

**RIVERSIDE COUNTY**  
**PLANNING DEPARTMENT**

*Charissa Leach*  
*Assistant TLMA Director*

**NEGATIVE DECLARATION**

Project/Case Number: CEQ180113

Based on the Initial Study, it has been determined that the proposed project, subject to the proposed mitigation measures, will not have a significant effect upon the environment.

PROJECT DESCRIPTION, LOCATION, AND MITIGATION MEASURES REQUIRED TO AVOID POTENTIALLY SIGNIFICANT EFFECTS. (see Environmental Assessment and Conditions of Approval)

**COMPLETED/REVIEWED BY:**

By: Tim Wheeler Title: Project Planner Date: May 22, 2019

Applicant/Project Sponsor: Austin Vineyard Date Submitted: 11/19/18

**ADOPTED BY:** Other

Person Verifying Adoption: Tim Wheeler Date: June 20, 2019

The Negative Declaration may be examined, along with documents referenced in the initial study, if any, at:

Riverside County Planning Department 4080 Lemon Street, 12th Floor, Riverside, CA 92501

For additional information, please contact Tim Wheeler at 951-955-6060.

Please charge deposit fee case#: ZEA ZCFG

**FOR COUNTY CLERK'S USE ONLY**

**COUNTY OF RIVERSIDE**  
**ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY**

**Environmental Assessment (CEQ / EA) Number:** CEQ180113  
**Project Case Type (s) and Number(s):** BGR1800141  
**Lead Agency Name:** Riverside County Planning Department  
**Address:** P.O. Box 1409, Riverside, CA 92502-1409  
**Contact Person:** Tim Wheeler  
**Telephone Number:** 951-955-6060  
**Applicant's Name:** Austin Vineyards c/o Austin Randall  
**Applicant's Address:** 3060 Upham Street, Wheatridge, CO 80033

**I. PROJECT INFORMATION**

**Building Grading Permit No. 1800141** (BGR1800141) is a proposal to grade parcel 2 of Parcel Map No: 27134 for agricultural grading (vineyard planting) purposes. Parcel 2 was recently merged into parcel 3 of 27134 (per CPM180016-recorded on July 31, 2018 DOC# 2018-0307897). The grading will also include two (2) detention basins and driveway access from Glen Oaks Road onto the subject property. The total area of disturbance is 7.54 acres of the subject property's 21.18 net acres. This will consist of 28,128 cubic yards of cut, 3,261 cubic yards (or est. 12%) of shrinkage, and 24,867 cubic yards of fill; with 0 cubic yards remaining for export. APN: 942-030-008.

**Project Description:**

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

**B. Total Project Area:** 21.18 net acres

<b>Residential Acres:</b> 21.18	<b>Lots:</b> 1	<b>Units:</b>	
<b>Commercial Acres:</b>	<b>Lots:</b>	<b>Sq. Ft. of Bldg. Area:</b>	<b>Est. No. of Employees:</b>
<b>Industrial Acres:</b>	<b>Lots:</b>	<b>Sq. Ft. of Bldg. Area:</b>	<b>Est. No. of Employees:</b>
<b>Other:</b> 7.54 acres of dirt disturbance			

**C. Assessor's Parcel No(s):** 942-030-008

**Street References:** North of Glen Oaks Road, South of Otis Street, East of Rancho California Road, and West of Camino Del Vino. The property address is 35598 Glen Oaks Road.

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

**E. Brief description of the existing environmental setting of the project site and its surroundings:** The subject property features citrus orchards and a residential dwelling on the 21.18 net acre project site. Topography over the subject property is gently rolling, with elevations ranging from approximately 1,500 to 1,530 feet above sea level. Surrounding the subject property are vacant land and/or agricultural crops or orchards to the north, east and west; residential dwelling to the south; and other vineyards and/or wineries along Glen Oaks Road.

**II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS**

**A. General Plan Elements/Policies:**

1. **Land Use:** The proposed project is consistent with the Riverside County General Plan Land Use Designation of Agriculture: Agriculture (A: AG) (10 Acre minimum) in the Southwest Area Plan. The project is also located within the Wine County-Winery (WC-W) zone and is surrounded by parcels zoned WC-W and Citrus/Vineyard (C/V).
2. **Circulation:** The proposed project is for agricultural grading purposes (vineyard planting), and the existing roads will be sufficient to provide adequate access and circulation for the property. The proposed project meets all other applicable circulation policies of the General Plan.
3. **Multipurpose Open Space:** The proposed project is located within an agricultural area. The project is not within an MSHCP Criteria Area or cell. The proposed project meets with all other applicable Multipurpose Open Space element policies.
4. **Safety:** The proposed project consists of agricultural grading (vineyard planting). The subject property currently has a residential dwelling on it and citrus orchards. The project meets all applicable Safety policies.
5. **Noise:** The only additional noise associated with this project will be during the initial agricultural grading. The grading will take place during normal working hours for a limited time. The project meets all applicable Noise policies.
6. **Housing:** The project proposes agricultural grading for vineyard planting. The project site currently has an existing dwelling on site. The proposed project meets all applicable Housing Element policies.
7. **Air Quality:** The proposed project will control any fugitive dust during grading and construction activities pursuant to SCAQMD requirements. The proposed project meets all applicable Air Quality Element policies.
8. **Healthy Communities:** The proposed project consists of agricultural grading for vineyard planting. The project meets all applicable Healthy Community policies.

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

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

**D. Land Use Designation(s):** Agriculture (AG) (10 Acre Minimum)

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

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

**G. Adjacent and Surrounding:**

1. **General Plan Area Plan(s):** Southwest Area Plan
2. **Foundation Component(s):** Agriculture
3. **Land Use Designation(s):** Agriculture (AG) (10 Acre Minimum)
4. **Overlay(s), if any:** N/A

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

H. Adopted Specific Plan Information

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

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

I. Existing Zoning: Wine County-Winery (WC-W)

J. Proposed Zoning, if any: N/A

K. Adjacent and Surrounding Zoning: Wine County-Winery (WC-W) and Citrus/Vineyard (CV)

III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

- |   |  |   |
|---|--|---|
| <input type="checkbox"/> Aesthetics                     | <input type="checkbox"/> Hazards & Hazardous Materials | <input type="checkbox"/> Recreation                         |
| <input type="checkbox"/> Agriculture & Forest Resources | <input type="checkbox"/> Hydrology / Water Quality     | <input type="checkbox"/> Transportation                     |
| <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 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:

**A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED**

I find that the proposed project **COULD NOT** have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared.

