project site is the Glen Oaks Fire Station-96, located at 37700 Glen Oaks Road, Temecula, CA 92592. This station is located approximately 2.6 driving miles northeast of the Project site.

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

The Project does propose an expansion of events and activities on the site. However, due to its limited development (i.e., no new buildings and mainly internal improvements), the Project would not result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for fire services. Any impacts are considered incremental and less than significant.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

31. Sheriff Services

Source(s): County of Riverside Ordinance No. 659; and Google Maps.

Findings of Fact:

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

Less Than Significant Impact

The proposed Project would have law enforcement services available from the County Sheriff's Department and the California Highway Patrol. The California Highway Patrol has jurisdiction along the Interstate 15 and Interstate 215 freeways to the west and northwest of the Project site as well as State Route 79 South to the south of the Project site. The closest station is the Southwest Sheriff's Station located approximately 6.8 air miles northwest of the Project site at 30755 Auld Road near the French Valley Airport.

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

The Project proposes no new buildings but will expand the special events and activities hosted at the site. Impacts from implementation of the proposed Project that would not result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for sheriff services, are considered incremental, and less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
32. Schools	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source(s): Riverside County General Plan; and Temecula Valley Unified School District website.

Findings of Fact:

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

No Impact

The Project is and will continue to be a commercial winery. No housing which could potentially increase the demand for school services is being proposed. The Project will be subject to payment of school fees prior to issuance of a building permit to ensure acceptable service ratios are maintained. No impacts will occur.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

33. Libraries	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source(s): County of Riverside Ordinance No. 659; and Google Maps.

Findings of Fact:

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

No Impact

The Project proposes expansion of special events and activities at a commercial winery. The site contains no housing which might introduce new residents who would want to take advantage of County libraries. Therefore, implementation of the proposed Project will not result in the expansion of the existing library system or require any new construction of library facilities. The Project site's proposed commercial development will not result in an increase in the demand for library services.

The Project applicant shall comply with the provisions of Ordinance No. 659, which requires payment of the appropriate fees set forth in the Ordinance. Adherence to Ordinance No. 659

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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is typically a standard condition of approval and is not considered unique mitigation pursuant to CEQA.

With payment of the DIF, any potential impacts from implementation of the proposed Project that would result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for library services. There will be no impacts.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

34. Health Services	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source(s): Riverside County General Plan EIR No. 441; and Google Maps.

Findings of Fact:

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

No Impact

A winery 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 approximately 6.4 miles southwest of the Project site. No housing, which could increase the demand for health services, is being proposed. No impacts will occur.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

RECREATION Would the Project:				
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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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Be located within a Community Service Area (CSA) or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

a) *Include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?*

No Impact

The Project does not propose any housing that would generate additional residents who would use recreational facilities. The Project also does not include any new recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment. Therefore, no impacts will occur.

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

No Impact

The Project does not propose any housing that would generate additional residents who would use existing neighborhood parks, regional parks, or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated. Therefore, no impacts will occur.

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

No Impact

As outlined in Thresholds 35.a and 35.b above, the proposed Project will not add housing that would produce residents who would use recreational facilities. Therefore, the Project will not create any impacts to a CSA or recreation and park district with a Community Parks and Recreation Plan (Quimby fees). No impacts will occur.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

36. Recreational Trails	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Include the construction or expansion of a trail system?				

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source(s): Southwest Area Plan (SWAP) Figure 8, *Southwest Area Plan Trails and Bikeway System*; Project Plans (**Appendix F**).

Findings of Fact:

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

Less Than Significant Impact

According to SWAP Figure 8, *Southwest Area Plan Trails and Bikeway System*, a Regional Open Space Trail is proposed along De Portola Road in the vicinity of the Project site. If the trail alignment is on the west side of the roadway adjacent to the Project site, the Project plans will reflect necessary improvements for this trail at the direction of County staff. If necessary, the Project will include the construction or expansion of this trail/bike system which will occur during Project site improvements. Providing trail improvements is a standard condition of approval where appropriate and its implementation is considered regulatory compliance and not unique mitigation under CEQA. Any impacts will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

TRANSPORTATION Would the Project:				
37. Transportation	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Cause an effect upon, or a need for new or altered maintenance of roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Cause an effect upon circulation during the Project's construction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Result in inadequate emergency access or access to nearby uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source(s): *Danza Del Sol Winery Traffic Impact Analysis*, prepared by RK Engineering, Inc., 9-19-2023 (*TIA*, **Appendix E1**); *Danza Del Sol Winery Project Vehicle Miles Traveled (VMT) Screening Analysis*, County of Riverside, prepared by RK Engineering, Inc., 9-19-2023 (*VMT Analysis*, **Appendix E2**); *General Plan*; SWAP, Figure 8, *Southwest Area Plan Trails and Bikeway System*; County of Riverside Ordinance No. 348 (most current dated 4-8-2023) Section 14.91(H), Definition-Class V Winery, Section 14.92, Authorized Uses Wine Country-Winery (WC-W) Zone, and Section 14.93, Development Standards; *Map My County* (**Appendix A**);

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Riverside Transit Agency (RTA) website; County of Riverside Ordinance No. 659; County of Riverside Ordinance No. 824; County of Riverside Ordinance No. 461; and Project Plans (**Appendix F**).

Findings of Fact:

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

Less Than Significant Impact

Construction of the Project, which is mainly interior changes to four of the existing onsite buildings, is expected to take approximately 5 months. During that time construction vehicles and workers will travel to and from the site, utilizing mainly De Portola Road but also Anza Road, Highway 79, and Monte De Oro to and from Rancho California Road. Due to the short time of construction and the lack of new buildings, construction traffic volumes should be relatively low at any given time and will cease upon completion of construction. No significant impacts related to construction traffic are anticipated.

