

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) Require or result in the construction of new water treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects?				
b) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Department of Environmental Health Review

Findings of Fact:

a) The project will be served by Rancho California Water District (RCWD) pursuant to the arrangement of financial agreements. The project will not physically alter existing facilities. Any construction of new facilities required by the cumulative effects of this project and surrounding projects would have to meet all applicable environmental standards.

b) The project will have sufficient water supplies available to serve the project by Rancho California Water District (RCWD) pursuant to the arrangement of financial agreements.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

<b>45. Sewer</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Require or result in the construction of new wastewater treatment facilities, including septic systems, or expansion of existing facilities, the construction of which would cause significant environmental effects?				
b) Result in a determination by the wastewater treatment provider that serves or may service the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Department of Environmental Health Review

Findings of Fact:

a-b) The project is proposing to utilize the existing septic tank. Prior to building permit issuance, a satisfactory detailed soils percolation test shall be completed and approved by the Department of Environmental Health. A septic disposal system review and floor plan/plumbing schedule shall be approved by the Department of Environmental Health. (COA 80.E HEALTH.1) This is a standard condition of approval and pursuant to CEQA is not considered mitigation.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>46. Solid Waste</b>				
a) Is the project served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Comply with federal, state, and local statutes and regulations related to solid wastes (including the CIWMP (County Integrated Waste Management Plan))?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: RCIP, Riverside County Waste Management District correspondence

Findings of Fact:

a-b) According to the Riverside County Waste Management Department, the proposed project has the potential to impact landfill capacity from the generation of solid waste during construction. The project will not physically alter existing facilities or result in the construction of new or physically altered facilities. Any construction of new facilities required by the cumulative effects of this project and surrounding projects would have to meet all applicable environmental standards.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**47. Utilities**

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

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

Source: RCIP

Findings of Fact:

a-c) The project will require utility services in the form of Electricity, Natural gas, and Telecommunications. Utility service infrastructure is available to the project site and the project is not anticipated to create a need for new facilities. The impact is considered less than significant.

d) Storm water drainage will be handled on-site. The impact is considered less than significant.



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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e-f) Street lighting exists for the access to the project site, and the project will not require new roads. Overall, the project will have an incremental impact on the maintenance of public facilities, including roads. The impact is considered less than significant.

g) The project will not require additional government services. The impact is considered less than significant.

h)The project design does not conflict with adopted energy conservation plans. The impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**MANDATORY FINDINGS OF SIGNIFICANCE**

48. Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare, or endangered plant or animal to eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Staff review, Project Application Materials

Findings of Fact: Implementation of the proposed project would not 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. Mitigation measures have been incorporated to protect any cultural resources that may potentially exist on the site.

49. Does the project have the potential to achieve short-term environmental goals, to the disadvantage of long-term environmental goals? (A short-term impact on the environment is one that occurs in a relatively brief, definitive period of time while long-term impacts will endure well into the future.)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Staff review, Project Application Materials

Findings of Fact: The proposed project does not have the potential to achieve short-term environmental goals, to the disadvantage of long-term environmental goals. Both short-term and long-term environmental goals are being met through the mitigation placed on the project and the project design.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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50. Does the project have impacts which are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of an individual project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects as defined in California Code of Regulations, Section 15130)?

Source: Staff review, Project Application Materials

Findings of Fact: The project does not have impacts which are individually limited, but cumulatively considerable. All cumulative impacts resulting from this project and those around it have been evaluated as part of this Initial Study and the EIR prepared for the General Plan.

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

Source: Staff review, project application

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, 9th Floor  
Riverside, CA 92505

Y:\Planning Case Files-Riverside office\PP23896\Hearing Prep\EA.PP23896.docx



Agenda Item: 3.1  
Area Plan: Southwest  
Zoning Area: Rancho California  
Supervisory District: Third/Third  
Project Planner: Mitra Mehta-Cooper  
Planning Commission: August 22, 2012  
Continued From: July 25, 2012


WINE COUNTRY COMMUNITY PLAN –  
General Plan Amendment No. 1077, Ordinance  
Amendment No. 348.4729, and Program  
Environmental Impact Report No. 524  
Applicant: County of Riverside  
EIR Consultant: RBF Consulting

## COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

### WINE COUNTRY COMMUNITY PLAN

#### **PROJECT DESCRIPTION:**

The Temecula Valley Wine Country Community Plan (Project) was initiated by the County Board of Supervisors in 2008 to ensure that the region develops in an orderly manner that preserves Temecula Valley's viticulture potential and enhances its economic contribution to the County over the long term. The purpose of this Project is to provide a blueprint for future growth that ensures that future development activities will enhance, and not impede, the quality of life for existing and future residents, while providing opportunities for continued preservation and expansion of winery and equestrian operations. The Project has been developed to achieve the following four objectives:

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1. To preserve and enhance viticulture potential, rural lifestyle and equestrian activities;
  2. To continue to allow for an appropriate level of commercial tourist activities that are incidental to viticulture and equestrian operations;
  3. To coordinate growth in a manner that avoids future land use conflicts; and
  4. To ensure timely provision of appropriate public infrastructure and services that keeps up with anticipated growth.

The Project is generally located in the Southwest Area Plan (SWAP) of the General Plan in the southwestern portion of unincorporated Riverside County. The Project covers approximately 18,990 acres of land located approximately three miles north of the San Diego County border, east of the City of Temecula, south of Lake Skinner, and northwest of Vail Lake. The Project includes General Plan Amendment No. 1077, Ordinance Amendment No. 348.4729, and the accompanying Program Environmental Impact Report No. 524.

#### **ISSUES DISCUSSED IN FIRST HEARING:**

This Project was discussed before the Planning Commission on July 25, 2012. After taking public testimony from more than 50 members of the public, the Commission discussed specific issues with the Project proposal and solicited additional information for consideration at the next public hearing (August 22, 2012). Staff has organized those issues into the following broad categories which will be explored in detail below:

1. Requirements to regulate noise;
2. Implementation of the proposed Trails Network;
3. Application of Ordinance No. 348.4729; and
4. Allowance of churches.

### **REQUIREMENTS TO REGULATE NOISE:**

After hearing the public testimony, Commissioner Porras, Commissioner Roth and Commissioner Snell raised concerns regarding noise generating from wineries (and their incidental commercial uses) and its impact on existing and future residents of this region. The Commissioners shared their specific ideas to regulate noise, some of which are addressed in the current Project proposal.


During the Project development phase, similar concerns were raised regarding noise generating from existing wineries. Many of these existing wineries and their commercial activities operated without proper land use approvals. Therefore, the County engaged in a collaborative planning and pro-active code enforcement approach to address the existing noise issues of the region.

- The County staff created a database to identify all existing wineries and associated commercial activities by conducting a comprehensive web-search of all businesses in this region. This database identified that 46 wineries or other commercial uses were operating without the appropriate County approvals.
- The County Code Enforcement Department then provided advisory notices to these businesses in order bring them in compliance with the appropriate County ordinances. If those businesses had not applied for the appropriate County approval after 45-60 days, they were cited with Code Violations and fines that increased with every citation. The Department also created a specialized Wine Country Code Enforcement team to ensure that the Code Officers were well-versed with code challenges unique to Wine Country. Furthermore, the Department conducted weekend enforcement and provided a dedicated phone-number to the area residents to file their complaints.

The aforementioned experience was used by the County staff and Ad Hoc Advisory Committee as they engaged in developing a proposal for this Project. The following section outlines all the various areas of the proposed Project, which are designed to regulate noise in this region and to avoid land use conflicts in the future.

#### **1) General Plan Amendment No. 1077:**

The proposed General Plan Amendment No. 1077, through addition of the Temecula Valley Wine Country Policy Area, requires larger lot sizes for residential subdivisions and incidental commercial uses as well as promotes clustered development. These design features of the proposed Temecula Valley Wine Country Policy Area are anticipated to reduce noise related conflicts in this region.

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- a) The proposed Policy Area policy SWAP 1.5 restricts residential density for subdivisions regardless of their underlying land use designations. This requirement would decrease the number of residential units that would be exposed to wineries and their commercial activities as well as would encourage residential subdivisions in the Wine Country-Residential District.



- *SWAP 1.5 Require a density of ten (10) acres minimum for tentative approval of residential tract and parcel maps after (adoption date) regardless of the underlying land use designation except in the Wine Country – Residential District where a density of five (5) acres minimum shall apply.*
- b) The proposed Policy Area also promotes clustered development in a greater geographic area (approximately 18,990 acres) than its preceding policy area – the Citrus Vineyard Policy Area (approximately 7,576 acres). Furthermore, the proposed policy SWAP 1.15 requires that at least 75% of the project area be set aside as vineyards or equestrian land compared to only 50% of the project area in the Citrus Vineyard Policy Area. These implementing clustered developments are anticipated to provide contiguous open space buffers between residential subdivisions and winery uses, which would reduce potential land use conflicts in the future.
- *SWAP 1.15 Encourage tentative approvals of residential tract and parcel maps to cluster development in conjunction with on-site vineyards or equestrian land provided that the overall project density yield does not exceed one dwelling unit per five (5) acres. While the lot sizes in a clustered development may vary, require a minimum lot size of 1 acre, with at least 75% of the project area permanently set-aside as vineyards or equestrian land.*
- c) The current Citrus Vineyard Policy Area allows for lodging and special occasion facilities without a winery, which does not promote the area’s viticulture potential as envisioned in its intent. The proposed Policy Area reinforces the area’s viticulture potential and rural characteristics by requiring wineries and equestrian establishments as the primary use for all incidental commercial activities. Furthermore, the higher intensity commercial uses are proposed on larger lot sizes compared to the Citrus Vineyard and Valle de los Caballos Policy Areas, which would further reduce potential land use conflicts in the future.
- *SWAP 1.4 Permit limited commercial uses such as wineries, sampling rooms, and retail wine sales establishments on a minimum lot size of ten (10) acres to promote viticulture potential of this region.*
  - *SWAP 1.11 Allow incidental commercial uses such as special occasion facilities, hotels, resorts, restaurants and delicatessens in conjunction with wineries as defined in the implementing zones.*
  - *SWAP 1.12 Encourage equestrian establishments that promote the equestrian lifestyle as described in the Wine Country – Equestrian (WC-E) Zone.*
  - *SWAP 1.13 Permit incidental commercial uses such as western stores, polo grounds, or horse racing tracks, petting zoos, event grounds, horse auction facilities, horse show facilities, animal hospitals, restaurants, delicatessens, and special occasion facilities in conjunction with commercial equestrian establishments on lots larger than 10 acres to encourage equestrian tourism in this community.*

## **2) Ordinance Amendment No. 348.4729:**

To implement the Temecula Valley Wine Country Policy Area, Ordinance Amendment No. 348.4729 proposes to create four Winery County Zones by adding Section 14.90 through Section 14.96 in Ordinance No. 348. The following sections of the proposed Ordinance Amendment No. 348.4729 through permitted uses section and their development standards are anticipated to reduce noise related conflicts in this region:

### a) Wine Country – Winery Zone:

- Section 14.92.b.5. allows special occasion facilities, bed and breakfast inns, country inns, hotels and restaurants with an established winery through a plot plan on 20 acres minimum.
- Section 14.92.c.2. allows resorts, amphitheaters, and golf courses with an established winery through a conditional use permit on 40 minimum acres.

### b) Wine Country – Equestrian Zone:

- Section 14.94.b.5 allows a commercial equestrian establishment through a plot plan on 10 acres minimum.
- Section 14.94.b.6 allows petting zoos, polo-grounds, and horse show facilities with a commercial equestrian establishment through a plot plan on 10 acres minimum.
- Section 14.94.b.7 allows western style stores and restaurants with a commercial equestrian establishment through a plot plan on 20 acres minimum.
- Section 14.94.c.2 allows horse racing tracks or rodeo arenas and large scale hospitals with a commercial equestrian establishment through a conditional use permit on 50 acres minimum.
- Section 14.94.c.3 allows a horse racing track or rodeo arena and large scale hospital with a commercial equestrian establishment through a conditional use permit on 100 acres minimum.

### c) Development Standards:

- Section 14.96.a.1 requires site layouts and building designs to minimize noise impacts on surrounding properties and to comply with Ordinance No. 847.
- Section 14.96.e.4 requires minimum setbacks of hundred feet (100') and three hundred feet (300') when the facility is located next to Rancho California Road, Monte De Oro Road, Anza Road, Glen Oaks Road, Pauba Road, De Portola Road, Buck Road, Borel Road, Butterfield Stage Road, Calle Contento Road, Camino Del Vino Road, and Highway 79 South for special occasion facilities.
- Section 14.96.e.7 ensures loading, trash, and service areas for special occasion facilities are screened by structures or landscaping and are located and designed in such a manner as to minimize noise and odor impacts to adjacent properties.
- Section 14.96.e.7 requires that all special occasion facilities conduct a noise study or an acoustical analysis if an outdoor facility is proposed. Based on such study or analysis,





the Planning Director may deny or require as a condition of approval that the project applicant enter into a good neighbor agreement with the surrounding neighbors.

- Section 14.97.f.5 limits two hotel rooms per gross acre for lodging facilities.
- Section 14.97.f.10 ensures that loading, trash, and service areas for lodging facilities are screened by structures or landscaping and is located and designed in such a manner as to minimize noise and odor impacts to adjacent properties.

### **3) Draft Program Environmental Impact Report (PEIR) No. 524 - Noise Mitigation Measures:**

The Draft PEIR No. 524 provides Exhibit 4.12-2 (Attachment A), which identifies Existing and Anticipated Winery Sites with Special Occasion Facilities potential. However, it will be speculative to predict the nature, frequency, scale, and site-specific design feature of these future special occasion facilities. Instead, the PEIR provides the following carefully crafted Mitigation Measures to reduce noise impacts from implementing projects, including noise from construction activities, winery operations and special occasion facilities.

**NOI-1** *All implementing projects shall comply with the following noise reduction measures during grading and building activities:*

- *If construction occurs within one-quarter mile of an inhabited dwelling, construction activities shall be limited to the daytime hours of 6:00 a.m. to 6:00 p.m. during the months of June through September, and to 7:00 a.m. to 6:00 p.m. during the months of October through May.*
- *To minimize noise from idling engines, all vehicles and construction equipment shall be prohibited from idling in excess of three minutes when not in use.*
- *Best efforts should be made to locate stockpiling and/or vehicle staging area as far as practicable from existing residential dwellings.*
- *Equipment and trucks shall utilize the best available noise control techniques (e.g., improved mufflers, equipment redesign, use of intake silencers, ducts, engine enclosures, and acoustically-attenuating shields or shrouds, wherever feasible).*
- *Impact tools (e.g., jack hammers, pavement breakers, and rock drills) shall be hydraulically or electronically powered wherever possible to avoid noise associated with compressed air exhaust from pneumatically powered tools. However, where use of pneumatic tools is unavoidable, an exhaust muffler shall be used; this muffler can lower noise levels from the exhaust by up to about ten dBA. External jackets on the tools themselves shall be used where feasible, and this could achieve a reduction of five dBA. Quieter procedures shall be used, such as drills rather than impact equipment, whenever feasible.*
- *Stationary construction noise sources shall be located as far from adjacent receptors as possible, and they shall be muffled and incorporate insulation barriers, or other measures to the extent feasible.*

**NOI-2** *Implementing project proponents shall submit a list of measures to respond to and track complaints pertaining to construction noise, ongoing throughout demolition, grading, and/or construction. These measures may include the following:*

- *A sign posted on-site pertaining the permitted construction days and hours and complaint procedures and who to notify in the event of a problem. The sign may also include a listing of both the County and construction contractor's telephone numbers (during regular construction hours and off-hours); and*

- A pre-construction meeting may be held with the job inspectors and the general contractor/on-site project manager to confirm that noise measures and practices (including construction hours, neighborhood notification, posted signs, etc.) are completed.

**NOI-3** All implementing projects involving a new winery or expansion of an existing winery shall be reviewed by the Riverside County Office of Industrial Hygiene and include at least the following conditions:

- The hours of operation for tasting rooms associated with wineries shall be limited to 9:00 a.m. to 7:00 p.m. Monday through Sunday in the Wine Country - Winery District and 10:00 a.m. to 6:00 p.m. Monday through Sunday in the Wine Country - Equestrian and Residential Districts.
- Mechanical equipments including but not limited to, de-stemming, crushing, and refrigeration equipment shall be enclosed or shielded for noise attenuation. Alternatively, the proponent may submit a Noise Study prepared by a qualified acoustical analyst that demonstrates that the unenclosed/unshielded equipment would not exceed the County's allowable noise levels.
- The hours of operation for shipping facilities associated with wineries shall be limited to 9:00 a.m. to 7:00 p.m. Monday through Sunday in the Wine Country - Winery District and 10:00 a.m. to 6:00 p.m. Monday through Sunday in the Wine Country - Equestrian and Residential Districts.
- Shipping facilities and parking areas which abut residential parcels shall be located away from sensitive land uses and be designed to minimize potential noise impacts upon nearby sensitive land uses.
- Site-specific noise-attenuating features such as hills, berms, setbacks, block walls, or other measures shall be considered for noise attenuation in noise-producing areas of future wineries including, but not limited to, locations of mechanical equipment, locations of shipping facilities, access, and parking areas.


**NOI-4** All implementing projects involving a special occasion facility shall be required to conduct a noise study prior to its approval. Similarly, all implementing projects involving an outdoor special occasion facility shall be required to conduct an acoustical analysis (that shows the noise contours outside the property boundary) prior to its approval.

- The said noise study or acoustical analysis shall be submitted to the Office of Industrial Hygiene for review and comments.
- Based on those comments, the implementing project shall be conditioned to mitigate noise impacts to the applicable County noise standards through site design and buildings techniques.
- Prior to the issuance of any building permit for the special occasion facility, those noise mitigation measures shall have received the necessary permits from Building and Safety Department.
- Prior to issuance of occupancy permit for the special occasion facility, those noise mitigation measures shall be constructed/implemented.


**NOI-5** All implementing projects involving a special occasion facility shall be reviewed by the Riverside County Office of Industrial Hygiene and include at least the following conditions:

- All special event vendors (e.g. DJs, musical bands, etc.) shall be notified regarding noise conditions of approval .
- Outdoor special events and associated audio equipment, sound amplifying equipment, and/or performance of live music shall be limited to the hours of 8:00 a.m. to 10:00 p.m. Monday through Sunday.




- 
- *Noise levels shall be kept below levels prescribed in the County's General Plan Noise Element and County noise Ordinances No. 847 by using a decibel-measuring device to measure music sound levels when amplified music is used.*
  - *Clean-up activities associated with special events shall terminate no later than midnight.*
  - *Outdoor speakers for all scheduled events shall be oriented toward the center of the property and away from adjoining land uses.*
  - *Padding/carpeting shall be installed under music speakers for early absorption of music.*

**NOI-6** *All implementing projects involving a special occasion facility shall include at least the following conditions to ensure proper enforcement of the County Ordinances and project conditions:*

- 
- *After issuance of two Code Violation Notices for excessive noise, noise measurements shall be performed by the Office of Industrial Hygiene for every event at the property line, to determine if the Noise Ordinance and project conditions are being followed during the special events.*
  - *If violations of the Noise Ordinance or project conditions are found, the County shall reconsider allowed hours of operation, number of guests, amount of special events per year, or approval of the specific facility.*
  - *The proponents shall be required to pay fees assessed per the Department's hourly rate pursuant to Ordinance No. 671.*

**NOI-7** *Prior to the issuance of each grading permit, all implementing projects shall demonstrate compliance with the following measures to reduce the potential for human annoyance and architectural/structural damage resulting from elevated groundborne noise and vibration levels:*

- 
- *Pile driving within a 50-foot radius of occupied units or historic or potentially historic structures shall utilize alternative installation methods where possible (e.g., pile cushioning, jetting, pre-drilling, cast-in-place systems, resonance-free vibratory pile drivers).*
  - *If no alternative to pile driving is deemed feasible, the preexisting condition of all designated historic buildings within a 50-foot radius of proposed construction activities shall be evaluated during a preconstruction survey. The preconstruction survey shall determine conditions that exist before construction begins for use in evaluating damage caused by construction activities. Fixtures and finishes within a 50-foot radius of construction activities susceptible to damage shall be documented (photographically and in writing) prior to construction. All damage shall be repaired back to its preexisting condition.*
  - *Vibration monitoring shall be conducted prior to and during pile driving operations occurring within 100 feet of the historic structures. Every attempt shall be made to limit construction-generated vibration levels during pile driving and impact activities in the vicinity of the historic structures.*

### **IMPLEMENTATION OF THE PROPOSED TRAILS NETWORK:**

A significant amount of public testimony was regarding the proposed Trails Network. Most of the testimony supported the current proposal and encouraged the Commission to consider implementation aspects associated with this proposal. The Commission asked staff to provide them with a clear understanding on the proposed Trails Network and its implementation information. The following table outlines various trail classifications and their respective implementation information as envisioned in the proposed GPA No. 1077. In addition, Attachment B provides a map of each proposed trail classification and their respective cross-sections as proposed in the Project.

Trails Classification	Characteristics	Responsible Agency
<p><b>Combination Trail (Regional/Class 1 Bike Path):</b>                      Current Proposal – Approx. 79,000 Ln. Ft.</p>	<p>Combination Trails include both a Class I Bikeway and a Regional Trail, which split between two sides of the street.</p> <p><u>Class I Bike Path Characteristics:</u> These multi-use trails are paved surfaces for two-way non-motorized traffic.</p> <p><u>Class I Bike Path Users:</u> Primarily used by bicyclists, golf carts, personal assistance vehicles and pedestrians</p> <p><u>Class I Width:</u> 10' to 12' wide</p> <p><u>Regional Urban and Rural Trail Characteristics:</u> These soft surface trails are located either in tandem or on one side of a street, river, or other major linear feature.</p> <p><u>Regional Urban and Rural Trail Users:</u> Equestrians and pedestrians</p> <p><u>Regional Urban and Rural Trail Width:</u> 10' to 12' wide</p> <p><u>Combination Trail Easement:</u> 20' wide easements on each side of the street</p>	<p><u>Acquisition:</u> Trail easements will be negotiated through the development review process with the Riverside County Regional Park and Open Space District (District) and approval from Transportation Department.</p> <p><u>Maintenance Entity:</u> Trails are built when contiguous trail segments are funded and maintenance funding is secured. Once built, these trails become a part of the District Trails System and are maintained by the Riverside County Regional Park and Open Space District or another agency based on a negotiated agreement.</p> <p>The acceptance of any trail easement reserves the right of the County/ District to develop a trail. It DOES NOT provide the public any implied right to use the easement for trail purposes until the trail is fully planned and developed.</p>
<p><b>Regional Trail:</b>                      Current Proposal – Approx. 175,000 Ln. Ft.</p>	<p><u>Characteristics:</u> These long distance soft surface* trails are designed to provide linkages between communities, regional parks, and open space areas.</p> <p>(*Soft Surface means compacted and stabilized Decomposed Granite)</p> <p><u>Users:</u> Equestrians, pedestrians, joggers, and mountain bikers</p> <p><u>Width:</u> 10' to 12' wide</p> <p><u>Easement:</u> 20' wide</p>	<p><u>Acquisition:</u> Trail easements will be negotiated through the development review process with the Riverside County Regional Park and Open Space District.</p> <p><u>Maintenance Entity:</u> Trails are built when contiguous trail segments are funded and maintenance funding is secured. Once built, the trails become a part of the District Trails System and are maintained by the Riverside County Regional Park and Open Space District.</p> <p>The acceptance of any trail easement reserves the right of the County/ District to develop a trail. It DOES NOT provide the public any implied right to use the easement for trail purposes until the trail is fully planned and developed.</p>



Trails Classification	Characteristics	Responsible Agency
<p><b>Regional/Open Space Trail:</b>                      Current Proposal –                      Approx. 111,000 Ln. Ft.</p>	<p><u>Characteristics:</u> This is a sub-classification of Regional Trails. These trails are usually pre-existing paths within open-space areas; these dirt surface trails require minimal maintenance.</p> <p><u>Users:</u> Equestrians, pedestrians, joggers, and mountain bikers</p> <p><u>Width:</u> 2' to 4' wide</p> <p><u>Easement:</u> 10' wide</p>	<p><u>Acquisition:</u> Trail easements will be negotiated through the development review process with the Riverside County Regional Park and Open Space District.</p> <p><u>Maintenance Entity:</u> These trails require minimal grading and maintenance. Once contiguous trail segments and maintenance funding are secured, these trails become a part of the District Trails System and are maintained by the Riverside County Regional Park and Open Space District.</p> <p>The acceptance of any trail easement reserves the right of the County/ District to develop a trail. It DOES NOT provide the public any implied right to use the easement for trail purposes until the trail is fully planned and developed.</p>
<p><b>Community Trail:</b>                      Current Proposal –                      Approx. 138,000 Ln. Ft.</p>	<p><u>Characteristics:</u> These soft surface trails link communities to each other and to the regional trails system.</p> <p><u>Users:</u> Equestrian, pedestrians, joggers and mountain bikers</p> <p><u>Width:</u> 8' wide</p> <p><u>Easement:</u> Usually within easements or portions of road right-of-ways; up to 14' wide</p>	<p><u>Acquisition and Maintenance Entity:</u> Community Trails may be acquired and maintained by a local Parks and Recreation Districts, other governmental entities, or non-profit agencies. Until a responsible agency is identified, the Riverside County Regional Park and Open Space District or Transportation Department (roadways only) may negotiate for and accept the Community Trail easements through the development review process. The District will not develop or maintain Community trail segments; it will only hold the easement.</p>
<p><b>Historic Trail:</b>                      Current Proposal –                      Approx. 11,000 Ln. Ft.</p>	<p><u>Characteristics:</u> The general location of these historic routes is shown on the General Plan maps; however, they do not represent a planned regional, community or other type of trail. There may be a Regional or Community Trail on, or parallel to, a historic route. They provide opportunities to recognize these trails and their significance in history through interpretative centers, signage etc.</p>	<p><u>Acquisition and Maintenance Entity:</u> Historic routes are only graphically depicted on the General Plan; thus, acquisition and maintenance is not required.</p>
<p><b>Private Trails:</b>                      Current Proposal –                      Approx. 15,000 Ln. Ft.</p>	<p><u>Characteristics:</u> These trails are provided by private owners to encourage patrons.</p>	<p><u>Acquisition and Maintenance Entity:</u> The acquisition and maintenance are negotiated between private property owners and a non-profit or private recreational group.</p>

Trails Classification	Characteristics	Responsible Agency
<b>Class III Bike Path:</b> Current Proposal – Approx. 59,000 Ln. Ft.	<u>Characteristics:</u> Class III Bike Paths are not marked on the pavements, but are supported by signage. These routes share roads with motor vehicles or sidewalks with pedestrians; in either case bicycle usage is secondary. The Class III Bike Paths are typically used by the more experienced bicyclists.	<u>Acquisition and Maintenance Entity:</u> Based on road suitability, Class III Bike Paths are secured by the Riverside County Regional Park and Open Space District and Transportation Department through the development review process.