I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project, described in this document, have been made or agreed to by the project proponent. **A MITIGATED NEGATIVE DECLARATION** will be prepared.

I find that the proposed project **MAY** have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required.

**A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED**

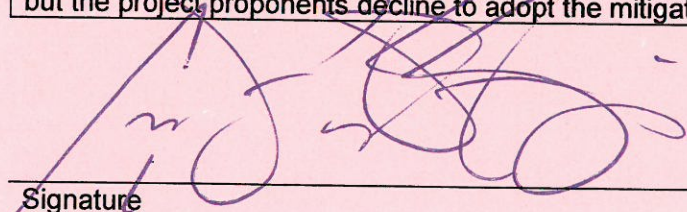
I find that although the proposed project could have a significant effect on the environment, **NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED** because (a) all potentially significant effects of the proposed project have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, (b) all potentially significant effects of the proposed project have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration, (c) the proposed project will not result in any new significant environmental effects not identified in the earlier EIR or Negative Declaration, (d) the proposed project will not substantially increase the severity of the environmental

effects identified in the earlier EIR or Negative Declaration, (e) no considerably different mitigation measures have been identified and (f) no mitigation measures found infeasible have become feasible.

I find that although all potentially significant effects have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, some changes or additions are necessary but none of the conditions described in California Code of Regulations, Section 15162 exist. An **ADDENDUM** to a previously-certified EIR or Negative Declaration has been prepared and will be considered by the approving body or bodies.

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

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

  
Signature

May 22, 2019  
Date

Tim Wheeler  
Urban Regional Planner  
Printed Name

For: Charissa Leach, P.E.  
Assistant TLMA 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
<b>AESTHETICS</b> Would the project:				
<b>1. Scenic Resources</b>				
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):** Riverside County General Plan Figure C-8 "Scenic Highways"

Findings of Fact:

a) The project is not located adjacent to any scenic highways. The site is located approximately 5.0 miles north of Highway 79, and 7.5 miles from Interstate 15. Due to the small size of the project and the distance from the closest scenic highway, the project will not have an impact on Scenic Highways. There will be no impacts.

b) The proposed project will not substantially damage scenic resources, including, but not limited to, trees, and unique or landmark features, or views open to the public, as these features do not exist on the project site. The character of the area is a mix of scattered vineyards and winery facilities, orchards, and residential dwellings. The proposed project is for agricultural grading for vineyard planting and there is an existing residential dwelling on the site. The proposed project will be consistent with the area and would not create an aesthetically offensive site. Impacts will be less than significant.

c) The proposed project is in a non-urbanized area of the County of Riverside, Wine Country. As the proposed project is for agricultural grading for vineyard planting, it will not degrade the existing visual character or quality of public views of the site and its surroundings. The existing surroundings are a

mixture of scattered vineyards and winery facilities, orchards, and residential dwellings. The proposed project will be consistent with the surrounding area and will not degrade the existing visual character. Impacts will be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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**2. Mt. Palomar Observatory**

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

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Source(s): GIS database, Ord. No. 655 (Regulating Light Pollution)

Findings of Fact:

a) The proposed project site is approximately 17 miles from the Mount Palomar Observatory, and is within Zone B, as designated by Riverside County Ordinance No. 655. The proposed project is for agricultural grading for vineyard planting and there is already an existing residential dwelling on the site; there will be no further changes that will affect the Mount Palomar Observatory than what already exists, in any. There will be no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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**3. Other Lighting Issues**

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

b) Expose residential property to unacceptable light levels?

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Source(s): On-site Inspection, Project Application Description

Findings of Fact:

a-b) The proposed project will not create new light as the project is for agricultural grading for vineyard planting. Nighttime grading is limited by County Ordinance, thus lights on grading equipment will not be a significant concern. Limited glare may result from the construction equipment, but will be minimal and less than significant. Impacts will be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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**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

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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Monitoring Program of the California Resources Agency, to non-agricultural use?				
b) Conflict with existing agricultural zoning, agricultural use or with land subject to a Williamson Act contract or land within a Riverside County Agricultural Preserve?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm")?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Source(s):** Riverside County General Plan Figure OS-2 "Agricultural Resources," GIS database, Project Application Materials

**Findings of Fact:**

a & d) The proposed project is located on land designated as Statewide Importance, Unique Farmland, and Other lands, as shown on the Riverside County Map My County. The project is for agricultural grading for vineyard planting on 7.54 acres of the existing 21.18 acres. The project site is located within the Southwest Area. The proposed project use and the existing residential dwelling on site are compatible with the surrounding area and their uses. There will be no impacts.

b-c) The project site is surrounded by vacant land, agricultural crops or orchards, vineyards and winery facilities, and large acre lots with residential dwellings. The site is located within the Temecula Valley Wine Country Policy Area – Winery District. Additionally the project site is located within an Agricultural Preserve (Rancho California No. 7, Map 295) and the proposed grading and use as a vineyard would be consistent with the Agricultural Preserve. The proposed project is agricultural grading activity for expanding agricultural cultivation (vineyard planting), similar in scope as previous grading activities in the surrounding vicinity. The proposed grading would not cause any other changes in the existing environment which could result in the conversion of Farmland to non-agricultural use. Impacts will be less than significant.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

<b>5. Forest</b>	<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))?				
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"/>



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 Figure OS-3a "Forestry Resources Western Riverside County Parks, Forests, and Recreation Areas," Figure OS-3b "Forestry Resources Eastern Riverside County Parks, Forests, and Recreation Areas," Project Application Materials

Findings of Fact:

a) The County does not have zoning that is specific to the preservation of forest land or timberland. Therefore the proposed project will not conflict with any forest land zoning. There will be no impacts.

b-c) The site contains some natural open space; however, none of these are considered forest land per the public resources code. Therefore, the project will not result in the loss of any forest land. There will be no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**AIR QUALITY** Would the project:

**6. Air Quality Impacts**

a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>

**Source(s):** Riverside County General Plan, Riverside County Climate Action Plan ("CAP"), SCAQMD CEQA Air Quality Handbook

Findings of Fact:

a) The project site is located in the South Coast Air Basin, which is under the jurisdictional boundaries of the South Coast Air Quality Management District (SCAQMD). The SCAQMD and Southern California Association of Governments (SCAG) are responsible for preparing the Air Quality Management Plan (AQMP), which addresses federal and state Clean Air Act (CAA) requirements. On March 3, 2017, the SCAQMD adopted the 2016 AQMP, which is a regional and multi-agency effort (SCAQMD, CARB, SCAG, and USEPA). The AQMP details goals, policies, and programs for improving air quality in the Basin. In preparation of the AQMP, SCAQMD and SCAG use land use designations contained in General Plan documents to forecast, inventory, and allocate regional emissions from land use and development-related sources. For purposes of analyzing consistency with the AQMP, if a proposed project would have a development density and vehicle trip generation that is substantially greater than what was anticipated in the General Plan, then the proposed project would conflict with the AQMP. On the other hand, if a project's density is consistent with the General Plan, its emissions would be consistent with the assumptions in the AQMP, and the project would not conflict with SCAQMD's

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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attainment plans. In addition, the SCAQMD considers projects consistent with the AQMP if the project would not result in an increase in the frequency or severity of existing air quality violations or cause a new violation. The project is consistent with the General Plan Land Use designations, and population estimates. There is no population proposed as a result of this project and will not obstruct the implementation of the 2016 AQMP. There will be no impacts.

b) The scope of the project which includes the grading of the subject site and use as a vineyard would primarily result in emissions during grading with minimal emissions from the operation as an agricultural vineyard with onsite maintenance and cultivation. Grading of the site is not anticipated to be extensive based on the amount of cut and fill proposed and would not require a large or even moderate amount of grading equipment. Therefore, there is not an anticipation for this grading equipment to exceed any daily emission thresholds established by SCAQMD. The project will not result in a cumulatively considerable net increase of any criteria pollutant for which the project region is in non-attainment status pursuant to an applicable federal or state ambient air quality standard. Impacts will be less than significant.

c) The sensitive receptor is a person in the population who is particularly susceptible to health effects due to exposure to an air contaminant than the population at large. Sensitive receptors (and the facilities that house them) in proximity to localized CO sources, toxic air contaminants or odors are of particular concern. High levels of CO are associated with major traffic sources, such as freeways and major intersections, and toxic air contaminants are normally associated with manufacturing and commercial operations. Land uses considered to be sensitive receptors include long-term health care facilities, rehabilitation centers, convalescent centers, retirement homes, residences, schools, playgrounds, child care centers, and athletic facilities. Surrounding land uses include agricultural crops or orchards, vineyards and winery facilities, vacant land, and residential dwellings; which are considered sensitive receptors. However, the project, agricultural grading for vineyard planting, is not expected to generate substantial point-source emissions. The project will not include major transportation facilities, commercial or manufacturing uses, or generate significant odors. There will be no impacts.

d) The project proposes grading which will create emissions from grading equipment which may create objectionable odors. These will be temporary and will not impact a substantial number of people because there are only a few neighbors on large lots. There will be no impacts.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

**BIOLOGICAL RESOURCES** Would the project:

**7. Wildlife & Vegetation**

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

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

c) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U. S. Wildlife Service?				
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<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"/>
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 (Adopted June 2003), Western Riverside County Multiple Species Habitat Conservation Plan Consistency Analysis BGR1800141, prepared by Principe and Associates, dated March 29, 2019.

**Findings of Fact:**

**a) 6.1.2 Protection of Species Associated with Riparian/Riverine Areas and Vernal Pools**

The proposed grading will result in impacts to portions of the upland swales. However, the upland swales present on this site are not providing habitat for any of the conserved aquatic species within the MSHCP Conservation Area. They drain by into the existing culverts without ponding anywhere along the flowlines. As such, the freshwater flow from the upland swales discharging into these culverts provides biological functions and values to Covered Species potentially occupying the existing downstream habitat. All existing drainage courses and storm drain facilities will continue to function. Importantly, the excess storm water accumulating in the onsite basins will drain into the two existing culverts located beneath Glen Oaks Road as they did before the project. Because the freshwater flow to downstream habitat will not change, there will be no lost functions and values of habitat as it relates to Covered Species.

No standing water in wetlands or vernal pools and swales, or sign of other areas that pond water such as human- modified depressions were observed anywhere on the site. Based on existing drainage patterns and soil characteristics, no features are present on the site that would provide aquatic habitats that support fairy shrimp. Also, there was no evidence of seasonal features that would support fairy shrimp had existed on the site before the riverine areas were being mapped.

Per the MSHCP Section 6.1.2 – Avoidance and Minimization: “Those impacts that are unavoidable shall be mitigated such that the lost functions and values as they relate to Covered Species are replaced as set forth below under the Determination of Biologically Equivalent or Superior Preservation.”

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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With no lost functions and values to Covered Species, and no onsite MSHCP Riparian features or vernal pools, this project is consistent with Section 6.1.2 of the MSHCP.

**6.1.3 Protection of Narrow Endemic Plant Species**

The project site is not located within a Narrow Endemic Plant Species Survey Area. Therefore, no surveys were required. The project is consistent with Section 6.1.3 of the MSHCP.

**6.1.4 Guidelines Pertaining to the Urban/Wildlands Interface**

The project site is not located adjacent to an MSHCP Conservation Area. Therefore, the project is not subject to the MSHCP Urban/Wildland Interface Guidelines. The project is consistent with Section 6.1.4 of the MSHCP.

**6.3.2 Additional Survey Needs and Procedures**

The project site is located within the required habitat assessment area for burrowing owl. The project site was determined not to have suitable habitat for burrowing owl. No suitable burrows, burrowing owl, or burrowing owl sign were observed on the project site or in the survey buffer area during the habitat assessment.

The project will be consistent with Section 6.3.2 of the MSHCP with adherence to Riverside County conditions of approval.