Although the vehicle miles traveled (VMT) methodology is now applied in evaluating potential transportation impacts of a project, the County’s General Plan identifies standards for maintaining an adequate level of service (LOS) for County streets and intersections. To evaluate Project consistency with the General Plan Circulation Element, a Traffic Impact Analysis (*TIA*) was prepared for the Project. As previously stated, to be consistent with the 2020 CEQA Guidelines, LOS analysis is not required for purposes of this Initial Study impact analysis. However, the LOS analysis provided in the *TIA* will be considered by the County’s decision-makers when making General Plan consistency findings for the Project.

The *TIA* determined the proposed Project would generate approximately 189 weekday daily trips including 9 weekday AM peak hour trips and 30 weekday PM peak hour trips. Additionally, the proposed Project would generate approximately 801 Saturday daily trips including 143 Saturday midday peak hour trips.

Policy C.2.1 in the Circulation Element of the County General Plan establishes Level of Service (LOS) D as the threshold source of LOS D or better threshold for development within the Southwest Area Plan such as the proposed Project. To summarize General Plan consistency, the *TIA* determined that all three (3) local intersections, including the two Project entrances on and intersections on De Portola Road at Pauba Road, Camino Del Vino, and Glen Oaks Road will operate at LOS D or better with proposed improvements in the opening year (2024) with Project and cumulative traffic (Table 5-2 in the *TIA*). To help alleviate potential traffic impacts, the Project will also contribute to the Transportation Uniform Mitigation Fee (TUMF) program, and the County of Riverside Development Impact Fees (DIF). With planned improvements and these fee contributions, the Project will be consistent with the General Plan regarding vehicular access.

Bus service to the area is operated by the Riverside Transit Agency (RTA). Regarding non-vehicular transportation, the Project will not result in any conflicts with any adopted policies supporting alternative transportation (e.g., bus turnouts, trails, bicycle racks) including the

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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General Plan. According to their website, RTA does not currently operate any bus service in the immediate vicinity of the Project site.

There are no sidewalks at present along De Portola Road in the vicinity of the Project site. According to SWAP Figure 8, *Southwest Area Plan Trails and Bikeway System*, a Regional Open Space Trail is proposed along De Portola Road in the vicinity of the Project site. If necessary, the Project will implement appropriate improvements relative to the roadside trail. Therefore, implementation of the proposed Project will foster the development of bike trails. There will be no impacts.

Based on this information, the Project will not conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian (trail) facilities. Any impacts will be less than significant.

b) *Would the Project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?*

Less Than Significant Impact

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

According to the *VMT Analysis*, the County of Riverside has recently released its *Traffic Impact Analysis Guidelines for Vehicle Miles Traveled and Level of Service Assessment* in December 2020 (TIA Guidelines). The TIA Guidelines describe the preferred analysis methodology and thresholds of significance for evaluating VMT impacts under CEQA. The TIA Guidelines identify seven (7) screening criteria for land use projects to help avoid unnecessary analysis and findings that would be inconsistent with the intent of the new VMT requirements under CEQA. If a project meets one of the screening criteria, then it may be presumed to result in a less than significant impact without the need for further detailed analysis.

The County’s TIA Guidelines provide screening criteria for land use projects in its Figure 3 – Screening Criteria for Development Projects. The proposed Project qualifies for small project screening and may be presumed to have a less than significant impact on VMT based on the following screening criteria:

- Annual Project GHG emissions are less than 3,000 Metric Tons of Carbon Dioxide Equivalent (MTCO_{2e}).

The *AQ/GHG Study* calculated the Project would generate 880.1 MTCO_{2e} of GHGs which is well below the County’s adopted GHG screening threshold of 3,000 MTCO_{2e}. Therefore, the *VMT Analysis* concluded the Project, as described in Section 1, *Project Information*, would

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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have a less than significant impact relative to VMT and therefore can be screened out of a more detailed project-level VMT assessment. Impacts will be less than significant, and no mitigation is required.

c) *Would the Project substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?*

Less Than Significant Impact

The Project Plans show two driveways off of De Portola Road approximately 1,900 and 2,200 feet south of Monte de Oro Road. These driveways are currently used to access the existing remodeled winery, tasting room, etc. The *Project Plans* show improvements to the west side of De Portola Road to accommodate increased traffic in and out of the existing southern driveway (i.e., including acceleration/deceleration lanes before and after the driveway, while the northern driveway will be restricted to emergency access only with implementation of the Project.

Proposed roadway improvements will be installed in conformance with Ordinance No. 461 and will be installed concurrently with other Project utilities or infrastructure facilities. Conditions of approval have been added to the Project to implement Ordinance No. 461. Therefore, implementation of the proposed Project will not create any roadways or road improvements that could increase hazards to a circulation system design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment). Any impacts are considered less than significant.

d) *Would the Project cause an effect upon, or a need for new or altered maintenance of roads?*

Less Than Significant Impact

The development of the Project site would not require any new access driveways to the winery building and events area. Therefore, the Project improvements will not cause an effect upon or result in the need for new or altered maintenance of De Portola Road since no new roads are being constructed and no existing roads are being substantially altered. Per the Project Plans, all other traffic-related improvements for the Project will be on the Project site. Therefore, impacts will be less than significant.

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

Less Than Significant Impact

There is little to no potential for Project construction to interfere with traffic circulation during construction. During construction, access to the site will be via the two existing driveways. Once completed, the southern driveway will become the main public entrance to the site, while the northern driveway will only be used for emergency access. Control of access will ensure adequate emergency access to the site and Project area during construction through the submittal and approval of a Transportation Management Plan (TMP) In addition, compliance with Ordinance No. 457 regulating construction hours of operation and other County of

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Riverside Transportation Department procedures and permits will ensure that the safety of the traveling public is protected during construction. Following construction, emergency access to the Project site and area will remain as was prior to the proposed Project.

The proposed Project is required to comply with Fire Department requirements for adequate access. Project site access and onsite circulation already provide adequate access and turning radius for emergency vehicles, consistent with the Fire Department's requirements.