**APPLICATION OF ORDINANCE AMENDMENT NO. 348.4729:**

In the first public hearing, a few members of the public asked questions regarding which type of activities will fall under the proposed Project’s purview and will require a zone change application to ensure parcel specific zoning consistency. It was evident that further clarification on this subject was essential to ease stakeholders’ concerns now, and the Project’s implementation in the future. The following section offers staff’s interpretation of the proposal on this subject (Attachment C).

Ordinance No. 348.4729 is a text amendment to the County’s Land Use Ordinance (Ordinance No. 348) that adds four new zoning classifications. The four new zoning classifications (Wine Country Zones) are: Wine Country – Winery Zone, Wine Country – Winery Existing Zone, Wine Country – Equestrian Zone, and Wine Country – Residential Zone. The Wine Country Zones would allow the County to implement the goals and policies of the proposed Temecula Valley Wine Country Policy Area of the Riverside County General Plan. If the Board of Supervisors adopts Ordinance No. 348.4729, then all future requests for discretionary land use entitlements and land divisions within the Policy Area will require a change of zone to bring the property’s zoning classification within one of the Wine Country zones to be consistent with the General Plan and would update the County’s zoning map accordingly.

- If the future proposed use for the property within the Wine Country Policy Area is a use that is permitted by right under both Ordinance 348.4729 and the zoning classification for the property that was in place immediately before the adoption of Ordinance No. 348.4729, then a change of zone application would not be required.
- However, if the proposed future use is permitted by right under Ordinance No. 348.4729 but it was not permitted by right under the zoning classification in place immediately before the adoption of Ordinance No. 348.4729, then a change of zone application would be required.

**ALLOWANCE OF CHURCHES:**

Approximately 25 members of the public commented on the County not allowing churches in the Project proposal. After hearing public testimony, the Commission directed staff to provide them options that would allow places of religious worship in the Project proposal.

The following information is provided in response to that direction:

**Existing Condition:**

Currently, under Ordinance No. 348 churches, temples and other places of religious worship are not permitted uses in the C/V zoning classification. However, churches, temples and other places of religious worship are permitted in approximately 27 of the County's 38 zoning classifications. If churches, temples and other places of religious worship wish to locate in one of these 27 zones, they would need to obtain a plot plan or public use permit for the use depending on the zoning classification. Similar nonreligious uses such as educational institutions, fraternal lodge halls and recreational facilities are also required to obtain a plot plan or public use permit in the specific zoning classification.

Additionally, the Project's boundaries apply to approximately 18,990 acres, while the unincorporated area of Riverside County covers approximately 4,121,114 acres. As a result, the Project applies to less than 1% of the land within Riverside County, leaving ample opportunity to locate churches, temples and other places of worship elsewhere.

**The Project:**

The current Citrus Vineyard Rural Policy Area and C/V zone, as well as the proposed Wine Country Policy Area and its implementing Wine Country zones, are developed to preserve and enhance the viticulture potential of this region. Furthermore, these regulating documents allow for an appropriate level of commercial tourist activities that are necessary to support economic viability of the viticulture operations.

- On December 28, 2009, the County issued a Notice of Preparation for the Wine Country Community Plan Program Environmental Impact Report No. 524 (PEIR No. 524). On January 19, 2010, the County held a Scoping Meeting to discuss the scope and content of the environmental information for the PEIR No. 524. At this point in time, churches, temples, and other places of religious worship were not allowed in this region. Furthermore, no application was filed for a church that indicated otherwise, or no comments were received at the Scoping Meeting that suggested otherwise.
- In March of 2011, Calvary Church submitted a Plot Plan application to expand its existing church that is operating as a legal non-conforming use Public Use Permit No. 798 (PUP No. 798). PUP No. 798 was approved in 1999.
- In September of 2011, the Planning Department developed a screen-check version of the PEIR No. 524, which established the cut-off date for the proposed projects to be included in the cumulative analysis. Since Calvary Church expansion application was filed prior to this date, it was included in the PEIR's cumulative analysis for the Project. However, Calvary Church's proposed use that is the subject of the application is not a component of the Project. Calvary Church's application for expansion is being processed separately and it is not before the Commission at this time for consideration.



- On December 05, 2011, the County issued a Notice of Availability of the Draft PEIR No. 524 for 60-days public review and comment period.

### **Issues of Consideration:**

It should be stated that although a private school is a component of the Calvary Church expansion proposal, public testimony at the first public hearing remained focused on the church only. The Commission did not engage in any discussion regarding allowance of private schools in the current Project proposal. However, staff wants to mention that private schools, like churches, are not currently listed as a permitted use in the C/V zone, proposed Wine Country zones, or Section 18.29 of Ordinance 348 through a Public Use Permit.

### Alcohol Licensing Requirements:

Wineries in the Temecula Valley Wine Country generally receive # 02 winegrower license, which is a non-retail license from the California Department of Alcoholic Beverage Control (ABC). The California Business and Professional Code Section 23358 (d) provides the following for Alcohol License # 02:

*The department (ABC) may, if it shall determine for good cause that the granting of any such privilege would be contrary to public welfare or morals, deny the right to exercise any on-sale privilege authorized by this section in either a bona fide eating place the main entrance to which is within 200 feet of a school or church, or on the licensed winery premises, or both.*

If a winery wishes to sell distilled spirits, the ABC would require a #47 license to sell such spirits. This license is considered a retail license. As a result, the license would be subject to the restrictions set-forth in the California Business and Professional Code Section 23789, which provides the following:

- a) The department (ABC) is specifically authorized to refuse the issuance, other than renewal or ownership transfer, of any retail license for premises located within the immediate vicinity of churches and hospitals,*
- b) The department (ABC) is specifically authorized to refuse the issuance, other than renewal or ownership transfer, of any retail license for premises located within at least 600 feet of schools and public playgrounds or nonprofit youth facilities, including, but not limited to, facilities serving Girl Scouts, Boy Scouts, or Campfire Girls. This distance shall be measured pursuant to rules of the department.*

### Riverside County Agricultural Commissioner's Requirements:

The Temecula Valley Wine Country is located within the San Jacinto District of the Riverside County Agricultural Commissioner's jurisdiction. The Agricultural Commissioner has specific standard requirements for pesticide use conditions within this district. Per those requirements, no foliar applications of pesticides are allowed within ¼ mile and no aircraft applications of pesticides are allowed within ½ mile of a school in session. Although aircraft applications of pesticides are only occasionally used in the Temecula Valley Wine Country, foliar applications are absolutely critical in sustaining vineyards and other agricultural operations in this region.

### **Options for Consideration:**

After considering various aspects associated with this issue, staff proposes the following three options to the Commission for their consideration. The Commission may elect one of the three options, or consider creating a new one by combining the various components set-forth in the three staff proposals.

#### OPTION 1 – Allow Churches in the Project:

In their concluding remarks for the first hearing, the Planning Commission directed staff to analyze and develop an option that includes places of religious worship in the Project proposal. Option 1 takes that direction literally and proposes the following changes in the Project proposal.

1. GPA No. 1077: In the proposed Temecula Valley Wine Country Policy Area, a general discussion regarding places of religious worship will be added. In addition, the proposed SWAP 1.11 (under Wine Country – Winery District) and SWAP 1.13 (under Wine Country – Equestrian District) will be revised to add churches, temples, and places of religious worship as permitted uses in these districts.
2. Ordinance Amendment No. 348.4729: The proposed Article XIVd will need to be revised at multiple locations as follows:
  - a. Section 14.90 (Intent) – A general discussion regarding places of religious will be added.
  - b. Section 14.91 (Definitions) – A definition for churches, temples, and places of religious worship will be added.
  - c. Section 14.92b (Wine Country – Winery Zone Conditionally Permitted Uses with a Plot Plan) – Churches, temples, and places of religious worship on a minimum gross parcel size of twenty (20) acres will be added as the sixth permitted use.
  - d. Section 14.94c (Wine Country – Equestrian Zone Conditionally Permitted Uses with a Conditional Use Permit) – Churches, temples, and places of religious worship on a minimum gross parcel size of hundred (100) acres will be added as the fourth permitted use.
  - e. Section 14.96e (Development Standards for Special Occasion Facilities) – In the introductory paragraph, a discussion for churches, temples, and places of religious worship will be added.

The development scenario described in the proposed Project, and analyzed in the associated PEIR No. 524, has not accommodated the intensity of multiple churches, temples, and places of religious worship in this region. Should the Commission recommends this option, additional analyses will be necessary which may result in a recirculation of the Draft PEIR, including but not be limited to, land use, transportation and circulation, air quality, agricultural resources, and noise.



OPTION 2 – Remain with the existing Project Proposal:

In Option 2, the Commission recommends processing the current proposal for the Project and Calvary Church continues to process the land use applications it submitted to the Planning Department. No changes will be made to the proposed Project. The Calvary Church application will be processed separately in the future, and it is not before the Commission at this time for consideration.

OPTION 3 – Exclusion of Calvary Parcels from the Project Boundary:

In Option 3, the Commission recommends to exclude both the Calvary Church parcels from the proposed Temecula Valley Wine Country Policy Area. The Project proposal will be changed as follows:

1. GPA No. 1077: The proposed Southwest Area Plan Policy Area Figure 4 and 4a will be revised to remove the two Calvary Church parcels (Assessor's Parcel Numbers: 943-250-021 and 943-250-018).



Upon adoption of the Project, the two Calvary Church parcels will be excluded from the Project's boundary and will maintain their existing land use designation and zoning classification. A text change amendment to Ordinance No. 348 will still be needed to allow churches, temples, and other places of religions worship as permitted uses in the C/V zoning classification. Since the parcels are being removed from the Project, such amendment would only apply to those two parcels and it should be able to tier off the environmental analyses contained in PEIR No. 524.

**RECOMMENDATION:**

DISCUSS AND CONTINUE to August 29 or September 26, 2012

**INFORMATIONAL ITEMS:**

1. Staff has received approximately 20 letters, which vary in their content, and a standard letter, with approximately 2500 signatories, generally in support of churches and school. Please refer to the attached compact disk.
2. For additional information re: any Project specific questions, please contact:

Ms. Mitra Mehta-Cooper, AICP  
Principal Planner (Project Manager)  
P.O. Box 1409,  
4080 Lemon Street, 12<sup>th</sup> Floor  
Riverside CA 92502-1409  
Email: [mmehta@rctlma.org](mailto:mmehta@rctlma.org)  
Phone: (951) 955-8514



3. For additional information re: any parcel specific questions within the Project boundary, please contact:

Ms. Phayvanh Nanthavongdouangsy  
Urban Regional Planner III  
P.O. Box 1409,  
4080 Lemon Street, 12<sup>th</sup> Floor  
Riverside CA 92502-1409  
Email: [pnanthav@rctlma.org](mailto:pnanthav@rctlma.org)  
Phone: (951) 955-6573

### 1.1 INTRODUCTION AND BACKGROUND

In 2008, the Riverside County Board of Supervisors (BOS) directed County staff to undertake the development of the Temecula Valley Wine Country Community Plan (“Project”) in an effort to both preserve Temecula Valley’s distinct rural character and enhance its economic contribution to the County over the long term.

The Temecula Valley Wine Country Community Plan includes the adoption of General Plan Amendment No. 1077, as well as the accompanying Zoning Ordinance Amendment No. 348.4729 (“Project”), which will ensure consistency between the General Plan and Zoning Ordinance. The Project proposes a host of revisions to the Southwest Area Plan of the current County General Plan to update existing policies, maps, and implementing directions related to potential implementing projects within the Project area. Refer to Section 3.0 for a detailed description of the various Project characteristics.

### 1.2 PROJECT OBJECTIVES

The purpose of the Project is to provide a blueprint for growth to ensure that future development activities will enhance, not impede, the quality of life for existing and future residents, while providing opportunities for continued development and expansion of winery and equestrian operations within this part of the County.

The Project has been developed to achieve the following goals:

- Ensure that the Wine Country region develops in an orderly manner that maximizes the area’s viticulture and related uses, and balances the need to protect existing rural lifestyles in the area.
- Ensure that the Riverside County General Plan and its supporting regulatory documents, such as the Zoning Ordinance and Design Guidelines, provide a comprehensive blueprint that will achieve the community’s vision.
- Ensure adequate provisions for the establishment of wineries and equestrian operations, associated auxiliary uses, and other compatible uses, as deemed appropriate.

To achieve these goals, the Project incorporates the following objectives:

- To preserve and enhance the Wine Country region’s viticulture potential, rural life style and equestrian activities.
- To continue to allow for an appropriate level of commercial tourist activities that is incidental to viticulture activities.
- To coordinate where, and under what circumstances, future growth should be accommodated.
- To develop provisions to ensure that future growth is balanced and coordinated with the appropriate public services, infrastructure and other basic necessities for a healthy, livable community.

### 1.3 PROJECT COMPONENTS

The Project includes the adoption of General Plan Amendment No. 1077, as well as the accompanying Zoning Ordinance Amendment No. 348.4729, and Design Guidelines. Below is an outline of the various individual Project components:

- a) **An amendment of the existing Southwest Area Plan (SWAP) and other elements of the General Plan** including, but not be limited to:
  - Deletion of the policies of the Citrus Vineyard and Valle de Los Caballos Policy Areas, specifically policies SWAP 1.1 through SWAP 2.1; and the addition of the Temecula Valley Wine Country Policy Area;
  - Revisions to the SWAP Statistical Summary. Table 2;
  - Deletion of the boundaries of the Citrus Vineyard and Valle de Los Caballos Policy Areas (SWAP Policy Areas Figure 4) and addition of the boundary of the Temecula Valley Wine Country Policy Area [refer to Exhibit 3.0-4];
  - Revisions to the Circulation Network (SWAP Figure 7) [refer to Exhibit 3.0-7];
  - Revisions to the Trails and Bikeway Systems map (SWAP Figure 8) [refer to Exhibit 3.0-8];
  - Revisions to the General Plan Circulation Element Circulation Network (Figure C-1) [refer to Exhibit 3.0-7];
  - Revisions to the General Plan Circulation Element Trails Network (Figure C-7) [refer to Exhibit 3.0-8]; and
  - Amendment to any other portions of the General Plan reflecting changes arising from the proposed SWAP amendments.
- b) **An amendment to the Riverside County Zoning Ordinance No. 348** to add four new Zoning Classifications that implement the General Plan: Wine Country - Winery; Wine Country - Winery Existing; Wine Country - Residential; and Wine Country - Equestrian.
- c) **Replacement of the existing Citrus Vineyard Policy Area Design Guidelines with the Temecula Valley Wine Country Design Guidelines.**

### 1.4 PROJECT LOCATION

The Project is generally located in the Southwest Area Plan in the southwestern portion of unincorporated Riverside County, approximately three miles north of the border with San Diego County (refer to Exhibit 3.0-1, *Regional Location Map*). The Project covers approximately 18,990 acres of land located east of the City of Temecula, south of Lake Skinner, and northwest of Vail Lake (refer to Exhibit 3.0-2, *Policy Area Map*). This area contains some of Riverside County's prime agriculture lands within the Temecula Valley.

### 1.5 SUMMARY OF ENVIRONMENTAL IMPACTS AND MITIGATION MEASURES

The following table is a summary of impacts and mitigation measures associated with the Project as identified in this Programmatic Environmental Impact Report (EIR No. 524). Due to the programmatic nature of this EIR, some of the mitigation measures are designed to minimize, reduce or alleviate



identified environmental impacts through implementing project (discretionary and ministerial) authorized pursuant to the Project. Refer to Section 4.2 through 4.14 and 5.0 for a detailed description of the environmental impacts and mitigation measures for the Project.

Table 1.0-1  
Summary of Impacts and Mitigation Measures

Impact Statement	Significance	Mitigation Measure
<b>Aesthetics, Light and Glare</b>		
<p><b>Impact 4.1-1: Scenic Highways and Scenic Resources</b></p> <p>a) Would the project have a substantial effect upon a scenic highway corridor within which it is located?</p> <p>b) Would the project substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and unique or landmark features; obstruct any prominent scenic vista or view open to the public; or result in the creation of an aesthetically offensive site open to public view?</p>	<p>Less than Significant with Mitigation</p>	<p><b>AES-1</b> The County shall work with utility and infrastructure providers to make sure that all sewer, water, and storm drain infrastructure improvements located along the Highway 79 South corridor do not significantly detract from the scenic quality of this area, or affect the County's ability to designate this roadway as a County Scenic Highway at a later date.</p> <p><b>AES-2</b> All implementing projects shall provide a signage plan for the project area prior to approval. This plan shall include the location of onsite buildings and structures, the location of existing buildings and structures within surrounding properties, the distance between existing buildings and structures and proposed signage, and other details of the proposed signage (i.e. type, size, lighting, and architectural design) during each phase of project development. No off-site signage shall be considered for an implementing project during any phase of project development without prior approvals per Article XIX of County Ordinance 348.</p>
<p><b>Impact 4.1-2: Mt. Palomar Observatory</b></p> <p>Would the project interfere with the nighttime use of the Mt. Palomar Observatory, as protected through Riverside County Ordinance No. 655?</p>	<p>Less than Significant</p>	<p>No additional mitigation is necessary.</p>
<p><b>Impact 4.1-3: Other Lighting Issues</b></p> <p>a) Would the project create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?</p> <p>b) Would the project expose residential property to</p>	<p>Less than Significant with Mitigation</p>	<p><b>AES-3</b> All implementing projects shall provide a lighting plan for the project area prior to approval. This plan shall include the location of onsite buildings and structures, the location of existing buildings and structures within surrounding properties, the distance between existing buildings and structures and proposed light sources, and other details of the proposed lighting (i.e., type, size, wattage, lumens, shielding type, etc.) during each phase of project development.</p>

Impact Statement	Significance	Mitigation Measure
unacceptable light levels?		
<b>Cumulative Impacts</b> Would the project result in cumulative impacts associated with implementation of the Wine Country Community Plan?	Less than Significant	No additional mitigation is necessary.
<b>Agricultural and Forestry Resources</b>		
<b>Impact 4.2-1: Conversion of Designated Farmland</b> Would the Project convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency (and as shown in Exhibit 4.2-1 Farmland Resources), to non-agricultural use?	Potentially Significant Impact	Unavoidable impact; no mitigation proposed.
<b>Impact 4.2-2: Encroachment and Conflicts with Existing Agriculture</b> Would the Project conflict with existing zoning for agricultural use, or a Williamson Act contract.	Less than Significant with Mitigation	<b>AG-1</b> Prior to project approval and in accordance with County Resolution No. 84-526, all implementing projects within an agricultural preserve shall cancel the applicable land conservation contract where incidental commercial uses are proposed within the Equestrian or Winery Districts or where clustered lots are proposed in the Residential District. All implementing projects shall also diminish or disestablish the subject site from the boundaries of such agricultural preserve prior to issuance of a grading permit for any of these uses.
<b>Impact 4.2-3: Other Environmental Changes</b> Would the Project involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use.	Less than Significant	No additional mitigation is necessary.
<b>Cumulative Impacts</b>	Less than	No additional mitigation is necessary.

Impact Statement	Significance	Mitigation Measure
<p>Would the Project result in cumulative impacts associated with implementation of the Wine Country Community Plan?</p>	<p>Significant</p>	
<b>Air Quality</b>		
<p><b>Impact 4.3-1: Air Quality Management Plan</b></p> <p>Would the Project conflict with or obstruct implementation of the applicable air quality plan?</p>	<p>Less than Significant with Mitigation</p>	<p><b>AQ-1</b> The County shall require new commercial and industrial implementing projects to develop a trip reduction program that promotes commuter-choices, employer transportation management, guaranteed ride home programs and commuter assistance and outreach-type programs intended to reduce commuter vehicle miles traveled. The program shall be submitted as part of Project's implementing project's discretionary review applications, and in place prior to Certificate of Occupancy.</p> <p><b>AQ-2</b> The County shall condition all implementing projects to implement the Trails and Bikeways Systems map (SWAP Figure 8) of the Project. This map is more conducive to this region's destination places and multiple users' (bikers, equestrian, pedestrians, visitors, etc.) needs. Hence, changing the focus of land use from automobile-centered transportation would result in a reduction in vehicle miles traveled.</p> <p><b>AQ-3</b> In addition, the County shall require implementing projects to incorporate bicycle parking areas and horse hitching posts where applicable.</p> <p><b>AQ-4</b> The County shall require implementing projects to incorporate a comprehensive parking program for private parking lots where applicable, to promote ultra-low or zero emission vehicle parking; provide larger parking spaces that can accommodate vans and limousines; include adequate passenger waiting/loading areas; and provide safe pedestrian/equestrian pathways through parking areas.</p> <p><b>AQ-5</b> The County shall promote the expanded use of renewable fuel and low-emission vehicles within implementing projects. Implementing projects may earn points in the GHG Mitigation Workbook Option Tables by making low-emissions or electric vehicle use more accessible by including one or both of the following project components: provide preferential</p>





Impact Statement	Significance	Mitigation Measure
		<p>parking for ultra-low emission, zero-emission, and alternative-fuel vehicles; and provide electric vehicle charging stations within the development.</p> <p><b>AQ-6</b> The County shall require implementing projects to prohibit idling of on- and off-road heavy duty diesel vehicles for more than five minutes. This measure shall be implemented by new commercial and industrial projects with loading docks or delivery trucks. Such projects shall be required to post signage at all loading docks and/or delivery areas directing drivers to shut down their trucks after five minutes of idle time. Also, employers who own and operate truck fleets shall be required to inform their drivers of the anti-idling policy.</p> <p><b>AQ-7</b> The County shall work with the Winegrowers' Association and their partners to promote alternative modes of transportation, such as shuttles, cable-cars, trolley, etc. In addition, where feasible, the County shall work with the local transit provider – RTA – by adding or modifying existing transit service to enhance service near the Project site. This will encourage the use of transit and therefore reduce vehicle miles traveled (VMT). Unincorporated Riverside County hosts one Metrolink transit station; the County shall collaborate with in the neighboring cities to expand connections to this station as well as other Metrolink stations which will increase ridership and decrease vehicle miles traveled (VMT).</p>
<p><b>Impact 4.3-2: Air Quality Standards</b></p> <p>Would the Project violate any air quality standard or contribute substantially to an existing or projected air quality violation?</p>	<p>Potentially Significant Impact</p>	<p><b>AQ-8</b> The County shall require implementing projects to comply with the following SCAQMD Applicable Rule 403 Measures:</p> <ul style="list-style-type: none"> <li>• Apply nontoxic chemical soil stabilizers according to manufacturers' specifications to all inactive construction areas (previously graded areas inactive for ten days or more).</li> <li>• Water active sites at least three times daily. (locations where grading is to occur will be thoroughly watered prior to earthmoving).</li> <li>• All trucks hauling dirt, sand, soil, or other loose materials are to be covered, or should maintain at least two feet of freeboard in accordance with the requirements of California Vehicle Code (CVC) Section 23114 (freeboard means vertical space</li> </ul>



Impact Statement	Significance	Mitigation Measure
		<p>between the top of the load and top of the trailer).</p> <ul style="list-style-type: none"> <li>• Pave construction access roads at least 100 feet onto the site from main road.</li> <li>• Traffic speeds on all unpaved roads shall be reduced to 15 mph or less.</li> <li>• Stockpiled dirt may be covered with a tarp to reduce the need for watering or soil stabilizers.</li> </ul> <p><b>AQ-9</b> The County shall require implementing projects to comply with the following additional SCAQMD CEQA Air Quality Handbook Dust Control Measures:</p> <ul style="list-style-type: none"> <li>• Revegetate disturbed areas as quickly as possible.</li> <li>• All excavating and grading operations shall be suspended when wind speeds (as instantaneous gusts) exceed 25 mph.</li> <li>• All streets shall be swept once a day if visible soil materials are carried to adjacent streets (recommend water sweepers with reclaimed water).</li> <li>• Install wheel washers where vehicles enter and exit unpaved roads onto paved roads, or wash trucks and any equipment leaving the site each trip.</li> </ul> <p><b>AQ-10</b> The County shall require implementing projects to comply with the following Mitigation Measures for Construction Equipment and Vehicles Exhaust Emissions:</p> <ul style="list-style-type: none"> <li>• The County shall require implementing projects to select construction equipment to be used on site based on low emission factors (equipment which releases little atmospheric pollutants) and high energy efficiency (equipment which requires less energy to do the same work). Examples of low emission and high energy efficiency equipment include use of EPA Tier 2 (or better) emission compliant construction equipment and use of alternative fueled construction equipment (natural gas) if available.</li> <li>• The County shall require implementing projects to include a statement on grading plans that all construction equipment will be tuned and maintained in accordance with the manufacturer's specifications.</li> <li>• The County shall require implementing projects to</li> </ul>