The proposed project will not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan. Impacts will be less than significant with adherence to Riverside County Conditions of Approval.

b) As shown above in section "a" and with compliance with the MSHCP no impacts to any endangered, or threatened species will occur. There will be no impacts.

c) The Riverside County Planning Department, Environmental Programs Division determined the implementation of requiring a nesting bird surveys during the nesting bird season prior to grading, would reduce impacts to special-status species to below a level of significance. Impacts will be less than significant.

d) The project site is not located within or adjacent to an existing or proposed MSHCP Core or Linkage, Conservation Area, or wildlife nursery.

The project will not interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites with adherence to Riverside County Conditions of Approval. There will be no impacts.

e-f) No impacts to 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 or federally protected wetlands as defined by Section 404 of the Clean Water Act will occur. There will be no impacts.

g) The proposed project is subject to the Riverside County Oak Tree Management Guidelines. No oak trees are located on the project site. 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 is required.

**Monitoring:** No monitoring is required.

**CULTURAL RESOURCES** Would the project:

8. Historic Resources	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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):** On-site Inspection, Project Application Materials, CRM TECH, April 17, 2019, Phase I Historical/Archaeological Resources Survey – Austin Vineyards

**Findings of Fact:**

a) Based upon analysis of records and a survey of the property by a qualified Archaeologist, it has been determined that there will be no impacts to historical resources as defined in California Code of Regulations, Section 15064.5 because they do not occur on the project site. No buildings, structures, or objects more than 50 years of age were encountered on the property. There will be no impacts.

b) Based upon analysis of records and a survey of the property by a qualified Archaeologist, it has been determined that there will be no impacts to significant historical resources as defined in California Code of Regulations, Section 15064.5 because they do not occur on the project site. As such, no change in the significance of historical resources would occur with the implementation of the proposed project because there are no significant historical resources. There will be no impacts.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

9. Archaeological Resources	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Alter or destroy an archaeological site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource, pursuant to California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Source(s):** On-Site Inspection, Project Application Materials, CRM TECH, April 17, 2019, Phase I Historical/Archaeological Resources Survey – Austin Vineyards

**Findings of Fact:**

a) CRM TECH conducted a historical/archaeological resources records search, pursued historical background research, and carried out an intensive-level field survey. Throughout the course of the study, no “historical resources” (including prehistoric archaeological resources) were encountered within or adjacent to the project area. Based upon analysis of records and a survey of the property it has been determined that there will be impacts to archaeological resources as defined in California

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Code of Regulations, Section 15064.5 because there were archaeological resources identified during the survey of the project site. Impacts will be less than significant.

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

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

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**ENERGY** Would the project:

**10. Energy Impacts**

a) Result in potentially significant environmental impacts due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?

b) Conflict with or obstruct a State or Local plan for renewable energy or energy efficiency?

Source(s): Riverside County General Plan, Riverside County Climate Action Plan ("CAP"), Project Application Materials

Findings of Fact:

a-b) The proposed project of agricultural grading for vineyard planting will not result in potentially significant environmental impacts due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation as there will be no construction of any new buildings on the project site. Additionally, grading equipment will be regulated per grading operations or requirements per the CBC. The proposed project will not conflict with or obstruct a State or Local plan for renewable energy or energy efficiency. There will be no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**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):** Riverside County General Plan Figure S-2 "Earthquake Fault Study Zones," GIS database, Geologist Comments, County Geologic Report (GEO190014) submitted for CEQ180113 (BGR1800141), was prepared by EnGEN Corporation for Austin Vineyard and Winery, APN: 942-030-006, Temecula, California, dated March 7, 2019. In addition, EnGEN has submitted the following document for the project: "Response to Review Comments, Review Comments: County Geologic Report No. 190014, dated March 25, 2019," dated March 28, 2019.

Findings of Fact:

b) According to Map My County (MMC), a GIS database, the proposed project is not located within a fault zone. Based on site specific review and subsurface exploration, no active faulting is known to or suspected to traverse the site nor is it situated within an "Alquist-Priolo" Earthquake Fault Zone or County of Riverside fault hazard zone. The site is located approximately 2,500 feet from a County Fault Zone. The proposed project is only for agricultural grading for vineyard planting and not for any residential or commercial structural construction. If structural construction were proposed, the 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 structures are constructed pursuant to applicable seismic design criteria for the region. As CBC requirements are applicable to all development, they are not considered mitigation for CEQA implementation purposes. Impacts will be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**12. Liquefaction Potential Zone**

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

**Source(s):** Riverside County General Plan Figure S-3 "Generalized Liquefaction," County Geologic Report (GEO190014) submitted for CEQ180113 (BGR1800141), was prepared by EnGEN Corporation for Austin Vineyard and Winery, APN: 942-030-006, Temecula, California, dated March 7, 2019. In addition, EnGEN has submitted the following document for the project: "Response to Review Comments, Review Comments: County Geologic Report No. 190014, dated March 25, 2019," dated March 28, 2019.

Findings of Fact:

a) According to MMC (GIS database) and the project Geotechnical Consultant, liquefaction is not considered to be a hazard at the subject site due to the depth of groundwater and underlying dense bedrock. 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 is required.

**Monitoring:** No monitoring is required.

**13. Ground-shaking Zone**

a) Be subject to strong seismic ground shaking?

**Source(s):** Riverside County General Plan Figure S-4 "Earthquake-Induced Slope Instability Map," and Figures S-13 through S-21 (showing General Ground Shaking Risk), Geology Report

**Findings of Fact:**

a) Strong ground shaking can be expected at the site, as well as virtually all of Southern California, during moderate to severe earthquakes in this general region. As stated previously, the proposed project is only for agricultural grading for vineyard planting with no potential impacts from ground shaking can be lessened to a level of insignificance through compliance with the current California Building Code Seismic Design requirements if buildings were proposed. Such compliance shall be required by Riverside County Ordinance. This requirement is not considered unique mitigation for CEQA purposes. The proposed project will have a less than significant impact with regard to ground shaking. Impacts will be less than significant.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

**14. Landslide Risk**

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

**Source(s):** On-site Inspection, Riverside County General Plan Figure S-5 "Regions Underlain by Steep Slope," County Geologic Report (GEO190014) submitted for CEQ180113 (BGR1800141), was prepared by EnGEN Corporation for Austin Vineyard and Winery, APN: 942-030-006, Temecula, California, dated March 7, 2019. In addition, EnGEN has submitted the following document for the project: "Response to Review Comments, Review Comments: County Geologic Report No. 190014, dated March 25, 2019," dated March 28, 2019.