Therefore, the Project will not cause an effect upon circulation during the Project's construction. Any impacts will be less than significant and no mitigation is required.

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

Less than Significant Impact

While most of the Project work will be within the site boundaries, it is possible that work adjacent to De Portola Road (i.e., accel/decel lane or improvements to the southern driveway) may require a temporary lane closure/relocation using flag persons and switching the direction of single lane traffic regularly to minimize delay. The County will impose a standard condition of approval for a Traffic Management Plan (TMP) to maintain adequate emergency access during construction. This condition is considered regulatory compliance and not unique mitigation under CEQA.

The Project as proposed is a relatively low intensity land use and will not cause inadequate emergency access or access to the site or nearby uses. The County of Riverside Fire Prevention Department has reviewed and conditioned the proposed Project without requiring additional emergency access or secondary access through other uses. Therefore, no impacts will occur in this regard and no mitigation is required.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

38. Bike Trails	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Include the construction or expansion of a bike system or bike lanes?				

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

Findings of Fact:

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

Less Than Significant Impact

According to SWAP Figure 8, *Southwest Area Plan Trails and Bikeway System*, a Regional Open Space Trail is proposed along De Portola Road in the vicinity of the Project site. If the

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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trail alignment is on the west side of the roadway adjacent to the Project site, the Project plans will reflect necessary improvements for this trail at the direction of County staff. If necessary, the Project will include the construction or expansion of this trail/bike system which will occur during Project site improvements. Providing trail improvements is a standard condition of approval where appropriate and its implementation is considered regulatory compliance and not unique mitigation under CEQA. Any impacts will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

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

39. Tribal Cultural Resources	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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.)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source(s): County Archaeologist; and Assembly Bill (AB) 52.

Findings of Fact:

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

No Impact

Pursuant to the California Environmental Quality Act, effective July 2015, it is required that the County (as Lead Agency) address tribal cultural resources. Tribal Cultural Resources are those resources with inherent tribal values that are difficult to identify through the same means as archaeological resources. These resources can be identified and understood through direct

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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consultation with the tribes who attach tribal value to the resource. Tribal cultural resources may include Native American archaeological sites, but they may also include other types of resources such as cultural landscapes or sacred places. The appropriate treatment of tribal cultural resources is determined through consultation with tribes.

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

For other development projects in the wine country area, the Pechanga Band of Mission Indians have responded that the wine country area...*"is part of Atáaxum (Luiseño), and therefore the Tribe's, aboriginal territory as evidenced by the existence of cultural resources, named places, tóota yixélval (rock art, pictographs, petroglyphs), and an extensive Atáaxum artifact record in the area. This culturally sensitive area is affiliated with the Pechanga Band of Luiseño Indians because of the Tribe's cultural ties to this area as well as our extensive history with the County and other projects within the area"*.

However, AB52 has been determined to not be required for this Project as there is no new proposed grading, disturbance of vacant land or native slopes, or construction of new buildings. Because there will be no ground disturbance, and the site is currently an active winery, the County Archaeologist has not requested a Cultural Resources Assessment to evaluate potential cultural resources on the site or in the surrounding area. The Project proposes mainly interior changes to the existing onsite buildings, and minor new construction for an outdoor wine tasting patio. Since there is no grading proposed for the installation of this patio, and, thus, no possibility of ground disturbance or impacts to tribal cultural resources or archaeological resources within the scope of work for this Project, the County, as the Lead Agency, determined that initiation of the consultation processes under AB52 was not required. There will be no impacts.

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

No Impact

Please reference the discussion in Threshold 39.a. The proposed Project would not cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a Cultural Native American tribe, and that is a resource determined by

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

As stated in Threshold 39.a, the Project proposes mainly interior changes to four of the existing onsite buildings, plus a small amount of “new” construction for an outdoor wine tasting patio and an expanded entryway. The project requires no grading, no disturbance of vacant land or native slopes, or construction of any new buildings. Because there will be no ground disturbance, and the entire site is an active winery, the County Archaeologist has not required a Cultural Resources Assessment to evaluate potential cultural resources on the site or in the surrounding area. Since there is no possibility of ground disturbance or impacts to tribal cultural resources, local Native American tribes do not need to be notified of this Project relative to the consultation processes under SB 18 or AB 52. There will be no impacts.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

UTILITIES AND SERVICE SYSTEMS Would the Project:

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
40. Water	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Have sufficient water supplies available to serve the Project and reasonably foreseeable future development during normal, dry, and multiple dry years?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source(s): *Danza Del Sol Winery, Air Quality, Greenhouse Gas, and Energy Impact Study*, prepared by RK Engineering, Inc., 2-28-2023 (AQ/GHG Study, **Appendix B**); Project Plans (**Appendix F**); *Occupancy Analysis*, prepared by Earth Strata, 7-12-2023 (**Appendix H**); County of Riverside, General Plan Amendment No. 960, Environmental Impact Report No. 521, *Section 4.19, Water Resources*, February 2015; Rancho California Water District *2020 Urban Water Management Plan (2020 UWMP)* dated 6-10-2021; Metropolitan Water District *2020 Urban Water Management Plan (2020 RUWMP)* dated 3-2-2021.

Findings of Fact:

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

Less Than Significant Impact

Water

The Project site is located within the water service district boundary of the Rancho California Water District (RCWD). RCWD has an existing 16-inch water line located within the De Portola

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Road right-of-way (Pressure Zone 1790) along the Project site’s eastern boundary that already provides water for domestic consumption, fire protection, and landscaping on the Project site.

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

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

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

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

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

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

RCWD’s total potable and raw water system demands are projected to increase from 57,667 AFY as of 2020 to 84,157 AFY in 2045, an overall increase of 45.9% or 1.84% average annual increase non-compounded. The Project proposes a commercial winery which is consistent with both the General Plan and zoning designations for the site and surrounding area. The

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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RCWD UWMP is based on approved land uses, so it has already taken into account use of the Project site for agricultural uses (i.e., an operating winery).