1.0 Executive Summary

Impact Statement	Significance	Mitigation Measure
		<p>utilize electric- or diesel-powered equipment, in lieu of gasoline-powered engines, where feasible.</p> <ul style="list-style-type: none"> <li>• The County shall require implementing projects to include a statement on grading plans that work crews will shut off equipment when not in use. During smog season (May through October), the overall length of the construction period will be extended, thereby decreasing the size of the area prepared each day, to minimize vehicles and equipment operating at the same time.</li> <li>• The County shall require implementing projects to time construction activities so as to not interfere with peak hour traffic and minimize obstruction of through traffic lanes adjacent to the site; if necessary, a flag person shall be retained to maintain safety adjacent to existing roadways.</li> <li>• The County shall require implementing projects to use EPA-rated engines of Tier 3 or better.</li> <li>• As soon as electric utilities are available at construction sites, the County shall require implementing projects to supply the construction site with electricity from the local utility and all equipment that can be electrically operated shall use the electric utility rather than portable generators.</li> <li>• The County shall require implementing projects to retain on site dust generated by the development activities, and keep dust to a minimum by following the dust control measures listed below:               <ul style="list-style-type: none"> <li>a) During clearing, grading, earthmoving, excavation, or transportation of cut or fill materials, water trucks or sprinkler systems shall be used to prevent dust from leaving the site and to create a crust after each day's activities cease.</li> <li>b) During construction, water trucks or sprinkler systems shall be used to keep all areas of vehicle movement damp enough to prevent dust from leaving the site. At a minimum, this would watering at least three times per day which include wetting down such areas in the late morning, mid-day after work is completed for the day, and whenever wind exceeds 15 miles per hour. Soil stabilizers may also be</li> </ul> </li> </ul>



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Impact Statement	Significance	Mitigation Measure
		<p>used instead of watering.</p> <ul style="list-style-type: none"> <li>c) Immediately after clearing, grading, earthmoving, or excavation is completed, the entire area of disturbed soil shall be treated until the area is paved or otherwise developed so that dust generation will not occur.</li> <li>d) Soil stockpiled for more than two days shall be covered, kept moist, or treated with soil binders to prevent dust generation.</li> <li>e) Trucks transporting soil, sand, cut or fill materials, and/or construction debris to or from the site shall be tarped from the point of origin.</li> </ul> <p><b>AQ-11</b> Where applicable, the County shall require implementing projects to apply Conservation Management Practices for Confined Animal Facilities:</p> <ul style="list-style-type: none"> <li>1) Manure Handling               <ul style="list-style-type: none"> <li>a) Cover manure prior to removing material off-site; and</li> <li>b) Spread the manure before 11:00 AM and when wind conditions are less than 25 miles per hour; and</li> <li>c) Utilize coning and drying manure management by removing manure at laying hen houses at least twice per year and maintain a base of no less than 6 inches of dry manure after clean out; or in lieu of complying with conservation management practice (1c) comply with conservation management practice (1d).</li> <li>d) Utilize frequent manure removal by removing the manure from laying hen houses at least every seven days and immediately thin bed dry the material.</li> </ul> </li> <li>2) Feedstock Handling               <ul style="list-style-type: none"> <li>a) Utilize a sock or boot on the feed truck auger when filling feed storage bins.</li> </ul> </li> <li>3) Disturbed Surfaces               <ul style="list-style-type: none"> <li>a) Maintain at least 70 percent vegetative cover on vacant portions of the facility; or</li> <li>b) Utilize conservation tillage practices to manage the amount, orientation and distribution of crop and other plant residues on the soil surface year-round, while growing crops (if applicable) in narrow slots or tilled strips; or</li> </ul> </li> </ul>



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		<ul style="list-style-type: none"> <li>c) Apply dust suppressants in sufficient concentrations and frequencies to maintain a stabilized surface.</li> <li>4) Unpaved Roads               <ul style="list-style-type: none"> <li>a) Restrict access to private unpaved roads either through signage or physical access restrictions and control vehicular speeds to no more than 15 miles per hour through worker notifications, signage, or any other necessary means; or</li> <li>b) Cover frequently traveled unpaved roads with low silt content material (i.e., asphalt, concrete, recycled road base, or gravel to a minimum depth of four inches); or</li> <li>c) Treat unpaved roads with water, mulch, chemical dust suppressants or other cover to maintain a stabilized surface</li> </ul> </li> <li>5) Equipment Parking Access               <ul style="list-style-type: none"> <li>d) Apply dust suppressants in sufficient quantity and frequency to maintain a stabilized surface; or</li> <li>e) Apply material with low silt content (i.e., asphalt, concrete, recycled road base, or gravel to a depth of four inches).</li> </ul> </li> </ul> <p><b>AQ-12</b> Proponents of non-residential implementing projects shall prepare appropriate air quality studies which demonstrate that emissions resulting from project construction and operation do not result in significant localized impacts, or are mitigated to the extent feasible.</p>
<p><b>Impact 4.3-3: Sensitive Receptors</b></p> <p>Would the Project expose sensitive receptors to substantial pollutant concentrations?</p>	<p>Potentially Significant Impact</p>	<p>Refer to Mitigation Measures AQ-1 through AQ-11 above. No additional mitigation is necessary.</p>
<p><b>Impact 4.3-4: Objectionable Odors</b></p> <p>Would the Project create objectionable odors affecting a substantial number of people?</p>	<p>Less than Significant</p>	<p>No additional mitigation is necessary.</p>
<p><b>Impact 4.3-3: Cumulative Impacts</b></p>	<p>Potentially Significant</p>	<p>Unavoidable Impact. Refer to Mitigation Measures AQ-1 through AQ-11 above. No</p>





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Impact Statement	Significance	Mitigation Measure
<p>Would the Project result in a cumulatively considerable net increase of any criteria pollutant for which the Project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions that exceed quantitative thresholds for ozone precursors)?</p>	<p>Impact</p>	<p>additional mitigation is proposed.</p>
<p><b>Biological Resources</b></p>		
<p><b>Impact 4.4-1: Conflict with any Conservation Plan</b></p> <p>Would the project conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan?</p>	<p>Less than Significant with Mitigation</p>	<p>Refer to Mitigation Measure LU-1 below. No additional mitigation is necessary.</p>
<p><b>Impact 4.4-2: Adverse Effect on Endangered or Threatened Species</b></p> <p>Would the project have a substantial adverse effect, either directly or through habitat modifications, on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations Section 670.2 or 670.5) or in Title 50 Code of Federal Regulations (Section 17.11 or 17.12)?</p>	<p>Less than Significant</p>	<p>No additional mitigation is necessary.</p>
<p><b>Impact 4.4-3: Adverse Effect on Candidate, Sensitive, or Special Status Species</b></p> <p>Would the project have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status</p>	<p>Less than Significant</p>	<p>No additional mitigation is necessary.</p>





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Impact Statement	Significance	Mitigation Measure
<p>species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?</p>		
<p><b>Impact 4.4-4: Interfere with the Movement of Migratory Species</b>            Would the project interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites.</p>	<p>Less Than Significant</p>	<p>No additional mitigation is necessary.</p>
<p><b>Impact 4.4-5: Adverse Effect on Riparian or Sensitive Natural Communities</b>            Would the project have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?</p>	<p>Less than Significant with Mitigation</p>	<p>Refer to Mitigation Measure LU-1 below. No additional mitigation is necessary.</p>
<p><b>Impact 4.4-6: Adverse Effect on Federally Protected Wetlands</b>            Would the project have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?</p>	<p>Less than Significant</p>	<p>No additional mitigation is necessary.</p>
<p><b>Impact 4.4-7: Conflict with Local Policies or Ordinances</b>            Would the project conflict with any local policies or ordinances</p>	<p>Less than Significant</p>	<p>No additional mitigation is necessary.</p>



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Impact Statement	Significance	Mitigation Measure
protecting biological resources, such as a tree preservation policy or ordinance.		
<p><b>Cumulative Impacts</b></p> <p>Would the project result in cumulative impacts associated with implementation of the Wine Country Community Plan?</p>	Less than Significant	No additional mitigation is necessary.
<b>Cultural Resources</b>		
<p><b>Impact 4.5-1: Historical Resources</b></p> <p>Would the Project cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5?</p>	Less than Significant with Mitigation	<p>Refer to Mitigation Measure LU-1 below.</p> <p><b>CUL-1</b> For all implementing projects, the necessary archeological field surveys/studies/monitoring shall be required as part of the County’s permitting approval process. Prior to discretionary project approval or issuance of a grading permit for ministerial projects, the County Archaeologist and/or architectural historian shall do the following:</p> <ul style="list-style-type: none"> <li>Review, and if evidence suggests the potential for historic resources on a future implementing project site, require a County-certified qualified archaeologist (retained by the future project applicant) to conduct a field survey for historical resources on specific sites not previously surveyed for cultural resources.</li> <li>Review, and if evidence suggests the potential for historic resources on a future implementing project site, require a County-certified qualified archaeologist to conduct an appropriate records search to obtain information on historical property records.</li> <li>Review, and if evidence suggests that potential for subsurface cultural deposits, consider archaeological monitoring during grading, trenching, and related construction activities, to facilitate appropriate mitigation treatment.</li> <li>Consider Tribal observation and consultation during archaeological monitoring when requested by local tribal government(s) or individual(s) recognized by the Native American Heritage Commission (NAHC), when that entity provides specific information suggesting the potential for subsurface cultural</li> </ul>





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Impact Statement	Significance	Mitigation Measure
		<p>deposits may be present. Tribal monitoring shall not replace archaeological monitoring as they serve different purposes and have different responsibilities under different authorities.</p> <ul style="list-style-type: none"> <li>• Review, and if evidence suggests the potential for sacred land or cultural places resources, contact the Native American Heritage Commission.</li> <li>• Evaluate the significance and integrity of all historical resources identified on implementing project sites within the Project area, using criteria established in the CEQA Guidelines for important archaeological resources (eligibility for listing on the California Register of Historical Resources [CRHR]), and/or 36 CFR 60.4 for eligibility for listing on the National Register of Historic Places.</li> <li>• Propose recommended mitigation measures and conditions of approval for implementing projects (if a local government action is required) to reduce adverse project effects on significant, important, and/or unique historical resources, following appropriate CEQA and/or National Historic Preservation Act Section 106 guidelines.</li> <li>• Require from the designated project-specific County-certified Project Archaeologist documentation of all required mitigation treatments and the results of those treatments for previously known and inadvertent finds according to current County reporting requirements to document environmental mitigation compliance.</li> </ul> <p><b>CUL-2</b> If previously unknown unique cultural resources are identified during grading activities associated with the implementing projects, the following procedures shall be followed. For this Project, unique cultural resources are defined as being multiple artifacts in close association with each other, but may include fewer artifacts if the area of the find is determined to be of significance due to its sacred or cultural importance.</p> <ul style="list-style-type: none"> <li>• All ground disturbance activities within 100 feet of the discovered cultural resources shall be halted until a meeting is convened between the developer, the archaeologist, the Native American tribal representative and the Planning Director to discuss the significance of the find.</li> <li>• At the meeting, the significance of the discoveries</li> </ul>



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Impact Statement	Significance	Mitigation Measure
		<p>shall be discussed and after consultation with the Native American tribal representative and the archaeologist, a decision shall be made, with the concurrence of the Planning Director, as to the appropriate mitigation (documentation, recovery, avoidance, etc.) for the cultural resources.</p> <ul style="list-style-type: none"> <li>Grading of further ground disturbance shall not resume within the area of the discovery until an agreement has been reached by all parties as to the appropriate mitigation.</li> </ul>
<p><b>Impact 4.5-2: Archaeological Resources</b> Would the Project cause a substantial adverse change in the significance of an archaeological resource?</p>	<p>Less than Significant with Mitigation</p>	<p>Refer to Mitigation Measure LU-1 below and CUL-1 through CUL-2 above. No additional mitigation is necessary.</p>
<p><b>Impact 4.5-3: Human Remains</b> Would the Project disturb any human remains, including those interned outside of formal cemeteries?</p>	<p>Less than Significant with Mitigation</p>	<p>Refer to Mitigation Measure LU-1 below.</p> <p><b>CUL-3</b> If previously unknown cultural resources, including human remains, are identified during grading activities associated with implementing projects, a County-certified qualified archaeologist shall be retained to assess the nature and significance of the find. If human remains are encountered, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the County Coroner has made a determination of origin and disposition pursuant to Public Resources Code Section 5097.98. The County Coroner shall be notified of the find immediately. If the remains are determined to be prehistoric, the Coroner shall notify the Native American Heritage Commission (NAHC), which shall determine and notify a Most Likely Descendant (MLD). With the permission of the landowner or his/her authorized representative, the MLD may inspect the site of the discovery. The MLD shall complete the inspection within 24 hours of notification by the NAHC. The MLD may recommend scientific removal and nondestructive analysis of human remains and items associated with Native American burials. The MLD may recommend reburial somewhere within the Project boundaries where they can be protected in perpetuity.</p>
<p><b>Cumulative Impacts (Cultural</b></p>	<p>Less than Significant</p>	<p>Refer to Mitigation Measure CUL-1 through CUL-3 above. No</p>



Impact Statement	Significance	Mitigation Measure
<p><b>Resource)</b> Would the project result in cumulative impacts associated with implementation of the Wine Country Community Plan?</p>	<p>with Mitigation</p>	<p>additional mitigation is necessary.</p>
<p><b>Impact 4.5-4: Paleontological Resources</b> Would the Project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature</p>	<p>Less than Significant with Mitigation</p>	<p>Refer to Mitigation Measure LU-1 below.</p> <p><b>CUL-4</b> For all implementing projects, the necessary paleontological field surveys/studies/monitoring would be required as part of the permitting approval process. Prior to grading for ministerial projects, and prior to approval of discretionary projects, the County Geologist shall do the following:</p> <ul style="list-style-type: none"> <li>• Review and, if evidence suggests the potential for paleontological resources on a future implementing project site, require a County-certified qualified paleontologist (retained by the future project applicant) to conduct a field survey for paleontological resources on specific sites not previously surveyed for paleontological resources.</li> <li>• Review and, if evidence suggests the potential for paleontological resources on a future implementing project site, require a County-certified qualified paleontologist to conduct an appropriate records search to obtain information on paleontological resource records.</li> <li>• Review and, if evidence suggests that potential for subsurface paleontological deposits, consider paleontological monitoring during grading, trenching, and related construction activities, to facilitate appropriate mitigation treatment.</li> <li>• Evaluate the significance and integrity of all paleontological resources identified on implementing project sites within the Project area, using criteria established in the CEQA Guidelines for important paleontological resources.</li> <li>• Propose recommended mitigation measures and recommend conditions of approval for implementing projects (if a local government action is required) to reduce adverse project effects on significant, important, and/or unique paleontological resources.</li> <li>• Require from the designated project-specific County-certified Project Paleontologist</li> </ul>



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Impact Statement	Significance	Mitigation Measure
		<p>documentation of all required mitigation treatments and the results of those treatments for previously known and inadvertent finds according to current County reporting requirements to document environmental mitigation compliance.</p> <p><b>CUL-5</b> If previously unknown paleontological resources are identified during grading activities associated with the implementing projects, the following procedures shall be followed:</p> <ul style="list-style-type: none"> <li>• All ground disturbance activities within 100 feet of the discovered paleontological resources shall be halted until a meeting is convened between the developer, the project paleontologist, and the Planning Director to discuss the significance of the find.</li> <li>• At the meeting, the significance of the discoveries shall be discussed and after consultation with the paleontologist, a decision shall be made, with the concurrence of the Planning Director, as to the appropriate mitigation (documentation, recovery, avoidance, etc.) for the paleontological resources.</li> <li>• Grading of further ground disturbance shall not resume within the area of the discovery until the fossil has been properly recovered/removed from the area to be graded and/or the fossil has been determined to be insignificant.</li> </ul>
<p><b>Cumulative Impacts (Paleontological Resource)</b></p> <p>Would the project result in cumulative impacts associated with implementation of the Wine Country Community Plan?</p>	<p>Less than Significant with Mitigation</p>	<p>Refer to Mitigation Measure CUL-4 and CUL-5 above. No additional mitigation is necessary.</p>
<p><b>Geology, Soils, and Seismicity</b></p>		
<p><b>Impact 4.6-1: Fault Rupture, Ground Shaking, Ground Failure and Landslides</b></p> <p>Would the project expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:</p>	<p>Less than Significant</p>	<p>No additional mitigation is necessary.</p>





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Impact Statement	Significance	Mitigation Measure
<p>Rupture of a known earthquake fault, as delineated in 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;</p>		
<p>Strong Seismic Ground Shaking</p>	<p>Less than Significant with Mitigation</p>	<p>Refer to Mitigation Measure LU-1 below.  <b>GEO-1</b> All implementing projects shall prepare a site-specific assessment as determined by the County Geologist to ascertain all site-specific geologic/geotechnical information, including, but not limited to, ground shaking potential, liquefaction potential, fault rupture potential and landslide/slope instability potential. This assessment and report shall be prepared by a California-licensed geologist and/or geotechnical engineer and shall be submitted to the County Geologist for review and approval prior to approval of the implementing project. This report shall include site-specific measures such as grading recommendations, foundation design recommendations, slope stability recommendations, and the alternative siting of structures, as appropriate, to reduce the significance of potential geologic and/or geotechnical hazards associated with the proposed implementing project.</p>
<p>Seismic-Related Ground Failure, Including Liquefaction</p>	<p>Less than Significant with Mitigation</p>	<p>Refer to Mitigation Measure LU-1 below and GEO-1 above.</p>
<p>Landslides</p>	<p>Less than Significant with Mitigation</p>	<p>Refer to Mitigation Measure LU-1 below and GEO-1 above.</p>
<p><b>Impact 4.6-2: Soil Erosion/Loss of Topsoil</b>            Would the project result in substantial soil erosion or the loss of topsoil?</p>	<p>Less than Significant</p>	<p>No additional mitigation is necessary.</p>
<p><b>Impact 4.6-3: Landslide, Lateral</b></p>	<p>Less than</p>	<p>Refer to Mitigation Measure GEO-1 above.</p>



Impact Statement	Significance	Mitigation Measure
<p><b>Spreading, Subsidence, Liquefaction, or Collapse</b></p> <p>Would the project 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, subsidence, liquefaction, or collapse?</p>	<p>Significant with Mitigation</p>	
<p><b>Impact 4.6-4: Expansive Soils</b></p> <p>Would the project be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code, creating substantial risks to life or property?</p>	<p>Less than Significant</p>	<p>No additional mitigation is necessary.</p>
<p><b>Impact 4.6-5: Soils Incapable of Supporting Wastewater Disposal Systems</b></p> <p>Would the project have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?</p>	<p>Less than Significant</p>	<p>Refer to Mitigation Measures PSU SEWER 1 through 2. No additional mitigation is necessary.</p>
<p><b>Cumulative Impacts</b></p> <p>Would the project result in cumulative impacts associated with implementation of the Wine Country Community Plan?</p>	<p>Less than Significant</p>	<p>No additional mitigation is necessary.</p>
<p><b>Greenhouse Gas Emissions</b></p>		
<p><b>Impact 4.7-1: Greenhouse Gas Emissions</b></p> <p>Would the project generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment, based on any applicable threshold of</p>	<p>Potentially Significant Impact</p>	<p>Unavoidable impact.</p> <p><b>GHG-1</b> All implementing projects shall use the following mitigation measures to reduce impacts from construction activities as related to construction equipment and vehicle exhaust emissions:</p> <ul style="list-style-type: none"> <li>The County shall require implementing projects to use low-emission and high energy efficiency</li> </ul>



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Impact Statement	Significance	Mitigation Measure
significance?		<p>construction equipment on site. Examples of low-emission and high energy efficiency equipment include use of EPA Tier 2 (or better) emission compliant construction equipment and use of alternative-fuel construction equipment (natural gas), if available.</p> <ul style="list-style-type: none"> <li>• The County shall require implementing projects to include a statement on grading plans that all construction equipment will be tuned and maintained in accordance with the manufacturer's specifications.</li> <li>• The County shall require implementing project to utilize electric- or diesel-powered equipment, in lieu of gasoline-powered engines, where feasible.</li> <li>• The County shall require implementing projects to include a statement on grading plans that work crews shall shut off equipment when not in use. During smog season (May through October), the overall length of the construction period shall be extended, thereby decreasing the size of the area prepared each day, to minimize vehicles and equipment operating at the same time.</li> <li>• The County shall require implementing projects to time construction activities so as to not interfere with peak hour traffic and minimize obstruction of through traffic lanes adjacent to the site; if necessary, a flag person shall be retained to maintain safety adjacent to existing roadways.</li> <li>• The County shall require implementing projects to use EPA-rated engines of Tier 3 or better for construction equipment.</li> <li>• As soon as electric utilities are available at construction sites, the County shall require implementing projects to supply the construction site with electricity from the local utility and all equipment that can be electrically operated shall use the electric utility rather than portable generators.</li> </ul> <p><b>GHG-2</b> Individual implementing projects shall have the option to use the Option Tables or project-specific GHG analysis in order to demonstrate that GHG emissions from the implementing project are less than significant.</p> <ul style="list-style-type: none"> <li>• Implementing projects which implement enough</li> </ul>



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Impact Statement	Significance	Mitigation Measure
		<p>reduction measures from the Option Tables and achieve a 100/70 points shall be considered to be consistent with the County’s GHG reduction goals for the Project area. Refer to <i>Temecula Valley Wine Country Greenhouse Gas Reduction Workbook</i> (refer to Appendix E of this Draft EIR).</p> <ul style="list-style-type: none"> <li>Those implementing projects that do not garnish the minimum points using the Option Tables (presented in the <i>Temecula Valley Wine Country Greenhouse Gas Reduction Workbook</i>, Appendix A [refer to Appendix E of this Draft EIR]) shall require quantification of project-specific GHG emissions and shall provide mitigation measures to reduce GHG emissions at least 28.5% below Business As Usual (BAU) emissions.</li> </ul>
<p><b>Impact 4.7-2: Consistency with Applicable Plans, Policies, and Regulations</b></p> <p>Would the project conflict with any applicable plan, policy or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gases?</p>	<p>Less than Significant with Mitigation</p>	<p>Refer to Mitigation Measures GHG-1 and GHG-2. No additional mitigation is necessary.</p>
<p><b>Cumulative Impacts</b></p> <p>Would implementation of the proposed Wine Country Community Plan result in cumulative impacts?</p>	<p>Potentially Significant Impact</p>	<p>Unavoidable Impact.</p> <p>Refer to Mitigation Measures GHG-1 and GHG-2. No additional mitigation is proposed.</p>
<p><b>Hazards and Hazardous Materials</b></p>		
<p><b>Impact 4.8-1: Transport of Hazardous Materials</b></p> <p>Would the project create a significant hazard to the public or the environment through the routine transport, use or disposal of hazardous materials?</p>	<p>Less than Significant with Mitigation</p>	<p><b>HAZ-1:</b> During development of implementing projects, if underground storage tanks (UST) or other potential environmental concerns associated with the implementing project site are encountered, these areas of concern shall be handled as follows:</p> <ul style="list-style-type: none"> <li>The contractor/property owner shall retain all responsibility associated with activities surrounding the safe and legal removal of the tank(s);</li> <li>The contractor/ property owner shall notify the local Fire Department jurisdiction prior to removal of the UST as local fire restrictions may be more stringent than County Department of Environmental Health (DEH), Hazardous Materials</li> </ul>



Impact Statement	Significance	Mitigation Measure
		<p>Management Division requirements;</p> <ul style="list-style-type: none"> <li>The contractor (licensed in accordance with the requirements of the State Contractors License Board) shall submit an Underground Storage Tank Closure by Removal completed permit application (or similar permit application as deemed appropriate) to the County Hazardous Materials Management Division along with applicable closure fees;</li> <li>The contractor shall submit a work plan (with the permit application) to the Hazardous Materials Management Division prior to UST removal, which shall demonstrate compliance with the required closure procedures as set forth in the UST closure application currently in effect; and</li> <li>The Division will inspect the tank removal, as necessary, evaluate all sample results, determine whether or not an unauthorized release has occurred, and determine if any further corrective actions are required.</li> </ul>
<p><b>Impact 4.8-2: Release of Hazardous Materials into the Environment</b></p> <p>Would the project create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials in the environment?</p>	<p>Less than Significant</p>	<p>No additional mitigation is necessary.</p>
<p><b>Impact 4.8-3: Emergency Response or Evacuation Plan</b></p> <p>Would the project impair implementation of, or physically interfere with an adopted emergency response plan or emergency evacuation plan?</p>	<p>Less than Significant</p>	<p>No additional mitigation is necessary.</p>
<p><b>Impact 4.8-4: School Safety</b></p> <p>Would the project emit hazardous emissions or handle hazardous or acutely hazardous materials, substances or waste</p>	<p>Less than Significant with Mitigation</p>	<p>Refer to Mitigation Measure HAZ-1 above. No additional mitigation is necessary.</p>



Impact Statement	Significance	Mitigation Measure
<p>within one-quarter mile of an existing or proposed school?</p>		
<p><b>Impact 4.8-5: Hazardous Materials Site</b></p> <p>Would the project be on a site which is included on a list of hazardous materials site complied pursuant to Government Code Section 65962.5 and as a result, would it create a significant hazard to the public or the environment?</p>	<p>Less than Significant with Mitigation</p>	<p><b>HAZ-2</b> All implementing projects located within a one-mile radius of the Temecula Bomb Site 107 shall be required to perform an Unexploded Ordnance Survey to verify presence/ absence of unexploded ordnance prior to any earth disturbing activities (including preliminary site studies such as geotechnical investigations and biological surveys). Upon completion of this survey, the results will be provided to the Riverside County Planning Department and Riverside County Fire Department (Hazardous Materials Emergency Response Team), and appropriate pre-construction measures will be incorporated into the implementing project’s grading and development plans, including removal of any identified hazards.</p> <p><b>HAZ-3</b> If unexploded ordinances are identified during earth disturbance activities associated with implementing projects, the Riverside County Fire Department (Hazardous Materials Emergency Response Team) will be notified and all safety and remediation actions contained within the U.S. Department of Defense Ammunition and Explosives Safety Standards (U.S. Department of Defense 2004) will be implemented.</p>
<p><b>Impact 4.8-6: Wildland Fires</b></p> <p>Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?</p>	<p>Less than Significant with Mitigation</p>	<p><b>HAZ-4</b> During the entitlement process, all implementing projects located within areas of wildfire susceptibility shall be evaluated by the Fire Department to determine whether the Department’s Urban-Wildland Interface requirements should be implemented as part of the development. If the Department determines that either an interim or permanent condition of high fire risk would be present, a Fuel Modification Plan that meets the current requirements of the Fire Department shall be prepared and shall be approved by the Fire Department prior to approval of the implementing project.</p>
<p><b>Cumulative Impacts</b></p> <p>Would the project result in cumulative impacts associated with implementation of the Wine Country Community Plan?</p>	<p>Less than Significant with Mitigation</p>	<p>Refer to Mitigation Measure HAZ-1 through HAZ-4 above. No additional mitigation is necessary.</p>