**Findings of Fact:**

a) The proposed project is located in an area mapped zero to less than 15% slope angle. However, the project Geotechnical Consultant has concluded that due to the density and course-grained nature of the underlying bedrock at the subject site, the potential for landslides is considered negligible for design purposes. Additionally, conformance with the California Building Code and County Ordinance will further reduce the potential. The risk of land sliding is anticipated to have a less than significant impact on the project. 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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**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

**15. Ground Subsidence**

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

**Source(s):** Riverside County General Plan Figure S-7 “Documented Subsidence Areas Map,” Geology Report

**Findings of Fact:**

a) According to MMC (GIS database) and the project Geotechnical Consultant, the proposed project is not located in a susceptible subsidence area. Additionally, with conformance with the California Building Code any potential for ground subsidence would be minimized to a less than significant impact.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

**16. Other Geologic Hazards**

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

**Source(s):** On-site Inspection, Project Application Materials, County Geologic Report (GEO190014) submitted for CEQ180113 (BGR1800141), was prepared by EnGEN Corporation for Austin Vineyard and Winery, APN: 942-030-006, Temecula, California, dated March 7, 2019. In addition, EnGEN has submitted the following document for the project: “Response to Review Comments, Review Comments: County Geologic Report No. 190014, dated March 25, 2019,” dated March 28, 2019.

**Findings of Fact:**

a) The project site is not located near any known volcanic area; therefore, the project site is not subject to geologic hazards, such as seiche, mudflow, or volcanic hazard. The potential for secondary seismic hazards such as seiche or tsunami is considered negligible due to site elevation and distance to an open body of water. The closest large body of water is a Man-made lake (Lake Skinner) about 2 miles northwest of the project site from the Eastern Municipal Water District (EMWD). Impacts are less than significant.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

**17. Slopes**

a) Change topography or ground surface relief features?

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Create cut or fill slopes greater than 2:1 or higher than 10 feet?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in grading that affects or negates subsurface sewage disposal systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Source(s):** Riv. Co. 800-Scale Slope Maps, Project Application Materials, Slope Stability Report

**Findings of Fact:**

a) The project site contains sloped rolling foothills with gradual slopes in the range of 0.5 to 10 percent. The proposed site grading will not change that appreciably as it is for agricultural grading for vineyard planting. Impacts will be less than significant.

b) All proposed cut and fill slopes will be constructed at 7:1 to 2:1, with a maximum height of approximately 15 feet. However, according to the project Geotechnical Consultant, proposed cut and fill slopes inclined at a ratio of 2:1 or flatter will possess gross and surficial stability in excess of generally accepted engineering criteria (FOS>1.5), and should be suitable for their intended purpose, provided that proper slope maintenance procedures are maintained. The site soils have a "very low" expansion potential based on laboratory testing. Additionally, conformance with the California Building Code and County Ordinance will reduce any potential for ground subsidence would be minimized to a less than significant impact. Impacts will be less than significant.

c) Under existing conditions, the project site comprises undeveloped land with no existing uses that require wastewater treatment. The subject parcel recently merged with the neighboring parcel to the east (under the same ownership per recorded CPM180016). As no grading is to occur within approximately 200 feet of the residential dwelling or septic system, implementation of the proposed project would not result in grading that affects or negates any active subsurface sewage disposal systems. Impacts will be less than significant.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

**18. Soils**

a) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Be located on expansive soil, as defined in Section 1802.3.2 of the California Building Code (2007), creating substantial direct or indirect risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Have soils incapable of adequately supporting use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Source(s):** U.S.D.A. Soil Conservation Service Soil Surveys, Project Application Materials, On-site Inspection, Soils Report

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

a) The development of the site could result in the loss of topsoil from grading activities, but not in a manner that will result in significant amounts of soil erosion. Implementation of Best Management Practices (BMPs) through preparation and submittal of a Storm Water Pollution Prevention Plan (SWPPP) will reduce the impact to below a level of significance. Some BMPs include the use of sediment filters and gravel bags to prevent water run-off and soil erosion during grading activities. BMPs as administered in the SWPPP by a qualified SWPP Designer (QSD) are required pursuant to the National Pollution Discharge Elimination System (NPDES) permit requirements and are not considered mitigation pursuant to CEQA. Impacts will be less than significant.

b) The project may be located on expansive soil; however, California Building Code (CBC) requirements pertaining all structures will mitigate the potential impact to less than significant. Those requirements are applicable to all structures they are not considered mitigation for CEQA implementation purposes; additionally the proposed project is for agricultural grading for vineyard planting. Impacts will be less than significant.

c) Under existing conditions, the project site comprises undeveloped land with no existing uses that require wastewater treatment. The subject parcel recently merged with the neighboring parcel to the east (under the same ownership per recorded CPM180016). As no grading is to occur within approximately 200 feet of the residential dwelling or septic system, implementation of the proposed project would not result in grading that affects or negates any active subsurface sewage disposal systems. Impacts will be less than significant.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

**19. Wind Erosion and Blowsand from project either on or off site.**

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

**Source(s):** Riverside County General Plan Figure S-8 "Wind Erosion Susceptibility Map," Ord. No. 460, Article XV & Ord. No. 484

**Findings of Fact:**

a) The project site is located within an area of Moderate Wind Erodibility rating. The General Plan, Safety Element Policy for Wind Erosion requires buildings and structures to be designed to resist wind loads which are covered by the CBC. Furthermore, the proposed project is only for agricultural grading for vineyard planting. With such compliance, the project will not result in an increase in wind erosion and blow sand, either on or off site. Impacts will be less than significant.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**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):** Riverside County General Plan, Riverside County Climate Action Plan ("CAP"), Project Application Materials