The Project operation is expected to consume 1.34 million gallons of water per year or 3,671 gallons of water per day based on calculations in the Project *AQ/GHG Study*. A summary of RCWD Total Water Demands expressed in acre-feet per year (AFY) in five-year increments from 2020 (Actual) through 2045 is set forth below in **Table 40-1, RCWD Total Water Demands (AFY)**.

**Table 40-1
RCWD Total Water Demands (AFY)**

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

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

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

The proposed Project will not change the overall land use on the site so it will only have an incremental impact that has already been anticipated and planned for in the *2020 UWMP*. Therefore, RCWD water supplies will be sufficient to serve the Project as proposed without the need for the construction of new water treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects. The incremental impact resulting with Project implementation will be less than significant.

Wastewater/Sewer

The Project site is located within the wastewater/sewer service boundary of the Eastern Municipal Water District (EMWD). Wastewater service to the Temecula Valley Wine Country (TVWC) Community Plan area is currently limited to a \$19.7 million EMWD sewer main line in Rancho California Road completed in 2015 in order to connect existing and proposed wineries along Rancho California Road to the local sewer system. The balance of improved properties within the TVWC relies on private septic systems for sewer services. There are no existing or planned EMWD sewer facilities proximate to the Project site at this time.

The Project site development plan proposes to use the four (4) existing onsite septic systems (OTWS #1- #4), previously approved by the County Department of Environmental Health, that will allow the Project to operate within regional water quality thresholds. At the request of the County, A 1,200 gallons/day limit of wastewater to septic systems on individual winery sites within the Wine Country Community Plan area was imposed by the San Diego Regional Water

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Quality Control Board (SDRWQCB). The County requested calculations from the Project engineer to estimate normal and worst-case wastewater flows from the proposed Project (i.e., worst case large event conditions). The Project engineer estimated the wastewater generation of the proposed activities at the proposed Class V Winery would be a maximum of 1,140 gallons/day which would not exceed the 1,200 gallons/day limit of wastewater to the septic systems per the RWQCB and County health standards (see calculations in **Appendix H**). Therefore, the Project will be allowed to continue using the existing four septic systems onsite to serve the expanded winery activities.

With regulatory compliance, implementation of the proposed Project will not require, or result in, the construction of new wastewater treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects. Any impacts related to wastewater service will be less than significant.

Stormwater/Drainage

As previously discussed in Section 23 of this Initial Study (Hydrology and Water Quality), all new development in the County of Riverside is required to comply with provisions of the National Pollutant Discharge Elimination System (NPDES) program, including Waste Discharge Requirements (WDR), and for properties located within the Santa Margarita Watershed - the 2013 Santa Margarita Municipal Separate Sewer Permit (MS4) Permit (amended 2015), as enforced by the San Diego Regional Water Quality Board (SDRWQCB).

The Project site slopes generally down to the west but there are no existing drainage channels onsite. The existing winery facility has a small detention basin in the northeast corner of the site off the existing parking lot. The Project proposes no new grading and no construction of new buildings. Since the Project will not disturb the site, no hydrology or water quality studies are required. Therefore, the Project will not affect the amount or direction of onsite runoff. The post-Project drainage pattern will remain the same as in the pre-Project condition. The proposed Project has been reviewed and conditioned by the County Building Department and the County Transportation Department to address any drainage-related concerns. through implementation of standard conditions. mitigate any potential impacts as listed above through site design and the preparation of a WQMP and adherence to the requirements of the NPDES. Any standard conditions for the County of Riverside are considered regulatory compliance and are not considered mitigation for CEQA implementation purposes.

As outlined above, the proposed Project will not substantially alter the existing drainage pattern of the site or area, nor will it require new or expanded off-site storm drain facilities. With regulatory compliance, any impacts would be less than significant.

b) Would the Project have sufficient water supplies available to serve the Project and reasonably foreseeable future development during normal, dry, and multiple dry years?

Less Than Significant Impact

As previously discussed in Threshold 40.a, the Project site is located within the water service boundary of the RCWD which has an existing 16-inch water line located within the De Portola Road right-of-way along the Project site's eastern boundary that already provides water for

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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domestic consumption, fire protection, and landscaping per the Project Plans. Even with the planned expansion of events and activities onsite, no additional off-site water infrastructure is anticipated in conjunction with the Project’s minor amount of development as proposed. The RCWD water supply/demand analysis within its service area is set forth in the *RCWD 2020 UWMP* which assesses the District’s ability to satisfy demands during three (3) hydrologic scenarios, including: 1) a normal water year, 2) single-dry water year, and 3) multiple-dry water years. The supply-demand balance for each of the hydrologic scenarios within the RCWD service area was projected for the 25-year planning period 2020 to 2045.

Based on the analysis and conclusions set forth in the *RCWD 2020 UWMP (Sec 7.3 Supply and Demand Assessment)*, RCWD will be able to meet 100% of its demand under all three hydrologic scenarios through the year 2045.

The Project proposes a commercial winery which is consistent with both the General Plan and zoning designations for the site and surrounding area. The RCWD UWMP is based on approved land uses, so it has already taken into account use of the Project site for agricultural uses (i.e., an operating winery). Therefore, sufficient water supplies are available to serve the Project and reasonably foreseeable future development during normal, dry, and multiple dry years. Any impacts are considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

41. Sewer

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

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

Source(s): Wine Country Community Plan - Program EIR No. 524; *Wine Country Infrastructure Update*, published by Eastern Municipal Water District, February 14, 2019; *Occupancy Analysis*, prepared by Earth Strata, 7-12-2023 (**Appendix H**); Riverside County, Department of Environmental Health, Review.