Impact Statement	Significance	Mitigation Measure
<b>Hydrology and Water Quality</b>		
<p><b>Impact 4.9-1: Water Quality Standards</b></p> <p>Would the project violate any water quality standards or waste discharge requirements?</p>	<p>Less than Significant with Mitigation</p>	<p>Refer to Mitigation Measure LU-1 and PSU SEWER 1 through 2 below.</p> <p><b>HYD-1</b> All implementing projects shall utilize the County’s Water Quality Management Plan (WQMP) checklist to determine if a project-specific WQMP is required. All implementing projects, regardless of the need for a WQMP, shall incorporate the appropriate Best Management Practices (BMPs) to maintain conformance to the County’s active MS4 permit.</p> <p>Depending upon the location of the implementing project and whether it is considered a “Significant Redevelopment” or “New Development”, the County shall require the project proponent to submit the necessary additional information and condition those project accordingly.</p> <p><b>HYD-2</b> All implementing projects exceeding a discharge of average aggregate wastewater flow that exceeds the San Diego Regional Water Quality Control Board (SDRWQCB) threshold shall be required to connect to sewer services when it is made available by the Eastern Municipal Water District (EMWD). Most single-family residences may be exempted from average aggregate wastewater flow requirements regardless of family units.</p> <p><b>HYD-3</b> Prior to issuance of grading permits, implementing projects shall prepare the necessary Stormwater Pollution Prevention Program (SWPPP) and comply with the National Pollutant Discharge Elimination System (NPDES) General Construction Storm Water Permit from the State Water Resources Control Board.</p> <p><b>HYD-4</b> Infiltration may be utilized by implementing projects for maintaining water quality standards. However, any implementing projects proposing onsite stormwater runoff infiltration shall conduct individual percolation tests, prepared by a soils engineer, to determine the feasibility of using infiltration onsite, as well as to provide design recommendations for the chosen BMP’s. If infiltration is not feasible based on a specific site’s soils properties, some form of on-site detention should be considered to mitigate any additional stormwater runoff that exceeds the existing calculated flows. In this</p>



Impact Statement	Significance	Mitigation Measure
		<p>case other BMP’s should be evaluated to meet the water quality requirements for the project. Maintaining the use of existing roadside swales in compliance with the current MS4 permit is also recommended to help maintain existing drainage patterns and help with water quality.</p> <p><b>HYD-5</b> All implementing projects shall include measures designed to increase infiltration and reduce impacts to water quality within the upper aquifer. Depending upon project location, the applicable measures shall include the following:</p> <ul style="list-style-type: none"> <li>• Require that all wastewater discharges conform to the Regional Water Quality Control Board Basin Plan groundwater quality objectives.</li> <li>• Requires the use of cisterns and infiltrators to capture and reuse rainwater as a water conserving system (Riverside County Policy OS 2.1).</li> <li>• Require the use of natural drainage systems, permeable parking bays and porous parking lots to provide rainwater detention (Riverside County Policy OS 2.2 and 4.4).</li> <li>• Require that adequate aquifer water recharge areas are preserved and protected and that rainwater is used to recharge the aquifers (Riverside County Policy OS 4.2 and 4.3).</li> <li>• Restrict pollutant discharge into the drainage systems and aquifer (Riverside County Policy OS 3.3).</li> <li>• Prohibit the use of fertilizing, manure spreading, pesticide application, and runoff from animal/horse corrals within all drainage courses, especially Temecula Creek.</li> </ul>
<p><b>Impact 4.9-2: Groundwater Supplies</b></p> <p>Would the project substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop</p>	<p>Less than Significant with Mitigation</p>	<p><b>HYD-6</b> All implementing projects shall provide a plan of service analysis in determining the needs for water distribution, fire protection, service pressures and connection into the Rancho California Water District’s (RCWD) master planned system. These plans must show requirements of off-site transmission mains to be constructed to serve certain areas of the project. It will be the responsibility of each implementing project proponent to ensure water system reliability/redundancy for domestic, irrigation, and emergency needs, as determined appropriate through the County’s</p>





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Impact Statement	Significance	Mitigation Measure
<p>to a level that would not support existing land uses or planned uses for which permits have been granted)?</p>		<p>discretionary review process, and RCWD staff review.</p>
<p><b>Impact 4.9-3: Erosion or Siltation</b>            Would the project substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or offsite?</p>	<p>Less than Significant with Mitigation</p>	<p><b>HYD-7</b> All implementing projects that fall within the Murrieta Creek Area Drainage Plan shall be subject to Area Drainage Plan (ADP) fees, as enforced by the Riverside County Flood Control and Water Conservation District (RCFCWCD).</p> <p><b>HYD-8</b> All implementing projects shall consider the following flood control measures and shall use them, as applicable:</p> <ul style="list-style-type: none"> <li>• Minimize encroachment into floodplains and watercourses to the satisfaction of the Riverside County Flood Control and Water Conservation District prior to applicable plan/permit approval.</li> <li>• Phase so that 100-year flood protection is ensured in all areas of development. Provide protection against flooding, erosion, siltation, and water quality impacts through interim improvements (such as temporary debris basins, earthen channels/berms, check dams, sand bag barriers, or other temporary BMPs and flood control protection measures).</li> <li>• Keep building pad construction from flood hazard for the 100-year frequency storm by elevating finished floor elevations above the 100-year level of flood protection.</li> <li>• Detain any incremental increase in drainage within the implementing project’s boundaries. For the portion of the project site within the Murrieta Creek Area Drainage Plan (ADP), detain incremental increases in drainage until the Murrieta Creek ADP is fully implemented downstream of the implementing project site.</li> </ul>
<p><b>Impact 4.9-4: Surface Runoff</b>            Would the project substantially alter the existing drainage pattern of the Site or area, including through the alteration of the course of a stream or river, or substantially increase the rate</p>	<p>Less than Significant with Mitigation</p>	<p>Refer to Mitigation Measure HYD-7 through HYD-8 and LU-1. No additional mitigation is necessary.</p>



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Impact Statement	Significance	Mitigation Measure
<p>or amount of surface runoff in a manner that would result in flooding onsite or offsite?</p>		
<p><b>Impact 4.9-5: Stormwater</b>            Would the project create or contribute runoff water, which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?            From Public Utilities:            Would the project require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?</p>	<p>Less than Significant with Mitigation</p>	<p>Refer to Mitigation Measure HYD-1 through HYD-5, HYD-7, and HYD-8. No additional mitigation is necessary.</p>
<p><b>Impact 4.9-6: Water Quality</b>            Would the project otherwise substantially degrade water quality?</p>	<p>Less than Significant with Mitigation</p>	<p>Refer to Mitigation Measure HYD-1 through HYD-5. No additional mitigation is necessary.</p>
<p><b>Impact 4.9-7: Flooding and Housing</b>            Would the project place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?</p>	<p>Less than Significant with Mitigation</p>	<p>Refer to Mitigation Measure HYD-8 and LU-1. No additional mitigation is necessary.</p>
<p><b>Impact 4.9-8: Flooding and Structures</b>            Would the project place structures within a 100-year flood hazard area that would impede or redirect flood flows?</p>	<p>Less than Significant with Mitigation</p>	<p>Refer to Mitigation Measure HYD-8 and LU-1. No additional mitigation is necessary.</p>
<p><b>Impact 4.9-9: Flooding Risk</b>            Would the project expose people</p>	<p>Less than Significant with</p>	<p>Refer to Mitigation Measure HYD-8 and LU-1. No additional mitigation is necessary.</p>



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Impact Statement	Significance	Mitigation Measure
or structures to a significant risk of loss, injury, or death involving flooding, including flooding as a result of the failure of a levee or dam (dam inundation area)?	Mitigation	
<b>Impact 4.9-10: Seiche, Tsunami, or Mudflow</b> Would the project be inundated by seiche, tsunami, or mudflow?	No Impact	No additional mitigation is necessary.
<b>Cumulative Impacts</b> Would the project result in cumulative impacts associated with implementation of the Wine Country Community Plan?	Less than Significant with Mitigation	No additional mitigation is necessary.
<b>Land Use and Relevant Planning</b>		
<b>Impact 4.10-1: Divide a Community</b> Would the project physically divide an established community?	Less than Significant	No additional mitigation is necessary.
<b>Impact 4.10-2: Plan Consistency</b> Would the project conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	Less than Significant with Mitigation	<b>LU-1</b> All implementing projects (ministerial and discretionary) within the Project boundary shall be required to: <ul style="list-style-type: none"> <li>Apply for and obtain a Change of Zone (CZ) to benefit from the implementing zones of the Wine Country Policy Area. As part of the review process, the County shall conduct a project-specific CEQA analysis for the CZ Application. Depending upon the location of the implementing project, Planning staff shall require the project proponent to conduct the necessary studies (e.g., Archeology, Geology, Biology, Hydrology, etc.). Depending upon the findings of those studies, Planning staff shall recommend that a restrictive zoning classification (such as an open space zone) be placed on areas where sensitive resources require protection.</li> <li>Apply for and obtain the necessary grading permit. Such grading permit shall go through the appropriate environmental analysis and identify the necessary mitigations, if any (e.g., cultural monitoring during grading, biological restoration,</li> </ul>





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Impact Statement	Significance	Mitigation Measure
		<p>etc.), prior to approval of the grading permit.</p> <ul style="list-style-type: none"> <li>Apply for and obtain the necessary building permit. The County shall ensure the necessary reviews of building permits by the Riverside County Flood Control and Water Conservation District (RCFCWCD), Environmental Programs Division (EPD), County Archeologist, County Geologist, etc.</li> </ul>
<p><b>Impact 4.10-3: Habitat Plan Consistency</b></p> <p>Would the project conflict with any applicable habitat conservation plan or natural community conservation plan?</p>	<p>Less than Significant with Mitigation</p>	<p>Refer to Mitigation Measure LU-1 above.</p>
<p><b>Cumulative Impacts</b></p> <p>Would implementation of the proposed Wine Country Community Plan result in cumulative impacts?</p>	<p>Less than Significant</p>	<p>No additional mitigation is necessary.</p>
<p><b>Mineral Resources</b></p>		
<p><b>Impact 4.3-1: Loss of Availability of Known Mineral Resources</b></p> <p>Would the project result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?</p>	<p>Less than Significant with Mitigation</p>	<p><b>MIN-1</b> Pursuant to Public Resources Code, the Surface Mining and Reclamation Act, Chapter 9, Article 4, Section 2762(e), prior to approval of a future implementing project on lands classified by the State Geologist as MRZ-3, the County Geologist shall make a site-specific determination as to the site’s potential to contain or yield important or significant mineral resources of value to the region and the residents of the State of California.</p> <ul style="list-style-type: none"> <li>If it is determined by the County Geologist that lands classified as MRZ-3 have the potential to yield significant mineral resources which may be of “regional or statewide significance” and the proposed use is considered “incompatible” (as defined by Section 3675 of Title 14, Article 6 of the California Code of Regulations) and could threaten the potential to extract said minerals, the project proponent shall prepare an evaluation of the area in order to ascertain the significance of the mineral deposit located therein. This site-specific mineral resources study shall be performed to, at a minimum, document the site’s known or inferred geological conditions; describe the existing levels of</li> </ul>





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Impact Statement	Significance	Mitigation Measure
		<p>development on or near the site which might preclude mining as a viable adjacent use; and analyze the State standards for designating land as having “regional or Statewide significant” under the Surface Mining and Reclamation Act. The results of such evaluation shall be transmitted to the State Geologist and the State Mining and Geological Board (SMGB).</p> <ul style="list-style-type: none"> <li>Should significant mineral resources be identified, future implementing projects shall either avoid said resource or shall incorporate appropriate findings subject to a site-specific discretionary review and CEQA process.</li> </ul>
<p><b>Cumulative Impacts</b> Would the project result in cumulative impacts associated with implementation of the Wine Country Community Plan?</p>	<p>Less than Significant with Mitigation</p>	<p>Refer to Mitigation Measure MIN-1 above. No additional mitigation is necessary.</p>
<p><b>Noise</b></p>		
<p><b>Impact 4.12-1: Temporary Noise Increases</b> Would the project result in a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?</p>	<p>Less than Significant with Mitigation</p>	<p><b>NOI-1</b> All implementing projects shall comply with the following noise reduction measures during grading and building activities:</p> <ul style="list-style-type: none"> <li>If construction occurs within one-quarter mile of an inhabited dwelling, construction activities shall be limited to the daytime hours of 6:00 a.m. to 6:00 p.m. during the months of June through September, and to 7:00 a.m. to 6:00 p.m. during the months of October through May.</li> <li>To minimize noise from idling engines, all vehicles and construction equipment shall be prohibited from idling in excess of three minutes when not in use.</li> <li>Best efforts should be made to locate stockpiling and/or vehicle staging area as far as practicable from existing residential dwellings.</li> <li>Equipment and trucks shall utilize the best available noise control techniques (e.g., improved mufflers, equipment redesign, use of intake silencers, ducts, engine enclosures, and acoustically-attenuating shields or shrouds, wherever feasible).</li> <li>Impact tools (e.g., jack hammers, pavement breakers, and rock drills) shall be hydraulically or electronically powered wherever possible to avoid</li> </ul>



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		<p>noise associated with compressed air exhaust from pneumatically powered tools. However, where use of pneumatic tools is unavoidable, an exhaust muffler shall be used; this muffler can lower noise levels from the exhaust by up to about ten dBA. External jackets on the tools themselves shall be used where feasible, and this could achieve a reduction of five dBA. Quieter procedures shall be used, such as drills rather than impact equipment, whenever feasible.</p> <ul style="list-style-type: none"> <li>Stationary construction noise sources shall be located as far from adjacent receptors as possible, and they shall be muffled and incorporate insulation barriers, or other measures to the extent feasible.</li> </ul> <p><b>NOI-2</b> Implementing project proponents shall submit a list of measures to respond to and track complaints pertaining to construction noise, ongoing throughout demolition, grading, and/or construction. These measures may include the following:</p> <ul style="list-style-type: none"> <li>A sign posted on-site pertaining the permitted construction days and hours and complaint procedures and who to notify in the event of a problem. The sign may also include a listing of both the County and construction contractor’s telephone numbers (during regular construction hours and off-hours); and</li> <li>A pre-construction meeting may be held with the job inspectors and the general contractor/on-site project manager to confirm that noise measures and practices (including construction hours, neighborhood notification, posted signs, etc.) are completed.</li> </ul>
<p><b>Impact 4.12-2: Permanent Noise Increases</b></p> <p>Would the project result in a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?</p>	<p>Potentially Significant Impact</p>	<p>Unavoidable impact.</p> <p><b>NOI-3</b> All implementing projects involving a new winery or expansion of an existing winery shall be reviewed by the Riverside County Office of Industrial Hygiene and include at least the following conditions:</p> <ul style="list-style-type: none"> <li>The hours of operation for tasting rooms associated with wineries shall be limited to 9:00 a.m. to 7:00 p.m. Monday through Sunday in the Wine Country - Winery District and 10:00 a.m. to 6:00 p.m. Monday through Sunday in the Wine Country - Equestrian</li> </ul>

Impact Statement	Significance	Mitigation Measure
		<p>and Residential Districts.</p> <ul style="list-style-type: none"> <li>• Mechanical equipments including but not limited to, de-stemming, crushing, and refrigeration equipment shall be enclosed or shielded for noise attenuation. Alternatively, the proponent may submit a Noise Study prepared by a qualified acoustical analyst that demonstrates that the unenclosed/unshielded equipment would not exceed the County’s allowable noise levels.</li> <li>• The hours of operation for shipping facilities associated with wineries shall be limited to 9:00 a.m. to 7:00 p.m. Monday through Sunday in the Wine Country - Winery District and 10:00 a.m. to 6:00 p.m. Monday through Sunday in the Wine Country - Equestrian and Residential Districts.</li> <li>• Shipping facilities and parking areas which abut residential parcels shall be located away from sensitive land uses and be designed to minimize potential noise impacts upon nearby sensitive land uses.</li> <li>• Site-specific noise-attenuating features such as hills, berms, setbacks, block walls, or other measures shall be considered for noise attenuation in noise-producing areas of future wineries including, but not limited to, locations of mechanical equipment, locations of shipping facilities, access, and parking areas.</li> </ul> <p><b>NOI-4</b> All implementing projects involving a special occasion facility shall be required to conduct a noise study prior to its approval. Similarly, all implementing projects involving an outdoor special occasion facility shall be required to conduct an acoustical analysis (that shows the noise contours outside the property boundary) prior to its approval.</p> <ul style="list-style-type: none"> <li>• The said noise study or acoustical analysis shall be submitted to the Office of Industrial Hygiene for review and comments.</li> <li>• Based on those comments, the implementing project shall be conditioned to mitigate noise impacts to the applicable County noise standards through site design and buildings techniques.</li> <li>• Prior to the issuance of any building permit for the special occasion facility, those noise mitigation</li> </ul>





Impact Statement	Significance	Mitigation Measure
		<p>measures shall have received the necessary permits from Building and Safety Department.</p> <ul style="list-style-type: none"> <li>• Prior to issuance of occupancy permit for the special occasion facility, those noise mitigation measures shall be constructed/implemented.</li> </ul> <p><b>NOI-5</b> All implementing projects involving a special occasion facility shall be reviewed by the Riverside County Office of Industrial Hygiene and include at least the following conditions:</p> <ul style="list-style-type: none"> <li>• All special event vendors (e.g. DJs, musical bands, etc.) shall be notified regarding noise conditions of approval .</li> <li>• Outdoor special events and associated audio equipment, sound amplifying equipment, and/or performance of live music shall be limited to the hours of 8:00 a.m. to 10:00 p.m. Monday through Sunday.</li> <li>• Noise levels shall be kept below levels prescribed in the County’s General Plan Noise Element and County noise Ordinances No. 847 by using a decibel-measuring device to measure music sound levels when amplified music is used.</li> <li>• Clean-up activities associated with special events shall terminate no later than midnight.</li> <li>• Outdoor speakers for all scheduled events shall be oriented toward the center of the property and away from adjoining land uses.</li> <li>• Padding/carpeting shall be installed under music speakers for early absorption of music.</li> </ul> <p><b>NOI-6</b> All implementing projects involving a special occasion facility shall include at least the following conditions to ensure proper enforcement of the County Ordinances and project conditions:</p> <ul style="list-style-type: none"> <li>• After issuance of two Code Violation Notices for excessive noise, noise measurements shall be performed by the Office of Industrial Hygiene for every event at the property line, to determine if the Noise Ordinance and project conditions are being followed during the special events.</li> <li>• If violations of the Noise Ordinance or project conditions are found, the County shall reconsider allowed hours of operation, number of guests,</li> </ul>






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Impact Statement	Significance	Mitigation Measure
		<p>amount of special events per year, or approval of the specific facility.</p> <ul style="list-style-type: none"> <li>The proponents shall be required to pay fees assessed per the Department's hourly rate pursuant to Ordinance No. 671.</li> </ul>
<p><b>Impact 4.12-3: Local Noise Standards</b></p> <p>Would the project expose persons to or result in the generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?</p>	<p>Potentially Significant Impact</p>	<p>Unavoidable impact. Refer to Mitigation Measures NOI-1 through NOI-6, above.</p>
<p><b>Impact 4.12-4: Groundborne Noise and Vibration</b></p> <p>Would the project result in the exposure of persons to or generation excessive ground-borne vibration or ground-borne noise levels?</p>	<p>Less than Significant with Mitigation</p>	<p><b>NOI-7</b> Prior to the issuance of each grading permit, all implementing projects shall demonstrate compliance with the following measures to reduce the potential for human annoyance and architectural/structural damage resulting from elevated groundborne noise and vibration levels:</p> <ul style="list-style-type: none"> <li>Pile driving within a 50-foot radius of occupied units or historic or potentially historic structures shall utilize alternative installation methods where possible (e.g., pile cushioning, jetting, pre-drilling, cast-in-place systems, resonance-free vibratory pile drivers).</li> <li>If no alternative to pile driving is deemed feasible, the preexisting condition of all designated historic buildings within a 50-foot radius of proposed construction activities shall be evaluated during a preconstruction survey. The preconstruction survey shall determine conditions that exist before construction begins for use in evaluating damage caused by construction activities. Fixtures and finishes within a 50-foot radius of construction activities susceptible to damage shall be documented (photographically and in writing) prior to construction. All damage shall be repaired back to its preexisting condition.</li> <li>Vibration monitoring shall be conducted prior to and during pile driving operations occurring within 100 feet of the historic structures. Every attempt shall be made to limit construction-generated</li> </ul>




Impact Statement	Significance	Mitigation Measure
		vibration levels during pile driving and impact activities in the vicinity of the historic structures.
<p><b>Cumulative Impacts</b></p> <p>Would the project result in cumulative impacts associated with implementation of the Wine Country Community Plan?</p>	Potentially Significant Impact	Unavoidable impact. Refer to Mitigation Measures NOI-1 through NOI-7, above.
<b>Public Services, Recreation, and Utilities</b>		
<p><b>Impact 4.13-1: Law Enforcement</b></p> <p>Would the Project result in substantial adverse physical impacts associated with the provision of new or physically altered law enforcement facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives?</p>	Less than Significant	No additional mitigation is necessary.
<p><b>Impact 4.13-2: Fire Protection Services</b></p> <p>Would the Project result in substantial adverse physical impacts associated with the provision of new or physically altered fire protection facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives?</p>	Potentially Significant Impact	<p>Unavoidable impact.</p> <p><b>PSU FIRE - 1</b> All implementing projects requiring a traffic impact analysis (TIA) shall analyze the project-related traffic's impact on emergency service response times. Implementing projects shall participate in a land acquisition and fire facility construction program, as necessary, to ensure adequate response times, as determined by the Riverside County Fire Department (RCFD).</p> <p><b>PSU FIRE - 2</b> All implementing projects shall participate in a fire mitigation fee program pursuant to County Ordinance No. 659, <i>Development Impact Fees</i>, which would allow one-time capital improvements such as land and equipment purchases (e.g. fire suppression equipment) and construction development.</p> <p><b>PSU FIRE - 3</b> Prior to the approval of any implementing project for lands adjacent to open space areas, a fire protection/vegetation management plan (fuel modification plan) shall be submitted to the Fire Department for review and approval. Provision shall be made as part of the development entitlement</p>

Impact Statement	Significance	Mitigation Measure
		<p>process for a Home Owners Association (HOA) or other appropriate management entity to be responsible for maintaining the elements of the plan, including the power to assess HOA fees or other fees required to fund the maintenance activity.</p> <p><b>PSU FIRE - 4</b> Flag lots will not be permitted without adequate secondary access or alternative measures as deemed appropriate by the Fire Chief.</p> <p><b>PSU FIRE - 5</b> For those residential areas planned for rural residential estate lots, the proponent of the implementing project shall ensure the construction of water lines and hydrants (and maintain sufficient water pressure) per current applicable fire code to ensure adequate fire protection.</p>
 <p><b>Impact 4.5-3: Public Education</b> Would the Project result in substantial adverse physical impacts associated with the provision of new or physically altered school facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives?</p>	<p>Less than Significant</p>	<p>No additional mitigation is necessary.</p>
<p><b>Impact 4.13-4: Libraries</b> Would the Project result in substantial adverse physical impacts associated with the provision of new or physically altered library facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives?</p>	<p>Potentially Significant Impact</p>	<p>Unavoidable impacts. No mitigation proposed.</p>
<p><b>Impact 4.13-5: Parks and Recreation</b> Would the Project increase the</p>	<p>Less than Significant with</p>	<p><b>PSU REC-1</b> All implementing projects within the Project area shall participate in any future trails phasing and financing plan being developed by the County.</p>

Impact Statement	Significance	Mitigation Measure
<p>use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?</p>	<p>Mitigation</p>	<p><b>PSU REC-2</b> Prior to the approval of any implementing project within the Project area, a park and recreational facilities dedication plan or fee-in-lieu shall be submitted to the County Regional Recreation and Parks District for review and approval. This includes at minimum the “half-width” dedication of trail right-of-way (ROW) for any trails bordering a proposed implementing project, and full dedication and/or construction of trails traversing a proposed implementing project. Where private recreational facilities are proposed, provision shall be made as part of the development entitlement process for a HOA or other appropriate management entity to be responsible for maintaining the elements of the plan, including the power to assess HOA fees or other fees required to fund the maintenance activity.</p> <p><b>PSU REC-3</b> To the extent feasible, the County Regional Recreation and Park District should work to negotiate joint use agreements with the Temecula Valley Unified School District for the joint use of school recreational facilities including playing fields, to contribute to the supply of public parks located within reach of residents of the Project area.</p>
<p><b>Impact 4.13-6: Water and Water Supply</b></p> <p>Would the Project have sufficient water supplies available to serve the project with existing entitlements and resources or are new or expanded entitlements needed?</p> <p>Or</p> <p>Would the Project require or result in the construction of new water treatment facilities or the expansion of existing facilities, the construction of which could cause significant environmental effects?</p>	<p>Less than Significant with Mitigation</p>	<p><b>PSU WATER-1</b> All implementing projects shall be required to use graywater as a water conserving system (Riverside County Policy OS 2.1).</p> <p><b>PSU WATER-2</b> All implementing projects shall be required to use California-friendly, drought-resistant landscaping and landscape irrigation improvements consistent with County Ordinance No. 859 and Riverside County Policy OS 2.3 in consideration of Rancho California Water District Budget Based Tiered Rate Program.</p> <p><b>PSU WATER-3</b> All implementing projects shall be required to use graywater advanced water conservation pursuant to the intent of Riverside County Policy OS 2.5 through implementation of at least the following best management practices:</p> <ul style="list-style-type: none"> <li>• Irrigation systems shall be designed, maintained, and managed to meet or exceed an irrigation system efficiency of 80%.</li> <li>• The capacity of the irrigation system shall not exceed peak system capacity to meet crop-specific water requirements, water meter capacity, and</li> </ul>