**Findings of Fact:**

a-b) The Planning Department does not require a greenhouse gas numerical analysis for small projects that would not contribute cumulatively significant amounts of exhaust emissions or generate cumulatively considerable levels of GHGs from fuel combustion or involve substantial water and electricity demands. The proposed project is agricultural grading for vineyard planting. Approval of this grading plan does not expressly authorize the construction of any buildings. This application is for grading only. Impacts will be less than significant

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

**HAZARDS AND HAZARDOUS MATERIALS** Would the project:

**21. Hazards and Hazardous Materials**

a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>
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):** Project Application Materials

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

- a) The project does not propose any use that would involve the transport, use, or disposal of hazardous material. Any chemicals or materials that may be used for the use as an agricultural vineyard would be subject to County, State, and Federal requirements for application and storage to not be a potential hazard to any person on the project site or nearby. There will be no impacts.
- b) The proposed project will include emissions from grading equipment. Diesel emissions are only anticipated to last a short time, and are therefore not anticipated to 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. See the Air Quality section for more detail. There will be no impacts.
- c) The proposed project will not impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan. The project allows for adequate emergency access. There will be no impacts.
- d) There are no existing or proposed schools within one-quarter mile of the project site or in the project vicinity. Also, the proposed project does not propose the transportation of substantial amounts of hazardous materials (refer to finding of fact 20a). There will be no impacts.
- e) The proposed 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, would not create a significant hazard to the public or the environment. There will be no impacts.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

**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 checked="" type="checkbox"/>	<input type="checkbox"/>

**Source(s):** Riverside County General Plan Figure S-20 "Airport Locations," GIS database

**Findings of Fact:**

- a) The project site is not located within an Airport Master Plan; therefore will not result in an inconsistency with an Airport Master Plan. There will be no impacts.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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b) The project site is not located within an Airport Master Plan; therefore will not require to be reviewed by the Airport Land Use Commission. There will be no impacts.

c) The project site is not located within an airport land use plan; therefore the project will not create a safety hazard for people residing or working in the project area in reference to a public airport or public use airport. There will be no impacts.

d) The project site is located approximately 4.0 miles from the Billy Joe private airstrip, which is located at 33800 Linda Rosea Road. The airstrip is infrequently used, and permission must be granted by the owner of the airstrip prior to landing. Due to the location and infrequent use of the airstrip, the project would not result in an airstrip related safety hazard for people residing or working in the project area. Impacts will be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**HYDROLOGY AND WATER QUALITY** Would the project:

**23. Water Quality Impacts**

a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	<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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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"/>

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 Figure S-9 "Special Flood Hazard Areas," Figure S-10 "Dam Failure Inundation Zone," Riverside County Flood Control District Flood Hazard Report/Condition, GIS database

**Findings of Fact:**

- a) According to the grading plans, the proposed drainage system is consistent with the natural drainage pattern of the site and will not affect adjacent properties. This is because the grading plan incorporates Best Management Practices (BMP's) to minimize or eliminate the amount of surface runoff on- and across property lines. Impacts will be less than significant.
- b) The grading plan incorporates Best Management Practices (BMP's) to minimize and eliminate any type of surface runoff on- or off-site. Additionally, stormwater and waste discharge will be managed via conformance with the California Stormwater Quality Association Stormwater BMP Handbook. Therefore, the proposed project will not violate any water quality standards or waste discharge requirements. Impacts will be less than significant.
- c) The proposed project is for agricultural grading for vineyard planting and will not interfere with any groundwater supply. There will be no impacts.
- d) As indicated in the findings above in this section, the grading plan incorporates BMP's to minimize and eliminate any substantial surface on-site and across property lines. Therefore, the proposed project would not exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff. Impacts will be less than significant.
- e-f) As indicated in General Plan Figure S-9, the project site is not located in an area with the potential for flood hazards. Additionally, the proposed project is simply for agricultural grading for vineyard planting, and does not incorporate any housing or structures. There will be no impacts.
- g) The proposed project incorporates BMP's to minimize and eliminate the amount of surface runoff on-site and across property lines, and includes measures to avoid any type of pollution runoff. The proposed project would not substantially degrade water quality. Impacts will be less than significant.
- h) While the proposed project incorporates BMP's to minimize the amount of surface runoff on-site and across property lines, there will be detention basins in the interim to address any additional flows towards the roadway. Moreover, the proposed project is only for agricultural grading for vineyard planting with no other residential or commercial construction to occur. Impacts will be less than significant.
- i) The proposed project is simply for agricultural grading for vineyard planting and will not conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan. Impacts will be less than significant.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

**LAND USE/PLANNING** Would the project:

24. Land Use

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?				
b) Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Source(s):** Riverside County General Plan, GIS database, Project Application Materials

**Findings of Fact:**

a) The project proposes agricultural grading for vineyard planting within the Wine Country Community Plan (WCCP) and within the General Plan Land Use designation Agricultural (AG). The propose project wouldn't conflict with any land use plan, policy, or regulation adopted and is consistent with the surrounding area. There will be no impacts.

b) The proposed project will not disrupt or divide the physical arrangement of an established community. Moreover, the project proposes agricultural grading for vineyard planting. Additionally, according to MMC (GIS Database), the proposed project is not located within a city sphere of influence or adjacent to a city or county. There will be no impacts.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

<b>MINERAL RESOURCES</b> Would the project:				
<b>25. Mineral Resources</b>				
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 Figure OS-6 "Mineral Resources Area"

**Findings of Fact:**

a) The project area has not been used for mining. Therefore, the project would not result in the loss of availability of a known mineral resource in an area classified or designated by the state that would be of value to the region or the residents of the State. There will be no impacts.

b) The proposed project site has not been used for mineral resources; therefore, the 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. There will be no impacts.