Findings of Fact:

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

Less Than Significant Impact

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Refer to Thresholds 18.c and 40.a. The Project site is located within the EMWD wastewater/sewer service boundary. At present, there is limited, but expanding, sewer facility infrastructure in the Temecula Valley Wine Country and many existing developments are served by on-site wastewater (septic) systems. In the past, the EMWD has required development projects to be responsible for extending this service line to their site if it desired EMWD sewer service.

The Project proposes to expand its existing Class II commercial winery and tasting room to accommodate more events and activities allowed as a Class V winery. The Project site development plan proposes to use the existing four (4) onsite septic systems, previously approved by the County Department of Environmental Health for the Class II Winery. Based on comments by the County, the Project engineer has calculated the maximum daily wastewater generated by expanded uses on the site would be 1,140 gallons/day which is under the 1,200 gallons/day threshold established by the RWQCB for winery septic systems. Therefore, the Project can utilize the existing onsite septic systems to provide wastewater treatment for expanded onsite uses under the Class V Winery.

For the reasons outlined above, implementation of the proposed Project by itself will not require, or result in, the construction of new wastewater treatment facilities or expansion of existing facilities, whereby the construction or relocation would cause significant environmental effects. With regulatory compliance, any sewer-related impacts of the Project will be less than significant.

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

Less Than Significant Impact

As outlined in Thresholds 40.a and 41a above, the Project site's development plan proposes to continue using the four on-site septic systems since the Project will generate less than 1,200 gallons per day of wastewater from employees and guests. As discussed in Threshold 41.a above, any sewer-related impacts of the Project will be less than significant with regulatory compliance.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

42. Solid Waste

a) Generate solid waste in excess of State or Local standards, or in excess of the capacity of local infrastructure, 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)?

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source(s): *Danza Del Sol Winery, Air Quality, Greenhouse Gas, and Energy Impact Study*, prepared by RK Engineering, Inc., 2-28-2023 (AQ/GHG Study, **Appendix B**); Riverside County General Plan EIR No. 521, Section 4.17.4, *Solid Waste Management*; Riverside County Municipal Code; Assembly Bill (AB) 939; Riverside County Department of Waste Resources (RCDWR), Planning Section and Countywide Integrated Waste Management Plan; CalRecycle, SWIS Facility Detail, El Sobrante Landfill, 33-AA-0217; El Sobrante website.

Findings of Fact:

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

Less Than Significant Impact

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

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

The Countywide Summary Plan contains goals and policies, as well as a summary of integrated waste management issues faced by the County and its cities. The Summary Plan summarizes the steps needed to cooperatively implement programs among the County's jurisdictions to meet and maintain the 50% diversion mandates. The Countywide Siting Element demonstrates that there are at least 15 years of remaining disposal capacity to serve all the jurisdictions within the County. If there is not adequate capacity, a discussion of alternative disposal sites and additional diversion programs must be included in the Siting Element.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The RCDWR - Planning Section ensures that the Department’s planned and proposed waste management activities and projects are in compliance with applicable federal, State and local land use and environmental laws, regulations, and ordinances.

Among other responsibilities, the RCDWR – Planning Section is required to review all land-use/development cases processed within the County and issue Conditions of Approval on projects to ensure that Department facilities/assets/programs are protected from incompatible land uses, that adequate space is provided for collection of recyclables, that Waste Recycling Plans (Form B) and Waste Reporting (Form C) are submitted, and that projects will not overburden the solid waste disposal capacity of County facilities.

The RCDWR operates six (6) active landfills (Badlands, Blythe, Desert Center, Lamb Canyon, Mecca II and Oasis) and administers a contract agreement for the private El Sobrante Landfill serving the greater Riverside County area. The RCDWR also oversees several transfer station leases, as well as a number of recycling and other special waste diversion programs. Municipal waste collection services for the unincorporated Temecula Valley Wine Country (Project site is a part) is provided by Waste Management, Inc. and all non-hazardous, non-recyclable, non-green municipal waste generated in the Temecula Valley Wine Country is deposited at the El Sobrante Landfill.

El Sobrante Landfill

The Project site is located within the service area of the El Sobrante Landfill, a service area that includes the cities/communities within southwestern Riverside County (inclusive of the Project site and the greater Temecula Valley Wine Country), as well as multiple jurisdictions within the counties of Los Angeles, Orange, San Bernardino and San Diego. Located near the center of the highly populated western third of Riverside County, it processes approximately 43% of Riverside County’s annual waste, according to Waste Management, Inc., the landfill’s operator.

The El Sobrante Landfill is located approximately 31 miles northwest of the Project site in the unincorporated Temescal Canyon area of Riverside County between the City of Lake Elsinore and the City of Corona. The landfill, which is owned and operated by USA Waste of California (a subsidiary of Waste Management, Inc.) started disposal operations in 1986. The El Sobrante Landfill facility currently comprises a total area of 1,322 acres which includes a 495-acre footprint permitted for landfill operations, and a 688-acre wildlife preserve. The current operating permit allows a maximum of 16,054 tons per day of waste to be accepted at the landfill, due to limitations on the number of vehicle trips per day.

As set forth in Section 4.17.4 (Solid Waste) of the GPEIR, the County applies a Generation Rate of 2.4 Tons per 1,000 square feet of building area per year for commercial use (“commercial” includes commercial-retail, commercial-tourist, commercial-office and business park uses). However, there is not a specific category for a winery use, so this calculation is based on the *AQ/GHG Study* using CalEEMod computer program defaults for winery projects.

The Project proposes to expand its existing Class II Winery to a Class V Winery and offer expanded events and activities. The Project proposes mainly interior changes to four of the existing onsite buildings with only a small amount of “new” construction for an outdoor wine

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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tasting patio and an expanded entryway. The Project will have no grading and no new building constructed but will have solar panels installed on one or more existing buildings onsite.

Using the County’s waste generation rate for commercial uses, the Project would generate 47.48 tons per year or 0.13 tons per day of waste requiring disposal. This amount of waste represents less than 0.02 percent of the daily capacity of the El Sobrante Landfill. This is a “worst case” estimate and does not include any reduction for future recycling under AB 939 (see Threshold 42.b below). Therefore, the proposed winery would not generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals. Impacts will be less than significant.