Impact Statement	Significance	Mitigation Measure
		<p>backflow preventer device capacity.</p> <ul style="list-style-type: none"> <li>• Irrigation systems shall be designed to prevent runoff, overspray, and low-head drainage.</li> <li>• Irrigation systems shall be designed to ensure the dynamic pressure at each emission device is within the manufacturers recommended pressure range for optimum performance.</li> <li>• Irrigation systems shall be designed to include a device(s), which provides site-specific soil moisture and/or evapotranspiration data that can be used to schedule irrigation events effectively.</li> <li>• Care shall be taken to design irrigation systems so that irrigation blocks are contained within areas of uniform soil texture and solar orientation.</li> <li>• Irrigation shall be scheduled to apply water at or below crop-specific water requirements.</li> <li>• Crops with different water needs shall be irrigated separately.</li> </ul>
<p><b>Impact 4.13-7: Wastewater</b></p> <p>Would the project require or result in the construction of new wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?</p> <p>Or</p> <p>Would the project result in a determination by the wastewater treatment provider, which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the providers existing commitments?</p>	<p>Less than Significant with Mitigation</p>	<p>Refer to Mitigation Measure HYD-2 above.</p> <p><b>PSU SEWER-1</b> Interim to sewer services in this region, all implementing projects proposed for construction in the Project area shall provide onsite wastewater treatment to meet compliance with the Basin Plan Groundwater Quality Objectives, as well as, additional conditions for salinity management to the satisfaction of the County Department of Environmental Health and the San Diego Regional Water Quality Control Board (SDRWQCB).</p> <p><b>PSU SEWER-2</b> All implementing projects shall make a fair share contribution toward proposed sewer improvements, as set forth in the phasing and financing plan being developed by EMWD. In addition, all implementing projects shall be responsible for extending sewer lines from available trunk lines as a condition of approval for the project.</p>
 <p><b>Impact 4.13-8: Solid Waste</b></p> <p>Would the project be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?</p>	<p>Less than Significant with Mitigation</p>	<p><b>PSU WASTE-1</b> All implementing project proponents shall make every effort feasible to recycle, reuse, and/or reduce the amount of construction and demolition materials (i.e., concrete, asphalt, wood, etc.) generated by implementing projects of the Project that would otherwise be taken to a landfill. This diversion of waste must exceed a 50 percent reduction by weight. The</p>



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Impact Statement	Significance	Mitigation Measure
		<p>project shall complete the Riverside County Waste Management Department Construction and Demolition Waste Diversion Program Form B or and Form C process as evidence to ensure compliance. Form B (Recycling Plan) must be submitted and approved by the Riverside County Waste Management Department and provided to the Department of Building and Safety prior to the issuance of building permits. Form C (Reporting Form) must be approved by the Riverside County Waste Management Department and submitted to the Department of Building and Safety prior to the issuance of certificate of occupancy/final inspection.</p> <p><b>PSU WASTE-2</b> All implementing project proponents shall dispose of any hazardous wastes, including paint, used during construction and grading at a licensed facility in accordance with local, state, and federal guidelines.</p> <p><b>PSU WASTE-3</b> All implementing projects with a residential Homeowners Association (HOA) shall establish green waste recycling through its yard maintenance or waste hauling contracts. Green waste recycling includes such things as grass recycling (where lawn clippings from a mulching-type mower are left on the lawn) and on- or off-site composting. This measure shall be implemented to reduce green waste going to landfills. If such services are not available through the yard maintenance or waste haulers in the area, the implementing project’s HOA shall provide individual homeowners with information about ways to recycle green waste individually and collectively and provisions shall be included in the CC&amp;R’s.</p> <p><b>PSU WASTE-4</b> Prior to issuance of Building Permits for any commercial or agricultural facilities, clearance from the Riverside County Waste Management Department is needed to verify compliance with California Solid Waste Reuse and Recycling Act of 1991 (AB 1327), which requires the local jurisdiction to require adequate areas for collecting and loading recyclable materials.</p> <p><b>PSU WASTE-5</b> Prior to implementing project approval, applicant(s) shall submit for review and approval landscape plans that provide for the use of xeriscape landscaping to the extent feasible and consistent with</p>



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Impact Statement	Significance	Mitigation Measure
		the Temecula Valley Wine Country Community Plan Design Guidelines and provide for the use of drought tolerant low maintenance vegetation in all landscaped areas of the Project.
<p><b>Cumulative Impacts</b></p> <p>Would the project result in cumulative impacts associated with implementation of the Wine Country Community Plan?</p>	Potentially Significant Impact	Unavoidable impact. Refer to Mitigation Measures PSU FIRE 1 through 3; PSU REC 1 through 3; PSU WATER 1 through 3; PSU SEWER 1 through 2; and PSU WASTE 1 through 5; above.
<b>Traffic and Circulation</b>		
<p><b>Impact 4.15-1: Conflict with an Applicable Plan, Ordinance, or Policy</b></p> <p>Would the project conflict with an applicable plan, ordinance, or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?</p>	Potentially Significant Impact	Unavoidable impact. Refer to mitigation measures TRF-1 through TRF-3, below.
<p><b>Impact 4.15-2: Conflict with Congestion Management Program</b></p> <p>Would the project 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?</p>	Potentially Significant Impact	<p>Unavoidable impact.</p> <p><b>TRF-1</b> Proposed implementing projects within the Project area shall be required to complete a comprehensive transportation impact assessment consistent with County Transportation Impact Analysis (TIA) guidelines. To be consistent with the Project, all analyses shall utilize the Wine Country Traffic Demand Forecasting (TDF) model to forecast cumulative impacts associated with the implementing projects.</p> <p><b>TRF-2</b> The County shall require wineries and equestrian facilities to prepare a Traffic Management Plan (TMP) for County’s review and approval for large special events, including but not limited to weddings, concerts,</p>

Impact Statement	Significance	Mitigation Measure
		<p>festivals, and equestrian events. The TMP shall provide detail such as traffic management strategies (such as traffic coordinators, event signage, staggered arrival/departure times, etc) for events that cause a substantial increase of vehicles entering or exiting the Project during a small period of time. The TMP may also be required to include parking strategies to aid traffic management such as a drop-off/pick-up zone and/or offsite shuttle arrangements, including potential use of the City of Temecula’s old town parking structure on Main Street.</p> <p><b>TRF-3</b> The County shall implement a Traffic Impact Fee (TIF) Program for the Project area. This Program shall collect fair share contributions toward identified mitigation measures (as outlined in the <i>WCP Fair Share and Phasing Assessment</i> conducted by Fehr and Peers) within the Project area and within the City of Temecula, and the County shall enter into an agreement with the City of Temecula to implement the identified improvements. Implementing projects shall also make fair share contributions to revise the Adaptive Traffic Signal Timing Program through the above-mentioned TIF as well, for those intersection locations that would experience improved levels of service with implementation of this Program. In addition, implementing projects shall also make fair share contributions for the Transportation Uniform Mitigation Fee (TUMF) Program for those facilities that are eligible for improvements through the TUMF Program.</p> <p>Although participation in these Programs would reduce the impacts to most locations to a less than significant level, some measures are considered infeasible, and the impact would remain significant and unavoidable. The specific locations, impact levels, identified improvements, and basis for those locations that would experience significant and unavoidable impacts, are described below.</p> <p><u>Roadways</u></p> <p>Impacts to the following roadways would be less than significant following implementation of the identified improvements:</p> <ul style="list-style-type: none"> <li>• Anza Road south of Rancho California Road (widen</li> </ul>







Impact Statement	Significance	Mitigation Measure
		<p>from two to four lanes)</p> <p>The following roadway segment improvements are also recommended; however, these were found to be potentially infeasible as discussed above in Impact 4.14-2, and therefore, impact levels would remain significant and unavoidable:</p> <ul style="list-style-type: none"> <li>• Rancho California Road West of Anza (widen from two to four lanes); however, widening would be inconsistent with policy and plan direction for the Project.</li> <li>• Rancho California Road East of Anza (widen from two to four lanes); however, widening would be inconsistent with policy and plan direction for the Project.</li> <li>• I-15 from south of SR-79 to north of Rancho California Road (freeway expansion); however, remaining funding has not yet been identified and there is limited right-of-way in the corridor for freeway expansion.</li> <li>• I-15 Freeway ramps to Rancho California (northbound on and off ramps/southbound off ramp); however, the remaining funding has not yet been identified and there is limited right-of-way in the corridor for ramp expansion.</li> </ul> <p><u>Intersections</u></p> <p>Impacts to the following intersections would be less than significant following implementation of the identified improvements:</p> <ul style="list-style-type: none"> <li>• Winchester Road at Ynez Road (optimize cycle length and signal timing splits)</li> <li>• Temecula Parkway at I-15 Southbound Ramps (optimize cycle length and signal timing splits for LOS D, and add second southbound left- and right-turn lanes for LOS C)</li> <li>• Margarita Road at Rancho Vista Road (add a second westbound through lane)</li> <li>• Margarita Road at Pauba Road (add a second westbound through lane)</li> <li>• Butterfield Stage Road at La Serena Way (install a traffic signal)</li> <li>• Butterfield Stage Road at Rancho California Road (install a large roundabout, two to three lanes per</li> </ul>



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Impact Statement	Significance	Mitigation Measure
		<p>approach with bypass right-turn lanes, or widen intersection)</p> <ul style="list-style-type: none"> <li>• Butterfield Stage Road at Rancho Vista Road (install traffic signal)</li> <li>• Butterfield Stage Road at Pauba Road (optimize signal timings)</li> <li>• Butterfield Stage Road at Temecula Parkway (re-stripe the southbound approach to include two left-turn lanes, add a westbound right-turn lane with overlap right-turn phase)</li> <li>• La Serena Way at Rancho California Road (install a two-lane roundabout)</li> <li>• Calle Contento at Rancho California Road (install a two-lane roundabout)</li> <li>• Anza Road at Borel Road (future) (install a traffic signal)</li> <li>• Anza Road at Buck Road (future) (install traffic signal)</li> <li>• Anza Road at Rancho California Road (install a large roundabout with a minimum of two lanes on each approach)</li> <li>• Anza Road at Madera de Playa (install a traffic signal and widen the intersection)</li> <li>• Anza Road at Pauba Road (install a traffic signal and widen the intersection)</li> <li>• Anza Road at De Portola Road (install a traffic signal and widen the intersection)</li> <li>• Anza Road at Temecula Parkway (install a traffic signal and widen the intersection)</li> <li>• Rancho California Road at Camino del Vino (install a traffic signal and add a southbound left-turn lane, or install a single-lane roundabout)</li> <li>• Rancho California Road at Monte De Oro (install a two-lane roundabout)</li> </ul> <p>The following intersection improvements are also recommended; however, these were found to be potentially infeasible as discussed above in Impact 4.14-2, and therefore, impact levels would remain significant and unavoidable:</p> <ul style="list-style-type: none"> <li>• Winchester Road at Nicolas Road (widen Winchester Road to an 8-lane facility; add a second southbound left-turn lane; add a northbound and southbound dedicated right-turn lane; and provide an overlap right-turn phase for the northbound and</li> </ul>



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Impact Statement	Significance	Mitigation Measure
		<p>westbound right-turn movements); however, there is development on all four quadrants of this intersection which limits the ability to widen the roadway.</p> <ul style="list-style-type: none"> <li>• Rancho California Road at Ynez Road (two left-turn lanes, three through lanes and a right-turn lane at the northbound approach; two left-turn lanes, three through lanes and dual right-turn lanes [with overlap right-turn phasing] at the southbound and westbound approaches; and three left-turn lanes, three through lanes and a right-turn lane [with overlap right-turn phasing] at the eastbound approach); however, there is development on all four quadrants of this intersection resulting in limited right-of-way, and the improvements would encroach onto the adjacent pond/park on the southwest quadrant.</li> <li>• Winchester Road at I-15 Northbound Ramps (signal modifications to allow “free” westbound right-turn movement; and add a second dedicated northbound right-turn lane); however, the remaining funding outside of the TIF has not been guaranteed. In addition, this ramp is controlled by Caltrans and is in the City of Temecula; as such, the County cannot guarantee implementation of this improvement.</li> <li>• Margarita Road at Rancho California Road (add two left-turn lanes, two through lanes and a dedicated right-turn lane); however, this intersection is controlled by the City of Temecula and the County cannot guarantee implementation of this improvement.</li> <li>• Los Caballos Road at Temecula Parkway (install a traffic signal); however, given the rural nature of this area, this intersection will remain unsignalized in the future.</li> <li>• Camino del Vino at Glen Oaks Road (install a traffic signal); however, given the rural nature of this area, this intersection will remain unsignalized in the future.</li> <li>• Camino del Vino at Monte De Oro (install a traffic signal); however, given the rural nature of this area, this intersection will remain unsignalized in the future.</li> <li>• De Portola Road at Pauba Road (install a traffic</li> </ul>



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Impact Statement	Significance	Mitigation Measure
		<p>signal); however, given the rural nature of this area, this intersection will remain unsignalized in the future.</p> <ul style="list-style-type: none"> <li>• Pauba Road at Temecula Parkway (install a traffic signal); however, given the rural nature of this area, this intersection will remain unsignalized in the future.</li> </ul>
<p><b>Impact 4.15-3: Air Traffic Patterns</b></p> <p>Would the project result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?</p>	<p>Less than Significant</p>	<p>No additional mitigation is necessary.</p>
<p><b>Impact 4.15-4: Design Features</b></p> <p>Would the project substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?</p>	<p>Less than Significant with Mitigation</p>	<p><b>TRF-4</b> All future transportation related improvements in the Project area shall be consistent with the County ordinances (i.e. Ordinance No. 348, 460, 461, 499, 512, 585 etc.) and the Project (i.e., revised SWAP Figure 7 – Circulation Network, development standards of the implementing zones, Temecula Valley Wine Country Design Guidelines, etc.). All implementing project designs, including site access points, turning lanes, etc. shall be reviewed by the County Transportation Department staff to determine that proposals are consistent with appropriate design standards.</p>
<p><b>Impact 4.15-5: Emergency Access</b></p> <p>Would the project result in inadequate emergency access?</p>	<p>Less than Significant with Mitigation</p>	<p><b>TRF-5</b> All implementing projects in the Project area shall be reviewed by appropriate emergency services personnel to ensure adequate emergency access is provided, as part of the County’s discretionary application review process.</p>
<p><b>Impact 4.15-6: Public Transit</b></p> <p>Would the project conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance of safety of such facilities?</p>	<p>Less than Significant with Mitigation</p>	<p>No additional mitigation is necessary.</p>





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Impact Statement	Significance	Mitigation Measure
<b>Cumulative Impacts</b>  Would the project result in cumulative impacts associated with implementation of the Wine Country Community Plan?	Potentially Significant Impact	Unavoidable impact.

## 1.6 SIGNIFICANT AND UNAVOIDABLE ENVIRONMENTAL IMPACTS

While the specific mitigation measures summarized above would reduce the level of many significant impacts to a less than significant level, the Draft EIR identified the following areas where, after implementation of feasible mitigation, the Project may nonetheless result in impacts which cannot be fully mitigated. Various benefits would accrue from implementation of the Project, which must be weighed against the potential adverse effects of Project implementation in deciding whether to approve the Project. These potential benefits will be set forth in a “Statement of Overriding Considerations”, which is required by CEQA prior to approving a project with unavoidable significant impacts. In addition, as discussed in the Draft EIR, the proposed “Project”, while representing a substantial increase in new development compared to existing conditions, it is considerably less dense than currently allowed in the County’s General Plan Policies and zoning classifications.

### PROJECT IMPACTS

#### Agricultural and Forestry Resources

While the Project policies and implementing zoning classifications would increase the acreage of designated Agricultural land uses and may in turn increase the acreage of agricultural uses, it is possible that implementing project sites could be located on Prime Farmland (or another designation indicating agricultural suitability) and would allow development of up to 25 percent of the total Project area based on proposed Policy SWAP 1.2 which allows up to 25 percent of a subject site to be developed with winery and other associated facilities (e.g., delicatessens, tasting rooms, special event facilities, etc.).

Additionally, under the Project, active agricultural land would be allowed to convert 25 percent of its land to non-agricultural uses. Therefore, the Project could convert agriculturally suitable farmland, such as Prime Farmland, and active agricultural land to non-agricultural uses. As such, this potential conversion would generate a significant, unavoidable impact on agricultural resources.

#### Air Quality

Unavoidable significant impacts have been identified for Project-level and cumulative air quality impacts related to construction and operations activities (i.e., stationary and mobile source emissions) as well as air quality impacts on sensitive receptors.

#### Greenhouse Gas Emissions

Implementation and compliance with the County’s policies will ensure that impacts from GHG emissions are minimized. However, construction and operation of implementing projects would create an increase in GHG emissions that are above South Coast Air Quality Management District’s (SCAQMD) draft mass emission thresholds and CARB’s per capita threshold.

Compliance with proposed County of Riverside SWAP policies will ensure consistency with the numeric GHG-reduction goals of AB 32 and be consistent with promulgated plans, policies, and regulations governing the reduction of GHG emissions. Because these features and measures would meaningfully reduce Project GHG emissions and are consistent with the state and local goals, the Project is supportive of the State’s goals regarding global climate change. However, Project impacts to global climate change, both at the Project level and cumulative level, are still potentially significant and unavoidable, due to the overall increase in emissions as compared to existing conditions.

## **Noise**

Given that it is not possible to predict the specific nature, frequency or location of all of the wineries or all of the special events, some stationary source activity may still represent unacceptable noise exposure within the Wine Country, particularly for existing sensitive receptors. This unavoidable impact will be reduced through compliance with policies, ordinances and Mitigation Measures NOI-1 through NOI-6 noted above, and will be implemented by the County on a project-by-project basis.

In addition, due to the amount of traffic trips that would be generated in association with the proposed permitted land uses, mobile source noise impacts would be significant and unavoidable.

## **Public Services and Utilities**

### *Fire Protection Services*

Implementation of the Project would have a cumulative adverse impact on the Fire Department's ability to provide an acceptable level of service. Impacts include an increased number of emergency and public service calls and a decreased level of service due to the increased presence of structures, traffic, and population (including transient tourists).

The availability of sufficient funding to equip and staff new facilities may not be available over the long term and the ability of the Department to negotiate for adequate funding for either construction or long-term staffing with individual developers is uncertain. Accordingly, even with the implementation of the proposed mitigation, the Project could result in an indirect, cumulatively considerable contribution to a potentially significant cumulative impact.

### *Libraries*

Based on the current Riverside County standard, there are insufficient library facilities available to provide the targeted level of service to the Project area and the balance of the service area of the two existing libraries in the Temecula area. Therefore, implementing projects within the Project area would make an indirect but cumulatively considerable contribution to that existing deficiency, resulting in a potentially significant cumulative impact on library facilities and services.

## **Traffic**

The Project would generally improve operations compared to the adopted General Plan; however, long-term operational traffic resulting from operation of the Project would still contribute to a potentially significant and unavoidable impact related to degradation of levels of service in the Project area.

The Project would contribute a fair share contribution toward improving affected roadway segments and intersections through a Community Facilities District (CFD) financing plan, as well as a fair share contribution, which would allow the segments and intersections to operate at acceptable levels of service. However, since some segments and/or intersections are controlled by the City of Temecula, the Pechanga Band of Luiseño Indians and/or Caltrans, the County cannot guarantee implementation of the identified improvements. In addition, remaining funding outside the CFD has not been guaranteed and there is limited right-of-way to facilitate freeway and ramp expansion. Therefore, the levels of service impacts are considered potentially significant and unavoidable.

### **Growth-inducing Impact**

The Project will allow for various onsite and offsite infrastructure improvements that could remove impediments to growth and/or provide for additional capacity. The Project could also result in direct job growth through increased employment opportunities as a result of the proposed update of the existing Southwest Area Plan (SWAP) and other elements of the General Plan. Due to its size, its incremental implementation, its impact on infrastructure, and the potential direct and indirect economic growth associated with it, the Project would be viewed as growth-inducing pursuant to CEQA.

## **CUMULATIVE IMPACTS**

### **Air Quality**

Unavoidable significant impacts have been identified for Project-level and cumulative air quality impacts related to construction and operations activities (i.e., stationary and mobile source emissions) as well as air quality impacts on sensitive receptors. If the County of Riverside approves the Project, the County shall be required to adopt findings of fact in accordance with Section 15091 of the CEQA Guidelines, as well as adopt a Statement of Overriding Considerations in accordance with Section 15093 of the CEQA Guidelines.

### **Greenhouse Gases**

Implementation and compliance with the County's policies will ensure that impacts from GHG emissions are minimized. However, construction and operation of implementing projects would create an increase in GHG emissions that are above SCAQMD's draft mass emission thresholds and CARB's per capita threshold. Compliance with proposed County of Riverside SWAP policies will ensure consistency with the numeric GHG-reduction goals of AB 32 and be consistent with promulgated plans, policies, and regulations governing the reduction of GHG emissions. Because these features and measures would meaningfully reduce Project GHG emissions and are consistent with the state and local goals, the Project is supportive of the State's goals regarding global climate change. However, Project impacts to global climate change, both at the Project level and cumulative level, are still potentially significant and unavoidable, due to the overall increase in emissions as compared to existing conditions.

### **Noise**

Buildout of the Project would result in potential cumulative noise level increases along major roadways. Project implementation would result in significant cumulative noise impacts that could not be mitigated with the implementation of the proposed policies and mitigation measures. Thus, the Project would substantially contribute to cumulative mobile source noise impacts.

It may also be possible for multiple stationary sources such as special events or wineries to operate concurrently and in close proximity, which could further add to cumulative noise impacts. The Project may result in significant stationary source impacts, even with implementation of mitigation measures and applicable policies and ordinances.

### **Public Services and Utilities**

The Project may, in combination with existing conditions and other future implementing projects, result in unavoidable significant cumulative impacts in the areas of fire protection services and library services.



## **Traffic**

The Project may, in combination with existing conditions and other future implementing projects, result in a conflict with an applicable plan, ordinance, or policy establishing measures of effectiveness for the performance of the circulation system and level of service degradation to unacceptable levels. The Project may result in significant traffic-related impacts, even with implementation of mitigation measures and applicable policies and ordinances.

## **1.7 SUMMARY OF PROJECT ALTERNATIVES**

This is a summary of the Project alternatives described in Section 6.0, *Alternatives*, which contains a detailed discussion. The Project alternatives have been designed to achieve the Project objectives and to minimize/reduce/alleviate identified environmental impacts, or were specifically requested for consideration during the preparation of the EIR.

The Project alternatives considered in EIR No. 524 are:

- No Project/Existing General Plan Policies and Zoning Classifications Alternative
- Reduced Density (25% Reduction) Alternative

Alternatives rejected from further consideration:

- Pending General Plan Amendments Approval Alternative (“Pending Amendments Alternative”)
- Alternative Location Alternative
- One Policy Area / One Zone Alternative
- No Build Scenario/Existing Condition Alternative

Descriptions of the first three rejected alternatives (i.e., Pending General Plan Amendments Approval, Alternative Location, and One Policy/One Zone Alternatives) are provided in Section 6.4 of this Draft EIR. However, a description of the No Build Scenario/Existing Condition Alternative is provided, as it describes the CEQA baseline against which the Project is analyzed (an alternative in which only existing development occupies the site).

### **NO BUILD SCENARIO/EXISTING CONDITION ALTERNATIVE**

The No Build Scenario/Existing Condition Alternative (“No Build Scenario”) assumes that the future implementing projects envisioned under the Project would not occur, and the Project site would remain in its existing condition. This alternative assumes the breakdown of land use acreages listed in Table 3.0-1, *Existing Land Use Acreages*, provided in the Project Description. Essentially, this alternative assumes that only the existing development that is presently on the ground would occupy the Project site into the future.

No additional implementing projects would be considered/approved/developed within the Project site. The existing wineries, residential, equestrian and vacant, open space would remain, and property owners may continue to utilize their parcel as they are currently being used.

It is important to note that this alternative does not reflect the future growth envisioned in the Southwest Area Plan, existing Citrus Vineyard Policy Area, or the Project objectives. The site is currently

designated for development in a manner relatively similar to the Project (albeit with more development intensity and density and more incompatibility in land uses). The County's General Plan reflects this designation, and there have been no indications by County staff, elected officials or the public through the EIR scoping process that there is a desire to preserve the site in its current state and without additional infrastructure support.

The No Build Alternative does not meet many of the basic Project objectives because it does not implement a comprehensive and cohesive plan for the physical and economic development of the Project area, does not enhance the Wine Country region's viniculture potential, rural lifestyle and equestrian activities, does not continue to allow for an appropriate level of commercial tourist activities, does not coordinate where and under what circumstances future growth should be accommodated, and does not develop provisions to ensure that future growth is balanced and coordinated with appropriate public services, infrastructure and other basic necessities for a healthy, livable community.

It does not provide for adequate water distribution, sewer, flood control, circulation, and water quality improvements. The No Build Alternative would also be inconsistent with the County General Plan, would fail to provide increased revenue, employment and entertainment opportunities within the County, and would not provide the various infrastructure and service improvements associated with the Project. For these reasons, this Alternative is not under consideration by the County.