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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c) The project site is not located adjacent to near an abandoned quarry mine; therefore, the project will not expose people or property to hazards from abandoned quarries or mines. There will be no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**NOISE** Would the project result in:

**26. Airport Noise**

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

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

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

Findings of Fact:

a) The proposed project site is not located within an Airport Influence Area; therefore, the project will not expose people residing on the project site to excessive noise levels related to air traffic. There will be no impacts.

b) The project site is located approximately 4.0 miles from the Billy Joe private airstrip, which is located at 33800 Linda Rosea Road. The airstrip is infrequently used, and permission must be granted by the owner of the airstrip prior to landing. Due to the location and infrequent use of the airstrip, the project would not result in exposing people residing or working in the project area to excessive noise levels. Impacts will be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**27. Noise Effects by the Project**

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

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

Source(s): Riverside County General Plan, Table N-1 ("Land Use Compatibility for Community Noise Exposure"), Project Application Materials

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

a) The project will temporarily raise ambient noise levels in the area during agricultural grading activities which currently does not exist without the project. However when complete, the project will not create a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project as the proposed project is for agricultural grading for vineyard planting. Grading activities will be regulated by the County Noise Ordinance to limit the hours where grading would occur to limit the potential for nuisance from noise due to the proximity of the project site to occupied residences. This is a standard requirement and is, therefore not considered unique mitigation pursuant to CEQA. Impacts will be less than significant.

d) The proposed project may include ground-borne vibration during grading activities for the vineyard planting, but will not result in a permanent increase in ground-borne vibration or ground-borne noise levels. There will be no impacts.

**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," Paleontological Resource Impact Mitigation Program ("PRIMP") Report

**Findings of Fact:**

a) This site is mapped in the County's General Plan as having a High potential for paleontological resources (fossils). The proposed project site grading/earthmoving activities could potentially impact this resource. The project has been conditioned for prior to grading permit issuance that the applicant shall retain a qualified paleontologist approved by the County to create and implement a project-specific plan for monitoring site grading/earthmoving activities (project paleontologist). Additionally, the project paleontologist retained shall review the approved development plan and grading plan and conduct any pre-construction work necessary to render appropriate monitoring and mitigation requirements as appropriate. These requirements shall be documented by the project paleontologist in a Paleontological Resource Impact Mitigation Program (PRIMP). This PRIMP shall be submitted to the County Geologist for approval prior to issuance of a grading permit (BGR1800141). This is a standard policy and is, therefore, not considered unique mitigation pursuant to CEQA. Therefore, impacts will be less than significant.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

**POPULATION AND HOUSING** Would the project:

**29. Housing**

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?				
b) Create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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 type="checkbox"/>	<input checked="" type="checkbox"/>

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

**Findings of Fact:**

a) The proposed project site is some vineyard crops and an existing residential dwelling. The proposed project is agricultural grading for more vineyard planting on the parcel property; thus, the proposed project will not displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere. There will be no impacts.

b) The proposed project will not create permanent employment opportunities; therefore, it will not create a demand for additional housing. There will be no impacts.

c) The project is agricultural grading for vineyard planting and will not increase the population of the area beyond that which was already accounted for when the property was subdivided. There will be no impacts.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

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

**30. Fire Services**

**Source(s):** Riverside County General Plan Safety Element

**Findings of Fact:**

The project will not result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities. As such, this project will not cause the construction that could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services. 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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Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**31. Sheriff Services**

Source(s): Riverside County General Plan

Findings of Fact:

The proposed project is the agricultural grading for vineyard planting. Additionally, the project will not result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities. As such, this project will not cause the construction that could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services. Impacts will be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**32. Schools**

Source(s): School District (Temecula Valley USD) correspondence, GIS database

Findings of Fact:

The subject parcel currently has an existing residential dwelling on it and some vineyard crops. The proposed project will consist of agricultural grading for additional vineyard planting. As such, the proposed project will not displace any existing housing or residents, nor will it add any new housing, residents or habitable structures to the area. With no habitable structures proposed, the resultant grading permit will not generate any new students or otherwise affect the demand for schools in the area. It will also not necessitate the provision of new or expanded schools or other educational facilities. There will be no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**33. Libraries**

Source(s): Riverside County General Plan

Findings of Fact:

The subject parcel currently has an existing residential dwelling on it and some vineyard crops. The proposed project will consist of agricultural grading for additional vineyard planting. As such, the proposed project will not displace any existing housing or residents, nor will it add any new housing, residents or habitable structures to the area. With no habitable structures proposed, the resultant grading permit will not generate any new students or otherwise affect the demand for libraries in the

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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area. It will also not necessitate the provision of new or expanded libraries or other similar facilities. There will be no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

<b>34. Health Services</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source(s): Riverside County General Plan

Findings of Fact:

The project will not create a significant additional need for additional health services. However, these types of services are normally user fee or tax-supported services. No shortage in the provision of health care service is expected as a result of the proposed project. The proposed project will not have a significant impact on health services. There will be no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

<b>RECREATION</b> Would the project:				
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<b>35. Parks and Recreation</b>				
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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>
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 checked="" type="checkbox"/>	<input type="checkbox"/>

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

Findings of Fact:

a) The scope of the proposed project does not involve the construction or expansion of recreational facilities. Impacts will be less than significant.

b) The project proposes only agricultural grading for vineyard planting. Recreational opportunities for the grading equipment operators are not considered important enough to qualify for a finding of significance. 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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c) The proposed project is not within a Community Service Area (CSA) and Quimby fees are not due to prior to grading, thus, the project will not impact the need for fees to be paid. Impacts will be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

Source(s): Riverside County General Plan Figure C-6 Trails and Bikeway System,

Findings of Fact:

a) The proposed project of agricultural grading for vineyard planting is not proposed on, for, or near the trails. A driveway access onto the subject property will be created, but again will not affect any trails that may be along Glen Oaks Road. Impacts will be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

<b>TRANSPORTATION</b> Would the project:				
<b>37. Transportation</b>	<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 with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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): Riverside County General Plan, Project Application Materials

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

- a) The project proposes agricultural grading for vineyard planting on an existing residential parcel. Beyond minimal impacts from the delivery of grading vehicles; impacts will be less than significant.
- b) There are no parking requirements for grading activities. Nor will the project conflict with an applicable congestion management plan as the proposed project is for agricultural grading for vineyard planting. There will be no impacts.
- c) The proposed project is agricultural grading for vineyard planting only within the parcel limits and proposes no road improvements. There will be no impacts.
- d) The project proposes agricultural grading for vineyard planting on an existing residential parcel. Beyond minimal impacts from the delivery of grading vehicles, there will be no street impacts from the grading. Impacts will be less than significant.
- e) The project is only proposing on site agricultural grading for vineyard planting and it is not anticipated that there will be a substantial effect upon circulation during the proposed project's construction. Impacts will be less than significant.
- f) The proposed project is only proposing on the site grading activities and will not result in inadequate emergency access or access to nearby uses. There will be no impacts.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

**38. Bike Trails**

a) Include the construction or expansion of a bike system or bike lanes?