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

Less Than Significant Impact

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

Additionally, all development within the unincorporated County jurisdiction is required to comply with applicable elements of AB 1327, Chapter 18 (California Solid Waste Reuse and Recycling Access Act of 1991), AB 939 (CalRecycle), Title 8 of the County Municipal Code, and other local, State, and federal solid waste disposal standards.

The California Integrated Waste Management Act of 1989 (AB 939) requires every city and county in the state to prepare a Source Reduction and Recycling Element (SRRE) to its Solid Waste Management Plan, that identifies how each jurisdiction will meet the mandatory state diversion goal of 50 percent by and after the year 2000. The purpose of AB 939 is to “reduce, recycle, and re-use solid waste generated in the state to the maximum extent feasible.”

As set forth in Threshold 42.a, in response to the State requirements, the Riverside County Department of Waste Resources prepared the CIWMP. In addition, SB 1383 establishes targets to achieve a 50% reduction in the level of the statewide disposal of organic waste from the 2014 level by 2020, and a 75% reduction by 2025.

All solid waste disposals within the unincorporated County of Riverside are subject to the requirements set forth in *Title 8, Health and Safety*, Chapter 8.136 - Comprehensive Collection and Disposal of Solid Waste within Specified Unincorporated Areas and Chapter 8.24 - County Solid Waste Facilities, other, as provided in the Municipal Code. Chapters 8.136 and 8.24 provide integrated waste management guidelines for service, prohibitions, and provisions of service. The provisions of service require that the County of Riverside shall provide for or furnish integrated waste management services relating to the collection, transfer, and disposal of refuse, recyclables, and compostables within and throughout the unincorporated County jurisdiction.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Similar to the current winery operation, the expanded events and activities under the Project would be required to comply with applicable elements of AB 1327, Chapter 18 (California Solid Waste Reuse and Recycling Access Act of 1991), AB 939, Title 8 of the County Municipal Code, and other applicable local, State, and federal solid waste disposal standards as a matter of regulatory policy, thereby ensuring that the solid waste stream to the waste disposal facilities is reduced in accordance with existing regulations. Any impacts would be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

43. Utilities

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

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

Source(s): *Danza Del Sol Winery, Air Quality, Greenhouse Gas, and Energy Impact Study*, prepared by RK Engineering, Inc., 2-28-2023 (AQ/GHG Study, **Appendix B**); County of Riverside Ordinance No. 461; Southern California Edison website; County of Riverside Ordinance No. 655; County of Riverside Ordinance No. 659; Riverside County Network of Care website; and *County of Riverside General Plan EIR No. 521, Sec.4.10 Energy Resources*.

Findings of Fact:

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

Less Than Significant Impact

The Project site consists of an existing Class II Winery and an existing vineyard. The Project site development plan proposes expansion to a Class V Winery with additional events and activities offered. The Project will be mainly interior improvements to four of the existing onsite buildings with only a small amount of “new” development for a wine tasting patio and an expanded entryway. The Project does not propose any grading or construction of new buildings but would require additional electricity in conjunction with the Project construction and expanded operations. The electrical service provider to the area is Southern California Edison (SCE). Overhead electrical service lines currently exist within De Portola Road within the public right-of-way.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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SCE is responsible for providing power supply to Riverside County while complying with County, State, and federal regulations. SCE's power system is one of the nation's largest electric and gas utilities and serves approximately 15 million people in 180 incorporated cities and 15 counties, in a service area of approximately 50,000 square miles in size (SCE 2019). SCE maintains 12,635 miles of transmission lines, 91,375 miles of distribution lines, 1,433,336 electric poles, 720,800 distribution transformers, and 2,959 substation transformers.

The proposed Project will use an incremental amount of additional electricity for a variety of new events and activities. At present, electricity is used for onsite operational activities including, but not limited to, building heating and cooling, lighting, appliances, electronics, mechanical equipment, and parking lot lighting. Indirect electricity usage is also required to supply, distribute, and treat water for the Project.

The Project has been designed to comply with the mandatory requirements of California's Building Energy Efficiency Standards (Title 24, Part 6) and Green Building Standards (CALGreen, Title 24, Part 11). California's building energy efficiency standards are some of the strictest in the nation and the Project's compliance with California's Building Code will ensure that wasteful, inefficient or unnecessary consumption of energy is minimized. The building standards code is designed to reduce the amount of energy needed to heat or cool a building, reduce energy usage for lighting and appliances and promote usage of energy from renewable sources.

Section 10.a of this Initial Study indicates the Project operation would consume 152,478 kilowatt-hours per year (kWh/year) of electricity based on calculations in the Project *AQ/GHG Study*. However, it should be noted the Project also proposes to install solar panels on one or more of the existing buildings to help offset energy costs of the winery in the future.

The Project's energy impact relative to electricity consumption is considered less than significant as the Project will comply with the mandatory requirements of California's Building Energy Efficiency Standards (Title 24, Part 6) and Green Building Standards (CALGreen, Title 24, Part 11). California's building energy efficiency standards are some of the strictest in the nation and the Project's compliance with California's building code will ensure that wasteful, inefficient or unnecessary consumption of energy is minimized. The building standards code is designed to reduce the amount of energy needed to heat or cool a building, reduce energy usage for lighting and appliances and promote usage of energy from renewable sources.

Adequate commercial electricity supplies are presently available to meet the incremental increase in demand attributed to the Project. Provision of electricity to the Project site is not anticipated to require or result in the construction of new facilities or the expansion of existing facilities, the construction or relocation of which would cause significant environmental effects to electricity. Impacts in this regard will be less than significant.