### **NO PROJECT/EXISTING GENERAL PLAN POLICIES AND ZONING CLASSIFICATIONS ALTERNATIVE**

In accordance with CEQA Guidelines, the No Project Alternative for a project on an identifiable property or set of properties consists of the circumstance under which the project does not proceed. Section 15126.6(e)(3)(A) of the Guidelines states that, "when the project is the revision of an existing land use or regulatory plan, policy or ongoing operation, the 'no project' alternative will be the continuation of the existing plan..." For purposes of this analysis, the No Project/Existing General Plan Policies and Zoning Classifications Alternative ("No Project Alternative") assumes this condition. Accordingly, the No Project Alternative assumes that development of implementing projects as allowed under the Project would not occur, and that the Project site would instead remain subject to the provisions contained within the current, non-amended General Plan and Zoning Ordinance. Each parcel within the site would be subject to the requirements of its corresponding General Plan land use designation for those properties outside of the Citrus/Vineyard and Valle de los Caballos Policy Area. For parcels within these Policy Areas, the General Plan land use designation would apply, in conjunction with the applicable zoning classifications. This alternative also assumes that most of the entitlements applications currently on file with the County would be approved and constructed as proposed within the Project site.

The existing General Plan and Policy Areas (i.e., No Project Alternative) in their current state are anticipated to provide a mix of uses which would include a larger number of acres within the Rural and Rural Community Foundation Components (as displayed in Table 3.0-3). However, with these existing regulations, the build-out of the Project area is anticipated to include less acres under the Agriculture and Open Space Foundation Components. The existing General Plan would not establish the proposed three Districts (i.e., Winery, Residential, and Equestrian) as proposed under the Project and, thus, would not ensure to the same degree the long-term viability of the wine industry and would not serve to protect the community's equestrian and rural lifestyle.

The existing General Plan in its current state (i.e., pursuant to the existing Citrus/Vineyard Policy Area) would require incidental commercial uses for wineries on a minimum of 10 acres. The Project would



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require a minimum of 10 acres only for these uses on existing wineries identified in the SWAP (Figure 4a). For all other wineries incidental commercial uses a 20-acre minimum lot size would be required.

Based on the existing land uses designation and Policy Areas within the Project area, this alternative would result in a 58.4% increase in dwelling units and population, while generating a 25.4% increase in employment/other (which is the category used to quantify the number of employees and tourists anticipated to visit the Project area) compared to the Project.

The existing General Plan would not include the circulation improvements identified in the traffic study prepared for the Project (i.e., traffic signalization, re-striping, addition of lanes, dedication of lanes, creation of intersections, creation of new roadway linkages). While nothing in the existing General Plan or zoning would preclude these improvements from developing at a later date with the appropriate permits and approvals (e.g., GPA), this alternative does not propose or plan for these updates to the circulation network. The General Plan, Trails and Bicycle System map (Figure 8) would also remain as is, meaning compared to the Project, the Project area would not provide the same level of pedestrian, equestrian, and bicycle circulation options.

This Alternative, due to its substantially greater density than the proposed Project, would result in substantially greater impacts in nearly all environmental topical areas, particularly for traffic, air quality, noise, aesthetics, and public services and utilities. A detailed quantitative comparison of the No Project Alternative with the proposed Project is provided below in Table 1.0-2 of this Draft EIR, and in Appendix J of this Draft EIR. For these reasons, this Alternative is not under consideration by the County.

Table 1.0-2  
Comparison of Land Uses between the No Project/Existing General Plan Policies and Zoning Classifications Alternative and the Project<sup>1</sup>

Land Use Designation by Foundation Component	No Project Alternative				Proposed Wine Country Land Uses			
	Acres	DU	Population	Employees <sup>2</sup>	Acres	DU	Population	Employees / Others
<b>AGRICULTURE FOUNDATION COMPONENT</b>								
Agriculture (AG)	6167	308	929	308	9,644	482	1,452	482
Agriculture Foundation Sub-Total:	6167	308	929	308	9,644	482	1,452	482
<b>RURAL FOUNDATION COMPONENT</b>								
Rural Residential (RR)	6,457	969	2,917	NA	3,102	465	1,401	NA
Rural Mountainous (RM)	589	29	89	NA	370	19	56	NA
Rural Desert (RD)	0	0	0	NA	0	0	0	NA
Rural Foundation Sub-Total:	7,046	998	3,005	0	3,472	484	1,457	0
<b>RURAL COMMUNITY FOUNDATION COMPONENT</b>								
Estate Density Residential (RC-EDR)	3,287	1,150	3,465	NA	2,714	950	2,861	NA
Very Low Density Residential (RC-VLDR)	0	0	0	NA	0	0	0	NA
Low Density Residential (RC-LDR)	0	0	0	NA	0	0	0	NA
Rural Community Foundation	3,287	1,150	3,465	0	2,714	950	2,861	0



## 1.0 Executive Summary

Land Use Designation by Foundation Component	No Project Alternative				Proposed Wine Country Land Uses			
Sub-Total:								
<b>OPEN SPACE FOUNDATION COMPONENT</b>								
Open Space-Conservation (OS-C)	0	NA	NA	NA	0	NA	NA	NA
Open Space-Conservation Habitat (OS-CH)	444	NA	NA	NA	985	NA	NA	NA
Open Space-Water (OS-W)	0	NA	NA	NA	0	NA	NA	NA
Open Space-Recreation (OS-R)	0	NA	NA	0	0	NA	NA	0
Open Space-Rural (OS-RUR)	0	0	0	NA	0	0	0	NA
Open Space-Mineral Resources (OS-MIN)	0	NA	NA	0	0	NA	NA	0
Open Space Foundation Sub-Total:	444	0	0	0	985	0	0	0
<b>COMMUNITY DEVELOPMENT FOUNDATION COMPONENT</b>								
Estate Density Residential (EDR)	0	0	0	NA	0	0	0	NA
Very Low Density Residential (VLDR)	6	5	14	NA	0	0	0	NA
Low Density Residential (LDR)	0	0	0	NA	0	0	0	NA
Medium Density Residential (MDR)	164	574	1,729	NA	0	0	0	NA
Medium-High Density Residential (MHDR)	0	0	0	NA	0	0	0	NA
High Density Residential (HDR)	0	0	0	NA	0	0	0	NA
Very High Density Residential (VHDR)	0	0	0	NA	0	0	0	NA
Highest Density Residential (HHDR)	0	0	0	NA	0	0	0	NA
Commercial Retail <sup>2</sup> (CR)	0	NA	NA	0	0	NA	NA	0
Commercial Tourist (CT)	1,876	NA	NA	54,889	2,175	NA	NA	43,522
Commercial Office (CO)	0	NA	NA	0	0	NA	NA	0
Light Industrial (LI)	0	NA	NA	0	0	NA	NA	0
Heavy Industrial (HI)	0	NA	NA	0	0	NA	NA	0
Business Park (BP)	0	NA	NA	0	0	NA	NA	0
Public Facilities (PF)	0	NA	NA	0	0	NA	NA	0
Community Center (CC)	0	0	0	0	0	0	0	0
Mixed Use Planning Area (MUPA)	0	0	0	0	0	0	0	0
CD Foundation Sub-Total:	2,046	579	1,742	54,899	2,175	0	0	43,522
<b>Sub-total for All Foundation Uses</b>	<b>18,990</b>	<b>3,035</b>	<b>9,141</b>	<b>55,207</b>	<b>18,990</b>	<b>1,916</b>	<b>5,770</b>	<b>44,004</b>
Notes:								
DU – dwelling units								
Popn – Population								
Emp/Others – Employment/Others (category used to quantify the number of employees and tourists anticipated to visit the Project area)								
[1] No Project Alternative scenario in Winery District assumes business as usual development pattern, thus converting AG into CTs while other land use designations reflect current General Plan land use designations.								
[2] No Project Alternative does not take into account the tourist generated by this alternative as does the Project's figures.								
Source: Draft EIR Appendix J, General Plan Land Use Build-Out Analysis								



## REDUCED DENSITY (25% REDUCTION) ALTERNATIVE

The purpose of the Reduced Density Alternative is to reduce impacts from the Project related to the number of units developed and the intensity of commercial development, including wineries. Under this alternative, the total number of residential dwelling units anticipated is assumed to be reduced from 1,916 to 1,437 representing a reduction of 479 units, or approximately 25%. In addition, it is anticipated that commercial square footage would be reduced by 25% under this alternative.

This reduced density alternative may not have the same design features as the Project, and therefore, the impacts of this alternative could be greater than or less than the impacts of the Project with regard to specific issue areas. As a variation of this alternative, the site could be developed with higher density product in a “cluster development” fashion, leaving increased natural open space and reducing the extent and cost of infrastructure improvements and site grading.

The Reduced Density Alternative may not require the same level of circulation, water, sewer, flood control and other infrastructure improvement based on a reduction in population, employment, and tourists within the Project site (due to the lower allowable intensity of use in the Project site).

This alternative may partially accomplish the objectives enumerated for the Project. However, the future growth of the Project area would be reduced compared to the Project. The level of commercial tourist activities envisioned under the current General Plan and this Project would not be reached as effectively through implementation of this alternative, due to less density and interactive synergy produced by the Project’s balance of wineries/commercial tourism, equestrian and residential uses. Feasibility and funding of required infrastructure would also be more challenging under this Alternative due to a reduced development base from which to derive fees and other funding sources, and much of this infrastructure would be similar to that required for the Project. Finally, it should be noted that the “Project” already represents a reduced density from what is currently allowed in the General Plan and Policy Areas.

## ALTERNATIVES COMPARISON

Table 1.0-3, *Comparison of Impacts Resulting from Project Alternatives as Compared to the Project*, compares the potential impacts of the Project with each of the alternatives evaluated in this EIR. A side-by-side comparison of the issues as evaluated in the EIR is provided in Table 1.0-3 for each of the following Project alternatives.

Table 1.0-3  
Comparison of Impacts Resulting from Project Alternatives as Compared to the Project

Environmental Issue	No Build Scenario/ Existing Condition Alternative	No Project/ Existing General Plan Policies and Zoning Classifications Alternative	Reduced Density (25%) Alternative
Aesthetics	Less	Same/Slightly Greater	Same/Slightly Less
Agriculture and Forestry Resources	Less	Greater	Same/Slightly Less
Air Quality	Less	Greater	Less
Biological Resources	Less	Same/Slightly Greater	Same
Cultural Resources	Less	Same/Slightly Greater	Same/Slightly Less
Geology/Soils	Less	Slightly Greater	Same
Greenhouse Gas Emissions	Less	Slightly Greater	Less
Hazardous Materials	Less	Greater	Same
Hydrology	Less	Greater	Same/Slightly Less
Land Use	Greater	Greater	Same/Slightly Less
Mineral Resources	Same	Same/Slightly Greater	Same/Slightly Less
Noise	Less	Greater	Same/Slightly Less
Public Services, Recreation & Utilities	Less	Greater	Same/Slightly Less
Transportation/Circulation	Less	Greater	Same/Slightly Less

## ENVIRONMENTALLY SUPERIOR ALTERNATIVE

Section 15126(d) of the State CEQA Guidelines indicates that an analysis of alternatives to the Project shall identify one alternative to the project as the environmentally superior alternative. Table 1.0-3 below provides a summary matrix that compares the impacts associated with the Project with the impacts of each of the proposed alternatives. Of the alternatives analyzed in this EIR, the Reduced Density (25%) Alternative is considered environmentally superior overall. Even with a 25% reduction, there would still be significant and unavoidable project impacts associated with air, greenhouse gas emissions, agricultural resources, noise, traffic, and growth-inducing impacts.

## 1.8 AREAS OF CONTROVERSY AND ISSUES TO BE RESOLVED

Section 15123 (b)(2) and (3) requires that the EIR summary identify areas of controversy known to the lead agency, issues raised by agencies and the public, and issues to be resolved, including the choice among alternatives and whether, or how to, mitigate significant adverse physical impacts. Based on

County staff's review of available information and comments received from the general public and other public agencies in response to the Notice of Preparation and public scoping meetings (Appendix A), the following issues may be either controversial or require further resolution:

- Total Dissolved Solids (salinity) in basin groundwater, which is currently limiting new development
- Specific timing and funding for infrastructure is in the process of development for wastewater and transportation, and is yet to be developed for potable/reclaimed water and drainage.
- Noise impacts, both from existing operations and potential future operations, particularly related to special event noise.
- Traffic impacts, on both a local community level and a regional level.
- There are numerous development proposals currently in various stages of County review, some of which may be approved prior to the new Wine Country Community Plan zoning taking effect.
- The ultimate timing, location and nature of future development in the Wine Country is uncertain. County staff has made estimates of future land uses based on detailed review of parcel data using County GIS technologies and community participation.

These issues have been considered in this EIR, where applicable.

### 3.1 PROJECT SUMMARY

The Temecula Valley Wine Country Community Plan includes the adoption of General Plan Amendment No. 1077, as well as the accompanying Zoning Ordinance Amendment No. 348.4729 (“Project”), which will ensure consistency between the General Plan and Zoning Ordinance. The Project proposes a host of revisions to the Southwest Area Plan of the current County General Plan to update existing policies, maps, and implementing directions related to potential implementing projects within the Project area. Refer to Section 3.6 below for a detailed description of the various Project characteristics.

### 3.2 PROJECT LOCATION

The Project is generally located in the Southwest Area Plan in the southwestern portion of unincorporated Riverside County, approximately three miles north of the border with San Diego County (refer to Exhibit 3.0-1, *Regional Location Map*). The Project covers approximately 18,990 acres of land located east of the City of Temecula, south of Lake Skinner, and northwest of Vail Lake (refer to Exhibit 3.0-2, *Policy Area Map*). This area contains some of Riverside County’s prime agriculture lands within the Temecula Valley.

### 3.3 EXISTING AND SURROUNDING LAND USES

#### EXISTING GENERAL PLAN LAND USES/ ZONING CLASSIFICATIONS

The existing General Plan land uses within the Project area currently consist of a mixture of Agriculture: Agriculture (AG:AG)<sup>1</sup>, Rural: Rural Residential (R:RR) and Rural Mountainous (R:RM), Rural Community: Estate Density Residential (RC:EDR), and Community Development: Commercial Tourist (CD:CT) and Medium Density Residential (CD:MDR).

In addition, the zoning for the Project area primarily includes Citrus/Vineyard (C/V), Commercial Citrus/Vineyard (C-C/V), Light Agriculture (A-1), Heavy Agriculture (A-2), Rural Agriculture (R-A), and Rural Residential (R-R) classifications with varying lot size requirements (ranging from ½ to 20 acre minimums).

#### EXISTING LAND USES

Many of the existing uses within the Project area are composed of rural residential, single-family lots (greater than one acre in size), vineyards and wineries and auxiliary uses, citrus groves, equestrian uses including residential uses with equestrian amenities (e.g., barns, arenas, stables, etc.), and vacant undeveloped properties. At this time there are a total of approximately 42 existing wineries located within the Project area. Ancillary uses to the wineries include bed and breakfast inns, restaurants, and special occasion facilities which are used for events such as parties, weddings, and other social gatherings. Table 3.0-1, *Existing Land Use Acreages*, below includes a summary of the existing land uses in the Project area.

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<sup>1</sup> General Plan land use designations are listed in the following format - Foundation Component: General Plan Land Use Designation.

Table 3.0-1  
Existing Land Use Acreages

Land Use Description	Acreage <sup>1</sup>
Residential	387
Rural Residential, Low-Density	3,801
Office/ Commercial Uses <sup>2</sup>	880
Public/ Non-Governmental Facilities	79
Industrial/ Manufacturing Uses (includes Mineral Extraction <sup>3</sup> )	159
Utilities/ Miscellaneous Uses	493
Agricultural Uses	4,992
Equestrian Uses	958
Vacant Land	6,090
Roadways (assumed)	1,151
<b>Total</b>	<b>18,990</b>
<sup>1</sup> Acreage assumptions are based on parcel acreages with aerial interpretation analysis and assessor parcel records. <sup>2</sup> Existing winery acreages haven divided into agricultural and commercial tourism and to a lesser extent manufacturing. <sup>3</sup> According to SCAG Land Use categories, approximately 15 acres of the Project area contains mineral extraction-related uses. Source: Riverside County Planning Department	

## SURROUNDING LAND USES

The Temecula Valley Wine Country region of Riverside County is surrounded by the urbanizing cities of Temecula and Murrieta to the west, San Diego County to the south, and the unincorporated community of Sage to the east. Land uses within the Project area include agricultural and natural open spaces, rural communities and estate lots, to vacant land designated for future residential and commercial developments, existing residential and commercial development associated with wineries depending on their locations. Adjacent land uses include all of the foregoing and also include existing residential subdivisions, retail commercial, educational and office uses in the vicinity of Butterfield Stage Road, Rancho California Road and Highway 79. Lake Skinner, Vail Lake, campgrounds and RV parks, and related recreational amenities are also located in the immediate vicinity of the Project area.

## 3.4 PROJECT GOALS AND OBJECTIVES

Section 15124(b) of the CEQA Guidelines indicates that an EIR should include “a statement of objectives sought by the proposed Project.” The purpose of the Project is to provide a blueprint for growth to ensure that future development activities will enhance, not impede, the quality of life for existing and future residents, while providing opportunities for continued development and expansion of winery operations within this part of the County.



The Project has been developed to achieve the following goals:

- Ensure that the Wine Country region develops in an orderly manner that maximizes the area's viticulture and related uses, and balances the need to protect existing rural lifestyles in the area.
- Ensure that the Riverside County General Plan and its supporting regulatory documents, such as the Zoning Ordinance and Design Guidelines, provide a comprehensive blueprint that will achieve the community's vision.
- Ensure adequate provisions for the establishment of wineries and equestrian operations, associated auxiliary uses, and other compatible uses, as deemed appropriate.

To achieve these goals, the Project incorporates the following objectives:

- To preserve and enhance the Wine Country region's viticulture potential, rural life style and equestrian activities.
- To continue to allow for an appropriate level of commercial tourist activities that is incidental to viticulture activities.
- To coordinate where, and under what circumstances, future growth should be accommodated.
- To develop provisions to ensure that future growth is balanced and coordinated with the appropriate public services, infrastructure and other basic necessities for a healthy, livable community.

## 3.5 BACKGROUND AND HISTORY

The Project is located in the southwestern portion of Riverside County and is covered by the Southwest Area Plan (SWAP) of the County's General Plan. This area contains some of the most important agricultural lands in the County. In response to the increased development activity that has occurred in the area over the past decade, County staff is currently conducting a comprehensive review of the region's vision, policies and development standards as part of the County's General Plan update, initiated in 2008. Previous efforts to guide development in the SWAP included the creation of two policy areas intended to promote agricultural and equestrian uses described below.

### CITRUS VINEYARD POLICY AREA

In 1989 the County recognized the special character of a portion of the Project area by creating the "Citrus Vineyard Policy Area" within the Southwest Area Plan. This Policy Area encompasses a majority of the agricultural uses within the Project area (east of Temecula and north/south of Rancho California Road as depicted on Exhibit 3.0-3, *Existing Policy Area Overlay*). The Citrus Vineyard Policy Area included specific policies to ensure the protection of the community's distinct character and to ensure continuation of its rural lifestyle along with the continued development of wine production in southwestern Riverside County. The wineries that dot this Policy Area are both a significant tourist attraction and an economic engine that provides significant benefit to the County and surrounding municipalities. The policies of the Citrus Vineyard Policy Area are also intended to protect against the development of uses that are incompatible with agriculture and which could lead to conflicts with adjacent uses. The following policies have been established for the Citrus Vineyard Policy Area:

- SWAP 1.1      Maintain a rural and agricultural character in the Citrus/Vineyard area through continued implementation of the C/V zone and judicious use of the C-C/V zone.

### 3.0 Project Description

These zones help achieve the desired character by requiring that commercial buildings, wineries, citrus processing operations, and bed and breakfast inns be designed in a “rural” or “wine-country” theme and by discouraging curbs, gutters, sidewalks, and street lights.

- SWAP 1.2 Require a minimum lot size of ten (10) acres for new residential tract maps and parcel maps.
- SWAP 1.3 Encourage clustered developments in conjunction with onsite provision of vineyards for new residential tract maps and parcel maps where appropriate. In case of a clustered development, the overall project density yield must not exceed one dwelling unit per five (5) acres. While the lot sizes in a clustered development may vary, require a minimum lot size of 1 acre, with at least 50% of the project area set aside for permanent provision of vineyards.
- SWAP 1.4 Continue to provide for incidental commercial uses, such as retail wine sales/sampling rooms, incidental gift sales, restaurants excluding drive-through facilities, and delicatessens in conjunction with wineries on 10 acres or more provided that at least:
- 75% of the project site is planted in vineyards;
  - 75% of the grapes utilized in wine production and retail wine sales are grown or raised within the county; and
  - The winery facility has a capacity to produce 3,500 gallons of wine annually.
- SWAP 1.5 Continue to provide for incidental commercial uses, such as bed and breakfast inns on 5 acres or more, and country inns and special occasion facilities on 10 acres or more, provided that at least 75% of the project site is planted in vineyards.
- SWAP 1.6 Continue to provide for incidental commercial uses, such as bed and breakfast inns on 10 acres or more, country inns on 15 acres or more, and hotels on 20 acres or more, in conjunction with wineries provided that at least:
- 75% of the project site is planted in vineyards;
  - 75% of the grapes utilized in wine production and retail wine sales are grown or raised within the county; and
  - The winery facility has a capacity to produce 3,500 gallons of wine annually.

### VALLE DE LOS CABALLOS POLICY AREA

This Policy Area is located east of the City of Temecula, west of the Vail Lake Policy Area and south of the Citrus Vineyard Policy Area (Exhibit 3.0-3, *Existing Policy Area Overlay*). The Valle de los Caballos area is characterized by gently rolling hills and equestrian, rural residential, and agricultural activities. Most of the land in the area is subdivided into parcels of 10 acres or more, which fosters a very low intensity, rural lifestyle. The primary policy established for this area is as follows:

- SWAP 2.1 Require a 10-acre minimum lot size for residential development within the Valle de los Caballos Policy Area, regardless of the underlying land use designation.

### 3.5.3 WINE COUNTRY COMMUNITY PLAN HISTORY

In 2008, the Riverside County Board of Supervisors (BOS) directed County staff to undertake the development of the Project in an effort to both preserve the area's distinct rural character and enhance its economic contribution to the County over the long term. The BOS approved funding for the Project in March 2009. As presently envisioned, the Project incorporates the Citrus Vineyard Policy Area, the Valle de los Caballos Policy Areas and additional, adjacent unincorporated areas with similar characteristics. Since its initiation, the Project has achieved the following milestones:

- June 2009 - County staff initiated the Wine Country Vision 2020 survey, which sought input from the Wine Country residents/property owners within the Project area to refine the vision for the Temecula Valley Wine Country, regarding this unique community's future.
- July 2009 - Planning staff introduced a land use proposal to reflect Supervisor Stone's vision to a smaller Advisory Committee comprised of vintners.
- December 2009 - The Advisory Committee expanded to include equestrian interests and environmental work efforts in support of the Project was initiated pursuant to California Environmental Quality Act (CEQA). Components of the Project included General Plan Amendment No. 1077 - Southwest Area Plan (Policy Area, Circulation and Trails Networks), an amendment to the County's Zoning Ordinance No. 348 to create the "Citrus Vineyard (C-V) and commercial Citrus Vineyard (C/C-V)" zones, and revisions to the adopted Citrus Vineyard Policy Area Design Guidelines.
- January 2010 - The Advisory Committee began holding monthly meetings to discuss issues associated with the Project.
- July 2010 - The Committee expanded further to include residential stakeholders and requested assistance for a Real Use Inventory of properties within the Project area.
- October 2010 - Following an open house, County staff addressed the issue of non-conforming uses within the Project area by changing focus on the General Plan.
- January 2011 – County staff initiated the process of retaining an environmental consultant to assist with the preparation of the Program EIR.
- May 2011 to Present – Beginning in May, County staff has been working closely with several stakeholders (including public agencies and other interested parties) as well as their consultants to complete the preparation of the Draft Program EIR. This process has included numerous meetings with County staff, other public agency staff, the environmental consultants, and technical consultants and the preparation of studies in support of the Program EIR's environmental analysis. Working together this group prepared the Draft Program EIR for release for public review.

## 3.6 PROJECT CHARACTERISTICS

### OUTLINE OF INDIVIDUAL WINE COUNTRY COMMUNITY PLAN (PROJECT) COMPONENTS

The Project, which requires the approval of General Plan Amendment No. 1077 and Zoning Ordinance Amendment No. 348.4729, includes the following components:

- a) **An amendment of the existing Southwest Area Plan (SWAP) and other elements of the General Plan** including, but not be limited to:

### 3.0 Project Description

- Deletion of the policies of the Citrus Vineyard and Valle de Los Caballos Policy Areas, specifically policies SWAP 1.1 through SWAP 2.1; and the addition of the Temecula Valley Wine Country Policy Area;
  - Revisions to the SWAP Statistical Summary. Table 2;
  - Deletion of the boundaries of the Citrus Vineyard and Valle de Los Caballos Policy Areas (SWAP Policy Areas Figure 4) and addition of the boundary of the Temecula Valley Wine Country Policy Area [refer to Exhibit 3.0-4];
  - Revisions to the Circulation Network (SWAP Figure 7) [refer to Exhibit 3.0-7];
  - Revisions to the Trails and Bikeway Systems map (SWAP Figure 8) [refer to Exhibit 3.0-8];
  - Revisions to the General Plan Circulation Element Circulation Network (Figure C-1) [refer to Exhibit 3.0-7];
  - Revisions to the General Plan Circulation Element Trails Network (Figure C-7) [refer to Exhibit 3.0-8]; and
  - Amendment to any other portions of the General Plan reflecting changes arising from the proposed SWAP amendments.
- b) **An amendment to the Riverside County Zoning Ordinance No. 348** to add four new Zoning Classifications that implement the General Plan: Wine Country - Winery; Wine Country - Winery Existing; Wine Country - Residential; and Wine Country - Equestrian.
- c) **Replacement of the existing Citrus Vineyard Policy Area Design Guidelines with the Temecula Valley Wine Country Design Guidelines.**

Note that the Notice of Preparation and Initial Study (2009) for the Project included a “review and update of the existing County Ordinance... including... Ordinance No. 348” and a Change of Zone No. 7711, which was intended to include parcel “specific zoning map changes... to ensure consistency between the General Plan and County Ordinance No. 348”. However, through the collaborative process of Project development with the Advisory Committee, it was determined that consistency would be better implemented on a project-by-project basis in accordance with the proposed amendment to Zoning Ordinance No. 348. Therefore, Change of Zone No. 771 is no longer being proposed as part of this Project. The Project still includes the amendment to Riverside County Zoning Ordinance No. 348 under Ordinance Amendment No. 348.4729 as described above.