**Source(s):** Riverside County General Plan

**Findings of Fact:**

a) The proposed project of agricultural grading for vineyard planting is not proposed on, for, or near bike trails. A driveway access onto the subject property will be created, but again will not affect any bike trails that may be along Glen Oaks Road. Impacts will be less than significant.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**TRIBAL CULTURAL RESOURCES** Would the project cause a substantial adverse change in the significance of a Tribal Cultural Resource, defined in Public Resources Code section 21074 as either a site, feature, place, or cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American Tribe, and that is:

**39. Tribal Cultural Resources**

a) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1 (k)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>

**Source(s):** County Archaeologist, AB52 Tribal Consultation

**Findings of Fact:**

a-b) Notices regarding this Project were sent to the Pechanga, Soboba, Morongo, and Rincon on January 9, 2019. No response was received from Soboba, Morongo or Rincon. A response was received from Pechanga on January 17, 2019 requesting consultation. Consultation was initiated by the County on March 20, 2019. Although no specific Tribal Cultural Resources were identified by the tribe they did express concerns for potential impacts to subsurface resources during ground disturbing activities. The project conditions of approval were provided to the tribe on April, 2, 2019. The tribe sent a communication to Planning on April 10, 2019 agreeing with the conditions of approval except the proposed cultural resources repository and formally concluding AB52 consultation.

Although no Tribal Cultural Resources have been identified, due to the potential for subsurface resources to be disturbed during ground disturbing activities, the project has been conditioned for archeological and tribal monitoring during grading. Tribal monitoring is a common condition of approval and not considered mitigation for CEQA implementation purposes. Impacts will be less than significant.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

**UTILITIES AND SERVICE SYSTEMS** Would the project:

**40. Water**

a) Require or result in the relocation or construction of new or expanded water, wastewater treatment, or storm water drainage systems, whereby the construction or relocation would cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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):** Project Application Materials, Water Company

**Findings of Fact:**

a-b) The proposed project, agricultural grading for vineyard planting, is served by the Eastern Municipal Water District (EMWD). Additionally, the subject site has an existing residential dwelling on it. It is anticipated that the project will have sufficient water supplies available and would not require new or expanded entitlements to serve the project. Impacts will be less than significant.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>41. Sewer</b>				
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in a determination by the wastewater treatment provider that serves or may service the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Source(s):** Department of Environmental Health Review

**Findings of Fact:**

a-b) The proposed project, agricultural grading for vineyard planting, is served by the Eastern Municipal Water District (EMWD). The proposed grading activity will not, by itself, create a need for sewer or septic systems. Additionally, the subject site has an existing residential dwelling on it with a septic system. It is anticipated that the project will have sufficient wastewater treatment facilities available and would not require new or expanded entitlements to serve the project. Impacts will be less than significant.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>42. Solid Waste</b>				
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Comply with federal, state, and local management and reduction statutes and regulations related to solid	<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
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wastes including the CIWMP (County Integrated Waste Management Plan)?

**Source(s):** Riverside County General Plan, Riverside County Waste Management District correspondence

**Findings of Fact:**

a-b) The project proposes only agricultural grading for vineyard planting which will not generate any waste materials. There will be no impacts.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

**43. Utilities**

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

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

**Source(s):** Project Application Materials, Utility Companies

**Findings of Fact:**

a-f) The project proposes only agricultural grading for vineyard planting which will not require or result in the construction of new facilities or the expansion of existing facilities for electricity, natural gas, communication systems, street lighting, maintenance, or other governmental services. There will be no impacts.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

**WILDFIRE** If located in or near a State Responsibility Area ("SRA"), lands classified as very high fire hazard severity zone, or other hazardous fire areas that may be designated by the Fire Chief, would the project:

**44. Wildfire Impacts**

a) Substantially impair an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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):** Riverside County General Plan Figure S-11 "Wildfire Susceptibility", GIS database, Project Application Materials

**Findings of Fact:**

a, c, d) The project will not result in substantial adverse physical impacts, impair an adopted emergency response plan, or emergency evacuation plan. The project will not require the installation of associated infrastructure that would exacerbate a fire risk or create ongoing impacts. Additionally, the project not expose people or structures to significant risks. The project proposes only agricultural grading for vineyard planting. As such, this project will not cause the construction that could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services.

Furthermore, 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 less than two miles east of the project site on Glen Oaks Road. There will be no impacts.

b & e) The project proposes only agricultural grading for vineyard planting. With the project being a vineyard planting, it will have irrigation for the crop and additional onsite resources to for maintenances. Only occupants that would be in direct exposure would be farm hands and the existing single-family residence on site. Additionally, as stated above, there is a Riverside County Fire Station less than two miles from the project site that is on Glen Oaks Road. Impacts will be less than significant.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required

<b>MANDATORY FINDINGS OF SIGNIFICANCE</b>	<b>Does the Project:</b>			
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	<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
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eliminate important examples of the major periods of California history or prehistory?

**Source(s):** Staff Review, Project Application Materials

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

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

**Source(s):** Staff Review, Project Application Materials

**Findings of Fact:** The project does not have impacts which are individually limited, but cumulatively considerable.

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

**Source(s):** Staff Review, Project Application Materials

**Findings of Fact:** The proposed project would not result in environmental effects which would cause substantial adverse effects on human beings, either directly or indirectly.

**VI. EARLIER ANALYSES**

Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration as per California Code of Regulations, Section 15063 (c) (3) (D). In this case, a brief discussion should identify the following:

Earlier Analyses Used, if any:

Location Where Earlier Analyses, if used, are available for review:

Location: County of Riverside Planning Department  
4080 Lemon Street, 12th Floor  
Riverside, CA 92505

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**VII. AUTHORITIES CITED**

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

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