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

No Impact

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The Project is expected to use propane for building heating and cooling, cooking and kitchen appliances, water heating and industrial applications associated with wine production. The Project is not anticipated to have natural gas supplied to the site but will instead use propane delivered via truck on an as needed basis. All propane used by the Project is expected to be imported and stored with an onsite storage tank. Section 10.a of this Initial Study indicates the Project would consume 470,854 thousand British Thermal Units (kBtu) of propane/natural gas each year based on calculations in the *AQ/GHG Study*.

The Project proposes the use of propane gas and will not connect to the regional natural gas system. The proposed Project would not require or result in construction, expansion, or relocation of natural gas facilities that could result in a significant environmental effect. There will be no impact.

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

Less Than Significant Impact

Communication systems for the Project area are provided by Verizon which is a private company that provides connection to the communication system on an as needed basis. No expansion of facilities will be necessary to connect the Project to the existing communication system located adjacent to the Project site, and therefore, such construction or relocation would not cause a significant environmental effect to communications systems. Impacts will be less than significant.

- d) *Would the Project impact the following facilities requiring or resulting in the construction of new facilities or the expansion of existing facilities, whereby the construction or relocation would cause significant environmental effects to street lighting?*

Less Than Significant Impact

The proposed Project will not require the installation of any new or additional streetlights along its De Portola Road frontage but may require relocation of one or more streetlights to accommodate the proposed acceleration/deceleration lanes for Project access via the southern driveway. These improvements would be made in accordance with standard requirements and County Ordinance No. 655. The intent of Ordinance No. 655 is to restrict the permitted use of certain light fixtures emitting into the night sky undesirable light rays which have a detrimental effect on astronomical observation and research at the Palomar Observatory. Ordinance No. 655 contains approved materials and methods of installation, definitions, general design requirements, requirements for lamp source and shielding, prohibitions and exceptions.

Adherence to Ordinance No. 655 is typically a standard condition of approval and is not considered unique mitigation pursuant to CEQA. Any impacts from light and glare are discussed in Section 2 (Mt. Palomar Observatory) and Section 3 (Other Lighting Issues) of this Initial Study. Therefore, the Project would not require or result in the construction of new

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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facilities or the expansion of existing facilities, whereby the construction or relocation would cause significant environmental effects to street lighting. Impacts will be less than significant.

e) *Would the Project impact the following facilities requiring or resulting in the construction of new facilities or the expansion of existing facilities, whereby the construction or relocation would cause significant environmental effects to maintenance of public facilities, including roads?*

Less Than Significant Impact

The proposed Project is an expansion of an existing private winery and its related activities and will have a less than significant impact on any public facilities. Riverside County Ordinance No. 659 establishes a developer impact fee to mitigate the cost of public facilities, including roads. The Project, as described in Section 1, *Project Information*, does not include roads or road improvements requiring or resulting in the construction of new facilities or the expansion of existing facilities.

Prior to the issuance of a certificate of occupancy, the Project applicant shall comply with the provisions of Ordinance No. 659, which requires payment of the appropriate fees set forth in the Ordinance. Any impacts will be less than significant.

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

Less Than Significant Impact

Regional Multi-Service Centers impacts are typically attributed to residential development. This is reflected in Ordinance No. 659. Regional Multi-Service Centers are located throughout the County and provide a variety of services on a regional basis with events ranging from: athletic programs, wellness programs, senior citizen activities, arts and crafts, etc. The Project site does not have a residential component but does have one caretaker’s facility onsite. This is not considered a residential use so it would have no impact in this regard.

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

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Expose people or structures either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source(s): *Map My County (Appendix A); General Plan; County of Riverside Ordinance No. 787; Fire and Resource Assessment Program (FRAP) mapping (FHSZ Viewer), maintained by CalFire <https://egis.fire.ca.gov/FHSZ/> [website accessed 11-1-23]; Riverside County Emergency Operations Plan (EOP) 2019; and County of Riverside Ordinance No. 659.*

Findings of Fact:

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

Less Than Significant Impact

The entire Project site is located within a State Fire Responsibility Area (SRA) but in a Moderate Fire Hazard Area as designated by the CalFire Fire and Resource Assessment Program (FRAP) website. The Project will take access from an existing roadway (De Portola Road) which is part of the adopted emergency response plan/emergency evacuation plan developed and implemented by the County of Riverside.

The Project will result in the expansion of an existing Class II Winery into a functioning Class V Winery that will offer expanded events and activities. However, the Project proposes mainly internal improvements to four existing onsite buildings with no grading and no construction of new buildings. The Project will be required to install adjacent roadway improvements (i.e., acceleration/deceleration tapers on either side of the southern winery driveway which will become the public access to the site). A limited potential exists to interfere with an emergency

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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response or evacuation plan during construction. Control of access will ensure emergency access to the site and Project area during construction through the submittal and approval of a transportation management plan (TMP). The TMP is designed to mitigate any construction circulation and potential emergency access impacts. The TMP is not considered unique mitigation under CEQA.

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

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

Another standard condition assessed on the proposed Project to reduce impacts from the proposed Project to fire services is Ordinance No. 659. The Project site is located in Area Plan 19 – Southwest Area Plan. Applicant payment of Development Impact Fees (DIF) for non-residential uses for fire protection will be required prior to the issuance of a certificate of occupancy. Adherence to Ordinance No. 659 is typically a standard condition of approval and is not considered unique mitigation pursuant to CEQA.

Following construction, the northern driveway will be dedicated to emergency access only and the southern driveway will become the public access point to the site. However, the Project must comply with the County’s Emergency Operations Plan (EOP) for both construction and operation. Construction activities would be required to implement adequate and appropriate measures to facilitate the passage of persons and vehicles through and around any required road closures in accordance with the County’s EOP (Riverside County 2019).

Therefore, implementation of the Project will not substantially impair an adopted emergency response plan or emergency evacuation plan. Any impacts will be less than significant.

b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose Project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?

Less Than Significant Impact

The entire Project site is located within an SRA but only in a Moderate Fire Hazard Area. Elevations onsite average 1,511 feet above mean sea level and the site slopes gently down to the west.