### WINE COUNTRY COMMUNITY PLAN LAND USES

The Project is intended to prepare for future controlled growth within southwestern Riverside County and to achieve the following four objectives within the Project area:

- Increase viticulture potential;
- Protect rural lifestyle and equestrian activities;
- Allow appropriate levels of commercial tourist activities; and
- Ensure that future growth within the Project area is coordinated to avoid land use conflicts and provide appropriate levels of public facilities, services, and infrastructure.

Unlike the parcel-specific land use designations of the usual General Plan Land Use Plans, the Project makes use of the Temecula Valley Wine Country Policy Area to depict the region’s three distinct

### 3.0 Project Description

districts: Winery, Residential, and Equestrian. As such, these Districts require unique methodologies for determining population, dwelling unit and employment/winery projections.

Table 3.0-2, *Wine Country Planning Assumptions* provides a typical land use breakdown for each District. The following are general guidelines intended to indicate an anticipated mix of uses and to provide a means for calculating estimated build out projections. In the course of Project implementation, the actual land use breakdown will be determined on a case-by-case basis as implementing projects occur and is expected to differ somewhat from the assumptions below. As described above, the Winery impact generation for commercial land uses in the Winery District differs from the commercial land use assumptions of the Residential and Equestrian Districts. Residential and Equestrian Districts use combination of assumptions in General Plan and Winery, since the two Districts could potentially have other commercial uses different from the Winery District, especially in the Equestrian District.

Table 3.0-2  
Wine Country Planning Assumptions

Land Use	Winery	Residential	Equestrian
Agriculture	54%	30%	75%
Rural Residential	9%	30%	16%
Rural Mountainous	-	5%	3%
Estate Density Residential (RC)	9%	33%	-
Open Space-Conservation Habitat	10%	-	-
Commercial Tourist (General Plan)	-	-	4%
Commercial Tourist 1 (Small)	3%	2%	2%
Commercial Tourist 2 (Medium)	6%	-	-
Commercial Tourist 3 (Large)	9%	-	-
<b>Acreage Total</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>

As previously noted, the Project covers approximately 18,990 acres of land proposed for winery, rural residential and equestrian uses in the unincorporated areas east of the City of Temecula (Exhibit 3.0-4, *Wine Country Community Plan Area*). The land uses that would be allowed by the Project are similar to the existing uses currently allowed by the existing General Plan and Zoning Ordinance No. 348; however, the apportionment of these uses would be altered. Refer to Table 3.0-3, *Land Use Designations by Foundation Components*. Foundation Components are a grouping of similar land uses designations. The General Plan Land Use Map consists of five broad Foundation Component land uses: Agriculture, Rural, Rural Community, Open Space, and Community Development.



Table 3.0-3  
Land Use Designations by Foundation Components

	Acres	Dwelling Units	Population	Employment/ Other
<b>Agriculture Foundation Component</b>				
Agriculture (AG)	9,644	482	1,452	482
<b>Agriculture Foundation Sub-Total:</b>	<b>9,644</b>	<b>482</b>	<b>1,452</b>	<b>482</b>
<b>Rural Foundation Component</b>				
Rural Residential (RR)	3,102	465	1,401	NA
Rural Mountainous (RM)	370	19	56	NA
<b>Rural Foundation Sub-Total:</b>	<b>3,472</b>	<b>484</b>	<b>1,457</b>	<b>0</b>
<b>Rural Community Foundation Component</b>				
Estate Density Residential (RC-EDR)	2,714	950	2,861	NA
<b>Rural Community Foundation Sub-Total:</b>	<b>2,714</b>	<b>950</b>	<b>2,861</b>	<b>0</b>
<b>Open Space Foundation Component</b>				
Open Space-Conservation Habitat (OS-CH)	985	NA	NA	NA
<b>Open Space Foundation Sub-Total:</b>	<b>985</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Community Development Foundation Component</b>				
Commercial Tourist (CT)	2,175	NA	NA	43,522
<b>CD Foundation Sub-Total:</b>	<b>2,175</b>	<b>0</b>	<b>0</b>	<b>43,522</b>
<b>SUB-TOTAL FOR ALL FOUNDATION USES:</b>	<b>18,990</b>	<b>1,916</b>	<b>5,770</b>	<b>44,004</b>
Source: Draft EIR Appendix J, Land Use Buildout Analysis				

Based on the land use assumptions for the Project, the County is anticipating that implementation of the Project, at full build-out, will result in approximately 1,916 dwelling units resulting in a population of 5,770 residents. In addition to this, approximately 44,004 employees and visitors are anticipated to work/ visit the Project area at buildout. It is anticipated that a majority of new implementing projects that occur will be focused on the vacant and agricultural lands within the Project area, which are scattered throughout the three Districts. The anticipated development is consistent with the primary objectives of the Project, which seeks to ensure that future growth is balanced and coordinated in such a way that the rural lifestyle, viticulture, and equestrian activities in the Project area are preserved and enhanced.

#### **County-Preferred Land Use Alternative**

During the development of the Project, County staff developed different land use scenarios for the Project area's various sub-regions. The development scenario described above, and analyzed in the Program EIR, is considered the "worst-case" scenario or most intense potential scenario within the 18,990-acre Project area. However, County staff has identified potential areas that may ultimately be excluded from the Project due to environmental issues and/or land use conflicts. CEQA requires the Program to base its impact analysis on the projected "worst-case" buildout scenario; however, the Program EIR environmental analysis and public hearing process is expected to result in the identification of a "County-Preferred Land Use Alternative" that would provide for the development of a modified plan that reduces identified impacts as compared to those analyzed in this Program EIR. This potential

reduction could result in a reduced Project footprint and/or land use changes that would result in less intense development than presently proposed in the “worst-case” development scenario. Refer to Exhibit 3.0-5, *Wine Country Policy Area with Districts*. This alternative may be considered and approved by the Board of Supervisors and incorporated into the identified Project implementation documents noted above.

## TEMECULA VALLEY WINE COUNTRY POLICY AREA

As depicted in Exhibit 3.0-5, *Wine Country Policy Area with Districts*, the Temecula Valley Wine Country Policy Area is divided into three Districts – Winery, Equestrian and Residential – to ensure the long-term viability of the area’s wine industry while protecting the community’s equestrian rural lifestyle. Each District of the Policy Area has a corresponding implementing zone, except the Winery District, which has two implementing zones: one for existing wineries (Wine Country - Winery Existing [WC-WE]) and another for proposed wineries (Wine Country - Winery [WC-W]).

The overarching policies for this region promote a strong identity for the Temecula Valley Wine Country. Additional policies applying to each District provide for complimentary uses distinct to the delineated District. These policies are intended to protect against the development of uses that would be incompatible with existing agricultural and equestrian uses, so as to avoid future land use conflicts. These policies would also establish the basis for future land use decisions and a framework for the Wine Country (WC) Zones and Design Guidelines, which have been established to further promote and preserve the distinctive character of the area. The following policies are applicable to the Temecula Valley Wine Country Policy Area:

- SWAP 1.1 Require boundary changes to the Temecula Valley Wine Country Policy Area to be subject to the Foundation Component Amendment process unless county-initiated amendment.
- SWAP 1.2 Maintain distinct characters of the Winery, Equestrian, and Residential Districts through implementing zones to promote harmonious coexistence of these uses.
- SWAP 1.3 Permit wineries that maintain established on site vineyards on 10 acres or more provided that at least:
- 75% of the project site is planted in vineyards;
  - 75% of the grapes utilized in wine production and retail wine sales are grown or raised within the county; and
  - The winery facility has a capacity to produce 3,500 gallons of wine annually.
- SWAP 1.4 Permit limited commercial uses such as wineries, sampling rooms, and retail wine sales establishments on a minimum lot size of ten (10) acres to promote viticulture potential of this region.
- SWAP 1.5 Require a density of ten (10) acres minimum for tentative approval of residential tract and parcel maps after (adoption date) regardless of the underlying land use designation except in the Wine Country – Residential district where a density of five (5) acres minimum shall apply.

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- SWAP 1.6 Allow small-scale cottage inns or cottage industries. Encourage agricultural operations, equestrian activities and vineyard planting with such uses to reflect the unique character of this Policy Area.
- SWAP 1.7 Develop and implement an integrated trails network that carefully considers equestrian uses, incidental commercial activities and agricultural operations, and includes, but is not limited to, regional trails, combination trails, bike paths, open space trails, historic trails, etc.
- SWAP 1.8 Pending adoption of an updated Air Quality Element and Climate Action Plan (CAP), ensure that new development selects greenhouse gas (GHG) reduction measures from the Option Tables to achieve the County's GHG emission reduction thresholds as set forth in the Greenhouse Gas Reduction Workbook (workbook). Alternatively, new developments may utilize other reduction mechanisms to achieve reduction thresholds as prescribe in the workbook.

#### **Wine Country – Winery District**

The Wine Country – Winery District generally encompasses the area formerly covered by the Citrus/Vineyard Policy Area and includes additional areas to the east and south. This District primarily consists of wineries and auxiliary uses, such as wine tasting rooms, hospitality accommodations, restaurants, and special facilities for weddings or other events. The primary purpose of the Winery District is to promote the establishment of additional commercial activities that support tourism associated with viticulture while ensuring long-term viability of the wine industry in the area. The secondary purpose of the Winery District is to recognize, and allow the expansion of, existing wineries that are an integral part of the Temecula Valley Wine Country economy. Policies proposed for the Winery District include:

- SWAP 1.9 Encourage new incidental commercial uses that promote tourist related activities for the wine industry as described in the Wine Country – Winery (WC-W) Zone.
- SWAP 1.10 Allow the 28 existing wineries shown on Figure 4a to expand as described in the Wine Country – Winery Existing (WC-WE) Zone.
- SWAP 1.11 Allow incidental commercial uses such as special occasion facilities, hotels, resorts, restaurants and delicatessens in conjunction with wineries on lots larger than 20 acres for WC-W zone and on lots larger than 10 acres for WC-WE zone.

#### **Wine Country – Equestrian District**

The Wine Country – Equestrian District generally encompasses the area formerly covered by the Valle de los Caballos Policy Area. This District consists primarily of large estate lots with custom home site, large commercial horse ranches, small independent ranches, stables, and other equestrian service facilities and amenities including facilities which hold national and international competition events. The purpose of the Equestrian District is to ensure continuation of and encourage future development of equestrian uses in the Temecula Valley Wine Country Policy Area to make this community a destination that would be unique in the nation. Policies specific to the Equestrian District include:

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- SWAP 1.12 Encourage equestrian establishments that promote the equestrian lifestyle as described in the Wine Country – Equestrian (WC-E) Zone.
- SWAP 1.13 Permit incidental commercial uses such as western stores, polo grounds, or horse racing tracks, petting zoos, event grounds, horse auction facilities, horse show facilities, animal hospitals, restaurants, delicatessens, and special occasion facilities in conjunction with equestrian establishments on lots larger than 10 acres to encourage equestrian tourism in this community.

#### **Wine Country – Residential District**

The Wine Country – Residential District is located in the central and northeastern portions of the Temecula Valley Wine Country Policy Area. This District consists of both small and large ranch estate communities, vineyards, and groves. The purpose of the Residential District is to encourage permanent residential estates in this region to balance the tourism related activities. Policies specific to the Residential District include:

- SWAP 1.14 Encourage residential development that complements the Temecula Valley Wine Country Policy Area as described in the Wine Country – Residential (WC-R) Zone.
- SWAP 1.15 Encourage residential tracts and parcel maps to cluster development in conjunction with on-site vineyards or equestrian land provided that the overall project density yield does not exceed one dwelling unit per five (5) acres. While the lot sizes in a clustered development may vary, require a minimum lot size of 1 acre, with at least 75% of the project area permanently set aside as vineyards or equestrian land.

#### **EXISTING WINERIES**

Currently, there are currently approximately 42 wineries operating within the Project area (Exhibit 3.0-6, *Existing Wineries*). These wineries are categorized as small, medium, or large based on the amenities offered onsite. Small winery operations typically have vineyards and tasting rooms, whereas medium wineries have vineyards, tasting rooms, and a combination of one or two additional ancillary uses such as restaurants, special occasion facilities, or lodging facilities. Large-size wineries typically include vineyards, tasting rooms, and resort-type uses (such as lodging, special occasion facilities, restaurants, spas, etc...).

#### **PROJECT CIRCULATION**

The vehicular circulation system in the Southwest Area Plan is anchored by Interstate 15 and Interstate 215, which run north towards the Cities of Corona and Moreno Valley, respectively. I-215 merges with I-15, in the City of Temecula. Access to the Project area is obtained via State Route 79 (South) or Rancho California Road from Interstate 15. The Project area can also be accessed from Winchester Road (State Route 79 North) where it intersects with Washington Street/Scott Road in French Valley and heads south changing its name to Buck and then to Borel Road at the northwest corner of the Project area before becoming Rancho California Road. Access from the northeast can also occur via DePortola Road and Sage Road, which connect the Project area to the southeastern portion of the City of Hemet. Rancho California and De Portola Roads are considered Mountain Arterials (110' ROW), generally run southwest to northeast through the Project area serving the rural areas east of Temecula. Major (118'

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right-of-way (ROW)) and Collector (74' ROW) roads branch off from these major roadways in a generally north-south direction and provide access to local neighborhoods. Due to the rolling topography of the Project area, the roadway network is less complex than found in more urbanized areas. Details of the proposed circulation system and roadway/traffic control improvements can be found in Section 4.14 of this Program EIR, *Transportation and Traffic*, and on Exhibit 3.0-7, *Proposed Circulation Map*. The following is a summary of existing circulation and proposed improvements.

The traffic study prepared for the Project recommends innovative street improvements, which would minimize/ reduce traffic impacts created by implementing projects allowed pursuant to the Project. These improvement include, but are not limited to:

- Roundabouts – Five roundabouts are proposed along Rancho California Road to maintain rural character of this region while allowing efficient volume capacity and traffic calming on this critical road. The roundabout at Rancho California Road and Anza Road will be the first of five roundabouts located at La Serena Way, Calle Contento, Monte De Oro Road and Glenoaks Road. These roundabouts will allow vehicular, equestrian, bicycle and pedestrian traffic to interact through the intersection more efficiently and safely while keeping its natural wine county landscape.
- Traffic Signalization/Signs – the construction of traffic signals/signs for pedestrians, bikers, and equestrians are proposed at strategic locations to promote non-motorized circulation in the Project area;
- Re-striping – re-striping of intersections/ roadways to accommodate additional traffic, additional turn lanes, or increase traffic flow;
- Number of Lanes – several roadways have been downgraded from the County's Circulation Element (as shown on Exhibit 3.0-7 and described in Section 6 of the TIA, Appendix I) to maintain the rural character of the Project area;
- Dedication of Lanes – dedication of lanes to particular uses, such as right turn only or left turn only lanes;
- Creation of Intersections – the creation of new signalized intersections or the creation of roundabouts to allow for greater vehicle movement within the Project area;
- Creation of new roadway linkages – the creation of new roadways within the Project area allowing for vehicular movement in areas where movement was previously unavailable.

With these improvements, the Project area circulation would become more efficient and accommodate additional traffic anticipated to result from the buildout of the Project area. It should be noted that many of the anticipated improvements associated with the Project could occur in areas outside of the Project area (i.e., "Offsite Improvements"). Such offsite improvements would be critical components of the overall circulation system and would help ensure that impacts associated with Project-facilitated development located outside of the Project area would be reduced and minimized. Implementation of these proposed roadway improvements may require the payment of fees and assessments to the affected jurisdictions or physical construction of the improvements by or in connection with future Project area development to ensure that Project-related traffic impacts are reduced/ minimized as Project area development proceeds over time.

In addition to the construction of physical improvements, the County is also proposing implementation of Traffic Demand Management strategies to reduce traffic impacts within the Project area and surrounding areas. The purpose of implementing these strategies would be to reduce the total number



of vehicles traveling through the Project area, while maintaining or increasing the number of people visiting the winery related establishments. These strategies may include development of park-and-ride facilities, bus tour facilities, and/or designated businesses that provide shuttle service to the wineries within the Project area.

### **Non-Vehicular Circulation**

The County of Riverside contains multi-purpose trails that accommodate hikers, bicyclists, and equestrian users as an integral part of the County's circulation system. These facilities serve both as a means of connecting the unique communities and activity centers throughout the County and as a means of facilitating modes of transportation with no emission of air pollutants or GHGs. Within the SWAP, a network of trails is planned for the Wine Country region to provide pedestrians, visitors, equestrians, and bicyclists with alternative modes of travel while providing attractive recreational opportunities. However, it does not connect all the existing wineries and other tourist destinations, such as Lake Skinner and Vail Lake, through equestrian and multi-purpose trails system. A Trails Subcommittee worked with the County Regional Parks and Open Space District and Planning Staff in the development of a trails network that was more conducive to this region's destination places and users' needs. As a result of their work effort, Figure 8 (Trails and Bikeway System Map) of the SWAP would be revised through GPA No. 1077. Exhibit 3.0-8, *Proposed Trails Network*, illustrates the revisions proposed under GPA No. 1077 to the current SWAP Trails and Bicycle System map (Figure 8).

### **Circulation Improvement Funding**

As this Program EIR is being prepared, the County is weighing the various options to fund the proposed circulation system improvements needed to address potential impacts to the area circulation system that would be created by the incremental implementation of development permitted pursuant to the Project. The County currently imposes development impact fees on projects located within the Southwest Area Plan. As part of an ongoing process, the County would review the adequacy of these fees to cover the costs associated with proposed street improvements designed to mitigate the anticipated traffic. At the time of this writing, the County is investigating the feasibility of such funding mechanisms as the creation of a Community Facilities District (CFD), the use of a Community Service Area (CSA) assessment, individual assessments and fee imposed on implementing projects as conditions of approval.

## **PROJECT INFRASTRUCTURE**

### **Domestic Water Distribution**

The majority of the Project area is served by the Rancho California Water District (RCWD), which provides water service for the cities of Temecula and Murrieta and adjacent unincorporated areas. A detailed discussion of water supply and water supply infrastructure for the Project area is contained in Section 4.13 of this Program EIR, *Public Services, Recreation and Utilities*.

At full buildout, assuming the "worst-case" development scenario possible pursuant to the Project, there would be an approximately 38 percent increase in water demand within the Project area as compared to the demand anticipated pursuant to the current General Plan land use designations (but not taking into account the Citrus Vineyard and Valle de los Caballos Policy Areas).

RCWD's Water Facilities Master Plan (WFMP) includes master planned facilities (pipelines, pump stations and reservoirs) to be built throughout the District's service area. Facilities within the Project

area are shown on Exhibit 3.0-9, *WFMP Proposed Facilities*. These facilities include the major infrastructure components anticipated for the Project area. The sizing of the master planned facilities as well as the distribution pipelines would require analysis when a future implementing project requests water service to ensure redundancy, hydraulic availability and constructability.

### Wastewater (Sewer) System

Eastern Municipal Water District (EMWD), which currently provides sewer service to the City of Temecula, a portion of the City of Murrieta, and unincorporated area in Riverside County within the EMWD's Temecula Valley service area, would be expected to provide sanitary sewer service and wastewater treatment to the Project area. In May 2011, EMWD completed the Wine Country Infrastructure Study (WCIS) to assess the potential projected service needs of existing uses within the Project area as well as anticipated growth that would be facilitated by the adoption and subsequent implementation of the Project. Details of the proposed wastewater collection and treatment facilities that are planned to serve the Project area are provided in Section 4.13 of this Program EIR.

EMWD identified potential alternatives to accommodate Project sewer flows. Descriptions of these alternatives from the WCIS are provided below.<sup>2</sup> Note that this study is currently being refined by EMWD. In discussing these alternatives, it is helpful to differentiate the three subareas within the boundary of the Project area: Lower Wine Country (Lower WC) is the western portion of the Project area that generally can be connected to the existing Rancho California Road sewer without pumping; Upper Wine Country (Upper WC) is the northern portion of the Project area that would require pumping to connect to the existing system; and the Highway 79 area is the southern portion of Wine Country that is generally tributary to the existing sewer in Highway 79.

**Alternative A** is considered the base alternative where Lower WC is served by the Rancho California Road sewer, Upper WC is served by the Nicolas Road sewer, and the Highway 79 area is served by the Highway 79 sewer. Lower WC is naturally tributary to Ranch California Road and the Highway 79 area is generally tributary to the Highway 79 sewers. Upper WC will require pumping to route Project wastewater flows to the existing collection system along Nicolas Road. A network of regional facilities would be required to provide sewer service to the Project area for Alternative A. These regional facilities are defined in the EMWD Wine Country Infrastructure Study (WCIS).

**Alternative B** (the Nicolas Road Alternative) routes both Upper WC and Highway 79 area flows to the Nicolas Road sewer. The Lower WC area remains served by the Rancho California Road sewer, as in Alternative A. Alternative B routes flows from the Highway 79 area, through the Upper WC area, and ultimately towards the Nicolas Road sewers. A lift station located along Highway 79 (South Calle Contento Lift Station) would intercept the Highway 79 flow and deliver it via a force main to a proposed sewer in Upper WC. From that point, new sewers and a new lift station along Calle Contento, north of Rancho California Road, are needed to deliver the combined Highway 79 and Upper WC flows to the existing Nicolas Road sewer.

**Alternative C**, proposes that all flows are routed to the Rancho California Road sewer from the Project area. To accomplish this, Alternative C requires that both the Highway

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<sup>2</sup> Eastern Municipal Water District, Wine Country Infrastructure Study, pgs. 5-1 through 5-14 (May 2011). Note that this study is currently in draft form.

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79 and Upper WC areas be pumped to Lower WC. Alternative C routes flows from the Highway 79 area, via a lift station and force main along Butterfield Stage Road. Upper WC is routed to Lower WC, via a lift station and force main along Rancho California Road, just west of Calle Contento.

EMWD developed flow scenarios for their analysis assuming that at buildout 4.21 million gallons per day (mgd) of total effluent will be generated by the Project area. Based on the analysis conducted by EMWD, it was determined that each alternative could accommodate anticipated flows.

### Septic Facilities

Numerous properties within the Project area currently utilize septic systems for wastewater disposal. At this time, the San Diego Regional Water Quality Control Board (RWQCB) is concerned about the use of onsite wastewater treatment systems (OWTS) within the Project area due to groundwater quality concerns. In response to this, RWQCB has requested that all commercial implementing projects proposing OWTS with an average aggregate (total) wastewater flow greater than 1,200 gallons per day (gpd) must be referred to them for assessment of compliance with water quality standards.<sup>3</sup> Note that the 1,200 gallon per day standard is under review by RWQCB and may not remain in place throughout the life of the Project. Residential projects would be limited to the 1,200 gpd average aggregate wastewater flow regardless of the number of family units. It is possible that future implementing projects within the Project area Country may include OWTS as the wastewater solution (refer to Section 4.13, *Public Services and Utilities* for additional details).

### Drainage Facilities

As build out of the Project occurs, incremental onsite drainage improvements would be constructed to control any increased flows above the natural condition and the need for additional major public storm water management infrastructure improvements is not anticipated. The onsite detention and slow release of incremental flows would be expected to prevent any increase in downstream erosion or sediment load. Preservation of existing natural drainages and their associated habitat is anticipated as implementing projects within the Project area are proposed due to the continued enforcement of existing federal, State, and regional/local regulations. Refer to Section 4.9, *Hydrology & Water Quality* for additional discussion.

## 3.7 PROJECT PHASING

Build out of the Project area is anticipated to occur in year 2035 and would be driven by market demand and conditioned by the availability of infrastructure capacity. For planning purposes, a build-out projection was performed by County staff. Table 3.0-4, *Wine Country Buildout Projection*, illustrates a potential development pattern for wineries based on the Project-wide land use capacity pursuant to the Project. Based on this analysis, a total of 56 new wineries of various sizes would be constructed and added to the existing 32 wineries operating in the Winery District. Currently there is one existing winery in the Residential District (Briar Rose Winery) and no wineries in the Equestrian District. To calculate the number of wineries, a land use study was conducted that:

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<sup>3</sup> San Diego Regional Water Quality Control Board. *Temecula Valley Wine Country Memorandum*. Submitted to Mr. Steve Van ,Stockum, Director of Riverside County Department of Environmental Health (May 27, 2010).



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1. Analyzed existing and proposed winery uses to determine the appropriate proportion of commercial, agricultural, and manufacturing uses;
2. Inventoried parcel sizes in the area to determine the land use capacity based on acreages; and
3. Examined existing and proposed winery records maintained by the County Planning Department and Temecula Valley Winegrowers' Association (TVWA) to determine the development trend in the area for forecasting purposes.

As Table 3.0-4, *Wine Country Buildout Projection*, indicates, the total available land for development of wineries would accommodate approximately 88 wineries, inclusive of those already in operation as of the date of the study, with a mix consisting of 21 large, 37 medium, and 30 small-sized operations in the Winery District and approximately 105, with 21 large, 37 medium and 47 small-sized operation for the entire Project area. It should be noted that this study was conducted at a time when 32 wineries existed within the Project area. Since that time 8 additional wineries have been identified and currently operate within the Project area. At this time it is anticipated that 65 additional wineries will be developed in the Project area based on the buildout analysis prepared by the County and the number of existing wineries currently in operation.