The Project proposes mainly internal physical improvements to four of the existing onsite buildings which will comply with the most recent fire codes. These codes are designed to suppress any fire risks (including wildfire risks). Per the County of Riverside General Plan Safety Element Figure 6, Fire Hazard Severity Zones, the Project site and surrounding area have a moderate wind and wildfire susceptibility within an SRA (see Sections 44.c and 44.d

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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below). The Project would be required to comply with California Fire Code Chapter 47 and the Riverside County Ordinance No. 787 Fire Code, which provides requirements to reduce the potential of fires that include vegetation management, construction materials and methods, installation of automatic sprinkler systems, adequate fire flows, etc.

Based on the above, the Project would not, due to slope, prevailing winds, and other factors, exacerbate wildfire risks and thereby expose Project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire. Any impacts will be less than significant.

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

Less Than Significant Impact

The entire Project site is located within an SRA but only in a Moderate Fire Hazard Area. The Project will take access from two existing access driveways to De Portola Road and does not include and or require the installation or maintenance of associated fire protection 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. De Portola Road serves as a fire break for the surrounding areas to the east and west of the road. Refer also to Thresholds 44.b and 44.c above for Project conformance to applicable fire-related codes to reduce the potential for wildfire hazards to occur. Any impacts will be less than significant.

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

Less Than Significant Impact

The entire Project site is located within a State Fire Responsibility Area (SRA) but only in a Moderate Fire Hazard Area. Refer also to Thresholds 16.a (No Impact) and 23.e (Less than Significant Impact) relative to the potential for flooding and/or Threshold 14.a (No Impact) relative to the potential for landslides to occur.

The Project site slopes gently down to the west with an average elevation onsite of 1,511 feet above mean sea level.

The Project proposes no grading and no construction of new buildings or landscaping. Based on this information, the Project would not expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes. Any impacts will be less than significant.

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

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

The entire Project site is located within an SRA but only in a Moderate Fire Hazard Area. The proposed Project will be reviewed by the County as part of the discretionary process, and conditions of approval will be placed on the proposed Project to address any potential impacts to Fire Resources, consistent with the Fire Hazards section of the Safety Element of the General Plan, and Ordinance No. 787.

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

Another standard condition assessed on the proposed Project to reduce impacts from the proposed Project to fire services is Ordinance No. 659. The Project site is located in Area Plan 19 – Southwest Area Plan. Applicant payment of DIF for non-residential uses for fire protection will be required prior to the issuance of a certificate of occupancy. The proposed off-site Project components (i.e., roadway improvements) will not create any demand for fire services.

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

Based on this information, the Project would not, expose people or structures either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires. Any impacts are considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

MANDATORY FINDINGS OF SIGNIFICANCE Does the Project:					
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source(s): Staff Review; and Project Plans (**Appendix F**)

Findings of Fact:

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

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

Please reference the discussions in Section 7 (Biological Resources – Wildlife & Vegetation), Section 8 and 9 (Cultural Resources – Historic Resources and Archaeological Resources), Section 28 (Paleontological Resources – Paleontological Resources), and Section 39 (Tribal Cultural Resources), the Project will comply with a number of standard County conditions of approval as well as comply with established regulations. Any impacts to biological or cultural resources will be less than significant, and no mitigation is required.

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)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source(s): Staff Review; Sections 1-44, above; and Project Plans (**Appendix F**)

Findings of Fact:

Less Than Significant Impact

The Project does not have impacts which are individually limited, but cumulatively considerable. As demonstrated in Sections 1 – 44 of this Environmental Assessment, in particular regarding air quality and greenhouse gas emissions that have established thresholds to consider cumulative impacts as well as hydrology and traffic impacts that consider the existing and currently planned development of the area and the specific respective drainage and traffic impacts to the overall area in a cumulative manner. As illustrated in the EA, the Project will not have any impacts that cannot be reduced to less than significant with the incorporation of regulatory requirements and design features (**RR/DF-1**) for Air Quality and **RR/DF-2** for Noise, and standard conditions of approval. Therefore, no cumulative impacts are anticipated to occur. The proposed Project is an expansion of an existing winery with mainly internal changes to four existing buildings, a small amount of new construction, no grading, and expanded special occasion activities at the winery. The analysis in Sections 1 through 44 demonstrate that the Project will therefore not make a significant contribution to any cumulatively considerable regional impacts when viewed in connection with other projects (past, current, or future) as most properties in this area and along Rancho California Road are existing wineries. Potential cumulative impacts are less than significant and no mitigation is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
47. Have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source(s): Staff Review; Sections 1-44, above; and Project Plans (**Appendix F**)

Findings of Fact:

Less Than Significant Impact

Effects on human beings were evaluated as part of this analysis of this Initial Study and found to be less than significant with implementation of regulatory compliance, standard conditions, and/or design features in air quality (**RR/DF-1**), geology and soils, greenhouse gas emissions, hydrology & water quality, noise (**RR/DF-2**), public services, and transportation. In addition, the Project will implement Mitigation Measure **MM-HAZ-1** to survey for and, if found, remediate or protect in place any asbestos-containing materials or lead-based paint. Based on the analysis and conclusions in this Initial Study, the proposed Project will not cause substantial adverse effects directly or indirectly to human beings.

Therefore, potential direct and indirect impacts on human beings that result from the proposed Project are considered less than significant and no mitigation is required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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VI. EARLIER ANALYSES

Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration as per California Code of Regulations, Section 15063 (c) (3) (D). In this case, a brief discussion should identify the following:

Earlier Analyses Used, if any: *Wine Country Community Plan Draft Program Environmental Impact Report*, December 1, 2011.

Location Where Earlier Analyses, if used, are available for review:

Location: County of Riverside Planning Department
4080 Lemon Street, 12th Floor
Riverside, CA 92505

VII. AUTHORITIES CITED

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