Table 3.0-4  
Wine Country Buildout Projection

	2010	2015	2020	2025	2030	2035 (build-out)	Existing Wineries in Winery District	Proposed Wineries in Winery District	Total Wineries in Winery District
Small	20	6	4	0	0	0	20	10	30
Medium	8	5	5	5	6	8	8	29	37
Large	4	3	5	3	3	3	4	17	21
<b>TOTAL</b>	<b>32</b>	<b>14</b>	<b>14</b>	<b>8</b>	<b>9</b>	<b>11</b>	<b>32</b>	<b>56</b>	<b>88</b>
Note: Small Size Wineries = Vineyard and tasting room Medium Size Wineries = Vineyards, tasting room, and combination of one or two more uses such as restaurants, special occasion facilities, or lodging facilities, Large Size Wineries = Vineyard, tasting room and resort type of uses 105 Total Wineries have been assumed for the entire Project area (47 Small, 37 Medium, 21 Large). 88 in Winery, 6 in Equestrian, and 11 in Residential. All wineries in Equestrian and Residential Districts are small size wineries. Refer to Appendix J for detailed information and assumptions.									

As noted in Table 3.0-4 above, the land capacity for wineries at buildout is approximately 6 and 11 in the Equestrian and Residential District, respectively. All wineries in these Districts would be small sized wineries. In addition, at buildout the projected total amounts of dwelling units in the Equestrian and Residential Districts are 199 and 978, respectively. Within the Winery District 739 units are anticipated. The amount of residential and non-residential development in any given year would depend on a variety of factors, including the cyclical nature of the housing and non-residential markets, funding, and regulatory process.

### PROJECT DESIGN FEATURES

The following Project Design Features have either been incorporated into the Project or have been otherwise stipulated by the County. These following features are considered in each impact section



(i.e., Sections 4.1 through 4.14 of the EIR) and either avoid, reduce, offset, or otherwise minimize identified potential adverse impacts of the Project or serve as “betterments” providing significant benefit to the community and/or to the physical environment:

#### **Aesthetics/Light and Glare**

1. The Project will require that implementing projects adhere to the new development standards proposed under the Zoning Ordinance Amendment. This will include additional setbacks on major roadways, consistent allowable maximum height requirements, etc.
2. The Project will require that implementing projects comply with the Temecula Valley Wine Country Policy Area Design Guidelines which provides recommendation and design guidance for implementing projects and expansion of roadways and trail facilities within the Project area.
3. The Project will require 75% of implementing project on future winery sites be planted with vineyards on 10 acres or more (revised SWAP Policy 1.3 and 1.4). This minimum planting requirement will effectively reduce building mass, increase open space, and promote the rural agricultural feel of the Project site.
4. The Project (revised SWAP Policy 1.5) will require a minimum lot size of ten (10) acres for new residential tract maps and parcel maps except in the Wine Country – Residential District. This large lot size requirement will preserve and enhance the rural feel in the Project area.
5. The Project (revised SWAP Policy 1.6) will encourage agricultural operations, equestrian activities and vineyard planting which will reflect the unique character of this Policy Area.
6. The Project (revised SWAP Policy 1.2) will maintain distinct rural, agricultural and equestrian characters in the Project area through implementation of the Wine Country Districts and corresponding zones.
7. The Project (proposed SWAP Policy 1.11) will allow incidental commercial uses such as special occasion facilities, hotels, resorts, restaurants and delicatessens in conjunction with wineries on lots larger than 20 acres for WC-W zone and on lots larger than 10 acres for WC-WE zone, which will effectively reduce building mass, increase open space, and promote the agricultural feel of the Wine Country – Wine District.
8. The Project (proposed SWAP Policy 1.12) will encourage equestrian establishments and permit incidental commercial uses that compliment existing equestrian establishments on lots larger than 10 acres. This will promote the equestrian and rural nature of the Wine Country – Equestrian District.
9. The Project (proposed SWAP Policy 1.15) will encourage residential tract and parcel maps with an overall project density yield not to exceed one dwelling unit per five (5) acres. This large lot size requirement will preserve and enhance the rural feel in the Wine Country – Residential District.
10. The Circulation Element Amendment is anticipated to reduce average daily trips while maintaining the rural feel of Wine Country through adherence to the Temecula Valley Wine Country Design Guidelines. In addition, the Proposed Circulation Map (refer to Exhibit 3.0-7) shows several roadways would be downgraded from the current County’s Circulation Element, and several intersections would be improved through the creation of roundabouts which would enhance or maintain the rural character of the Project area.
11. The Project through the Temecula Valley Wine Country Policy Area Design Guidelines would recommend that all exterior lighting fixtures be directed downward and properly aimed at targeted areas, which will minimize light spillover. The Guidelines would also recommend that, if grading is necessary, contoured slopes or rounded slopes should be manufactured and buffer



zones should be provided between buildings and vineyards for an easy transition from built areas to grapevines.

### **Air Quality**

1. The Project's amendment to County Zoning Ordinance No. 348 will require that the minimum lot size for special occasion facilities be 10 acres in the WC-WE zone, 20 acres in the WC-W zone, and 100 acres in the WC-E zone and a maximum of 5 guests shall be permitted per gross acre for these facilities. This would greatly reduce air quality impacts on neighboring properties.
2. Refer to Aesthetics/Light and Glare, Project Design Features #3, 4, 7, 8, and 9 above which will require large minimum lot sizes from 5 to 20 acres and a minimum vineyard planting or equestrian land requirement of 75%. This will reduce the overall land use density and intensity of the Project site, resulting in fewer average daily trips which will in turn decrease air quality impacts in the Project area and surrounding communities.

### **Agricultural Resources**

1. The Project will require 75% of implementing projects on future winery sites be planted with vineyards on 10 acres or more (revised SWAP Policy 1.3 and 1.4). This minimum planting requirement will effectively reduce building mass, increase open space, and promote the rural agricultural feel of the Project site.
2. Within the Winery District, implementing project which propose incidental commercial uses will be allowed only on winery sites larger than 20 acres for the WC-W zone and 10 acres for the WC-WE zone.
3. Within the Equestrian District, implementing project which propose incidental commercial uses will be allowed only on equestrian establishments on lots larger than 10 acres.
4. The Project will require 75% of implementing projects involving commercial equestrian establishments be set aside for permanent equestrian lands (proposed Draft Wine Country Zone, Development Standard F.2).
5. Within the Residential District, implementing projects which propose residential tracts or parcel maps will be required to cluster development in conjunction with onsite vineyards or equestrian land such that the overall project density yield does not exceed one dwelling unit per five (5) acres. At least 75% of the implementing project area will be permanently set aside as vineyards or equestrian land.
6. At buildout, the Project is anticipated to result in a total of 9,644 acres of land designated for agriculture-related uses, including equestrian lands.
7. The proposed Wine Country – Equestrian (WC-E) and Residential (WC-R) zones would allow as a permitted use the grazing, keeping or boarding of horses, cattle, sheep, goats, or other farm stock, in addition to other similar agriculture-promoting uses.

### **Biological Resources**

1. The Project will require 75% of implementing projects on future winery sites be planted with vineyards on 10 acres or more (revised SWAP Policy 1.3 and 1.4). This minimum planting requirement will effectively reduce building mass, increase open space, and promote the rural agricultural feel of the Project site.
2. The Project (revised SWAP Policy 1.5) will require a minimum lot size of ten (10) acres for new residential tract maps and parcel maps except in the Wine Country – Residential District. This large lot size requirement will preserve and enhance the rural feel in the Project area.

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3. The Project (proposed SWAP Policy 1.11) will allow incidental commercial uses such as special occasion facilities, hotels, resorts, restaurants and delicatessens in conjunction with wineries on lots larger than 20 acres for WC-W zone and on lots larger than 10 acres for WC-WE zone, which will effectively reduce building mass, increase open space, and promote the agricultural feel of the Wine Country – Winery District.
4. The Project (proposed SWAP Policy 1.12) will encourage equestrian establishments and permit incidental commercial uses that complement existing equestrian establishments on lots larger than 10 acres. This will promote the equestrian and rural nature of the Wine Country – Equestrian District.
5. The Project (proposed Zoning Ordinance Amendment No. 348.4729) within the Wine Country – Equestrian (WC-E) Zone will allow the following uses related to biological resources:
  - commercial equestrian establishments;
  - the grazing, keeping or boarding of horses, cattle, sheep, goats or other farm stock, excluding hogs;
  - selective or experimental breeding and raising of horses, cattle, sheep, and goats
  - petting zoo;
  - polo grounds or horse show facility;
  - horse racing track or rodeo arena;
  - large animal hospital provided that temporary boarding facilities are established for the purposes of boarding sick or injured animals.

#### **Cultural Resources**

1. Refer to Aesthetics/Light and Glare, Project Design Features #3, 4, 7, 8, and 9 above, which will require large minimum lot sizes from 5 to 20 acres. This would make it reasonable to preserve more open space and reduce the amount of deep excavation and grading within the Project site, reducing the potential for impacts to cultural resources. This would allow more physical space to design to avoid and preserve cultural resources.

#### **Geology, Soils, and Seismicity**

1. As part of the Wine Country Infrastructure Study (WCIS), EMWD identified potential alternatives to accommodate Project sewer flows, reducing reliance on onsite septic treatment facilities. Descriptions of these alternatives are provided above.
2. On-site drainage improvements would be made at the time implementing projects occur to control any increased flows and ensure erosion of downstream environments do not occur.

#### **Greenhouse Gas Emissions**

1. The Project's amendment to County Zoning Ordinance No. 348 will require that the minimum lot size for special occasion facilities be 10 acres in the WC-WE zone, 20 acres in the WC-W zone, and 100 acres in the WC-E zone and a maximum of 5 guests shall be permitted per gross acre for these facilities. This would greatly reduce air quality impacts on neighboring properties.
2. Refer to Aesthetics/Light and Glare, Project Design Features #3, 4, 7, 8, and 9 (refer to Chapter 3.0 Project Description), which will require large minimum lot sizes from 5 to 20 acres and a minimum vineyard planting or equestrian land requirement of 75%. This will reduce the overall land use density and intensity of the Project site, resulting in fewer average daily trips which will in turn decrease air quality impacts in the Project area and surrounding communities.
3. The Project (revised SWAP Policy 1.8) will require that pending adoption of an updated Air

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Quality Element and Climate Action Plan (CAP), the County will ensure that new development selects greenhouse gas (GHG) reduction measures from the Option Tables to achieve the County's GHG emission reduction thresholds as set forth in the Greenhouse Gas Reduction Workbook (workbook). Alternatively, new developments may utilize other reduction mechanisms to achieve reduction thresholds as prescribe in the workbook.

### **Hazards and Hazardous Materials**

There are no Project Design Features that have been developed with specific respect to hazards and hazardous materials.

### **Hydrology and Water Quality**

1. The Project includes requirements to limit the intensity and density of implementing projects, including retention of at least 75% of all winery project acreage as agricultural production, and requiring minimum lot sizes in the Winery, Winery-Existing, and Equestrian Districts, thereby reducing impervious surfaces and associated stormwater runoff.

### **Land Use and Relevant Planning**

1. The Plan would establish three distinct Districts within the General Plan Policy Area to maximize the area's viticulture and related uses, and balance the need to protect existing rural lifestyles in the area.
2. The Project is itself "self mitigating" in that it provides additional policies, land use controls, and design guidelines that are estimated to result in substantially reduced overall land use density and intensity, as well as better coordinated land use planning that allows all three primary land uses to function with minimal conflict.

### **Mineral Resources**

1. The Project reduces the overall density of development in the Project area, thereby reducing the permanent footprint of structures and roads, preserving the option for future mineral extraction;
2. Within the Winery District, the proposed Project requires a minimum of 75% of land set aside for agricultural production (viticulture). This land would remain available for potential future mineral extraction.

### **Noise**

1. The Project's amendment to County Zoning Ordinance No. 348 will require that the minimum lot size for special occasion facilities be 10 acres in the WC-WE zone, 20 acres in the WC-W zone, and 100 acres in the WC-E zone and a maximum of 5 guests shall be permitted per gross acre for these facilities. This would greatly reduce noise impacts on neighboring properties.
2. Refer to Aesthetics/Light and Glare, Project Design Features #3, 4, 7, 8, and 9 above, which will require large minimum lot sizes from 5 to 20 acres and a minimum vineyard planting or equestrian land requirement of 75%. This will reduce the overall land use density and intensity of the Project site, resulting in fewer average daily trips which will in turn decrease ambient traffic-generated, operational, and site development noise in the Project area and surrounding communities.
3. The Project will require special occasion facilities that propos indoor events to conduct a Noise Study prior to Plot Plan/CUP approval. Similarly, special occasion facilities that propose outdoor

events will be required to conduct an Acoustical Analysis prior to Plot Plan/CUP approval.

### **Public Services, Recreation and Utilities**

1. The Project proposes the expansion of roadways and trail facilities within the Project area as illustrated in Exhibit 3.0-7 and 3.0-8.
2. As part of the Wine Country Infrastructure Study (WCIS), EMWD identified potential alternatives to accommodate Project sewer flows. Descriptions of these alternatives are provided above.
3. As stated in the Final Integrated Regional Water Management Plan for the Upper Santa Margarita Watershed Planning Region, RCWD is planning to improve groundwater recharge facilities and construct up to 18 new groundwater wells to increase water supply and conjunctive use storage for its service area.
4. RCWD's Water Facilities Master Plan (WFMP) includes master planned facilities (pipelines, pump stations and reservoirs) to be built throughout the District's service area. Facilities within the Project area are shown on Exhibit 3.0-8, WFMP Proposed Facilities.

### **Traffic and Circulation**

1. The Project will require that implementing projects comply with the Temecula Valley Wine Country Policy Area Design Guidelines which provides recommendation and design guidance for implementing projects and expansion of roadways and trail facilities within the Project area.
2. The Project will design and develop the vehicular roadway system per Figure 7 (Circulation) of the SWAP, and in accordance with the functional classifications and standards specified in the General Plan Circulation Element.
3. The Project will maintain the County's roadway Level of Service standards as described in the Level of Service section of the General Plan Circulation Element.

## **3.8 REQUIRED PERMITS AND APPROVALS**

### **PERMITS/APPROVALS CURRENTLY BEING SOUGHT**

The County of Riverside exercises discretionary authority over the Project and is, therefore, the Lead Agency pursuant to CEQA. Implementation of the Project could require the following permits and approvals from the County. The following list is not exhaustive and is based on the best data available at the time of Draft Program EIR was prepared.

- Adoption of General Plan Amendment No. 1077 (GPA 1077), which includes revisions, updates, and additions to the Southwest Area Plan (SWAP) of the Riverside County General Plan, including but not limited to:
  - Deletion of policies of the Citrus Vineyard and Valle de Los Caballos Policy Areas, specifically policies SWAP 1.1 through SWAP 2.1;
  - Addition of the Temecula Valley Wine Country Policy Area and applicable policies.
  - Revision to Statistical Summary Table 2 of the SWAP
  - Deletion of the boundaries of the Citrus Vineyard and Valle de Los Caballos Policy Areas and the addition of the boundary of Temecula Valley Wine Country Policy Area to SWAP Policy Areas Figure 4
  - Revision to SWAP Circulation Network Figure 7
  - Revision to SWAP Trails and Bikeway Systems Figure 8

## 3.0 Project Description

- Revision to General Plan Circulation Element Circulation Network Figure C- 1
- Revision to General Plan Circulation Element Trails Network Figure C- 7
- Amendment of any other portions of the General Plan or SWAP required to reflect changes arising from the proposed SWAP amendments and various Project components.
- Adoption of revisions to the Riverside County Zoning Ordinance No. 348.4729 to add four new Zoning Classifications that would implement the Temecula Valley Wine Country Policy Area: Wine Country – Winery; Wine Country – Winery Existing; Wine Country – Residential; and Wine Country – Equestrian.
- Approval / Amendments to supporting regulatory or advisory documents, such as replacing the Citrus Vineyard Design Guidelines with the proposed Temecula Valley Wine Country Design Guidelines.

### **Current Wine Country Proposals**

In addition to the permits/ approvals currently being sought, there are approximately 67 existing planning cases for projects located within the Project area that are currently under review by the County Planning Department (refer to Section 4.0, *Overview of EIR Methodology*). The types of cases being reviewed include: Conditional Use Permits, General Plan Amendments, Parcel Maps, Plot Plans, and Tentative Tract Maps. These pending planning cases are in various stages of the process ranging from the initial submittal of applications to projects that have been tentatively approved and are awaiting final approval by County staff. Some of these implementing projects may conflict with the Project and would require special consideration, especially if these conflicts generate impacts to surrounding uses.

### **Potential Future Permit/Approvals**

Future site-specific implementing projects will require subsequent discretionary review and approval by the County of Riverside. As part of this review it is anticipated that these implementing projects would require a variety of future permits and approvals. Table 3.0-5, *Potential Future Permits and Approvals*, summarizes some of the anticipated requirements for these future implementing projects.



### 3.0 Project Description

Table 3.0-5  
Potential Future Permits and Approvals

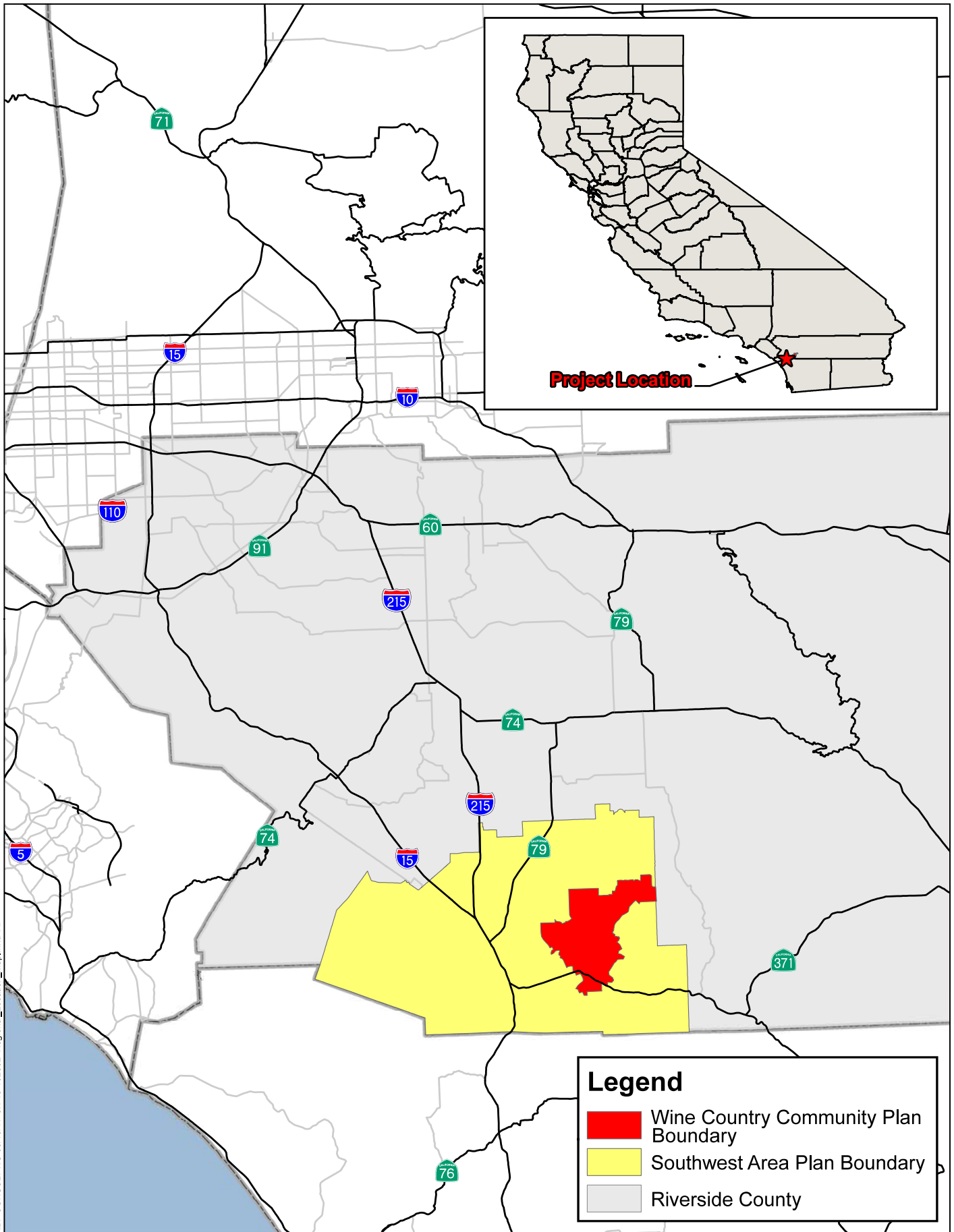
- Changes of Zone Approvals (implementing projects would require a Change of Zone to comply with their respective proposed underlying zoning classification [i.e., WC-W, WC-WE, WC-E, or WC-R])
- Land Use Planning Approvals (Specific Plans, General Plan Amendments, Conditional Use Permits, Plot Plans, etc.)
- Subdivision Mapping Approvals (Tentative Tract Maps, Parcel Maps, etc.)
- Engineering Plan Approvals (Grading, Building and Infrastructure Plans/Permits)
- Biological Resources Permitting (MSHCP consistency analysis, Section 404 Permit, California Endangered Species Act permitting [if necessary], Section 1602 Streambed Alteration Agreement)
- Water Quality Plans and Permits (Section 401 Water Quality Certification, Stormwater Pollution Prevention Plan [SWPPP], National Pollutant Discharge Elimination System [NPDES] permits)
- Air quality permits
- Compliance with this Program EIR No. 524 Mitigation Monitoring and Reporting Program and related Conditions of Approval



## 3.0 Project Description

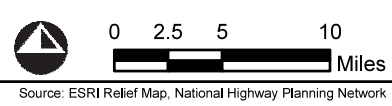
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**Legend**

- Wine Country Community Plan Boundary
- Southwest Area Plan Boundary
- Riverside County

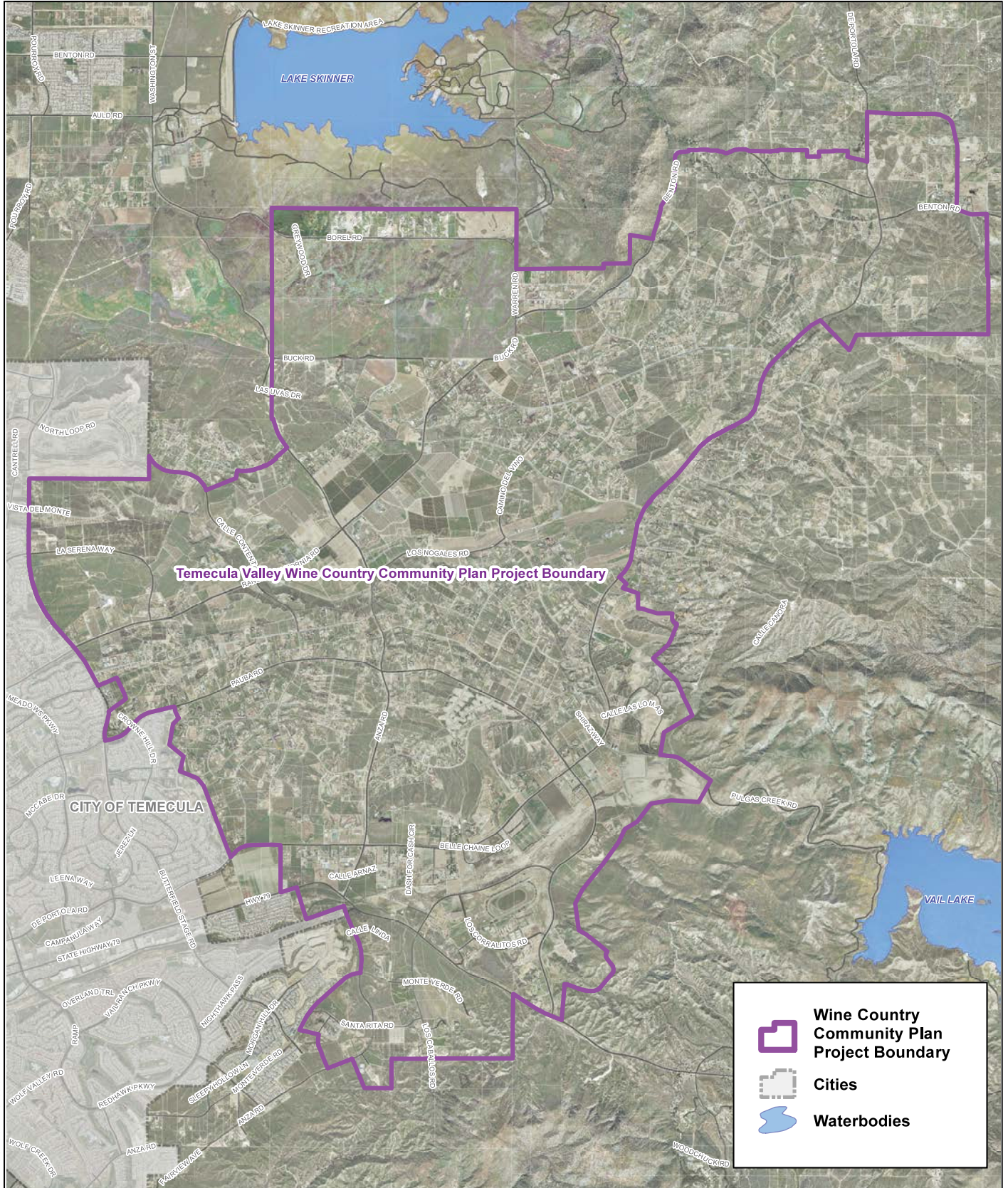


WINE COUNTRY COMMUNITY PLAN EIR  
**Regional Location Map**

### 3.0 Project Description

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0 0.5 1  
Miles

Source: Temecula Valley Wine Country Community Plan Project Boundary - Image provided by Riverside County Planning, June 30, 2011

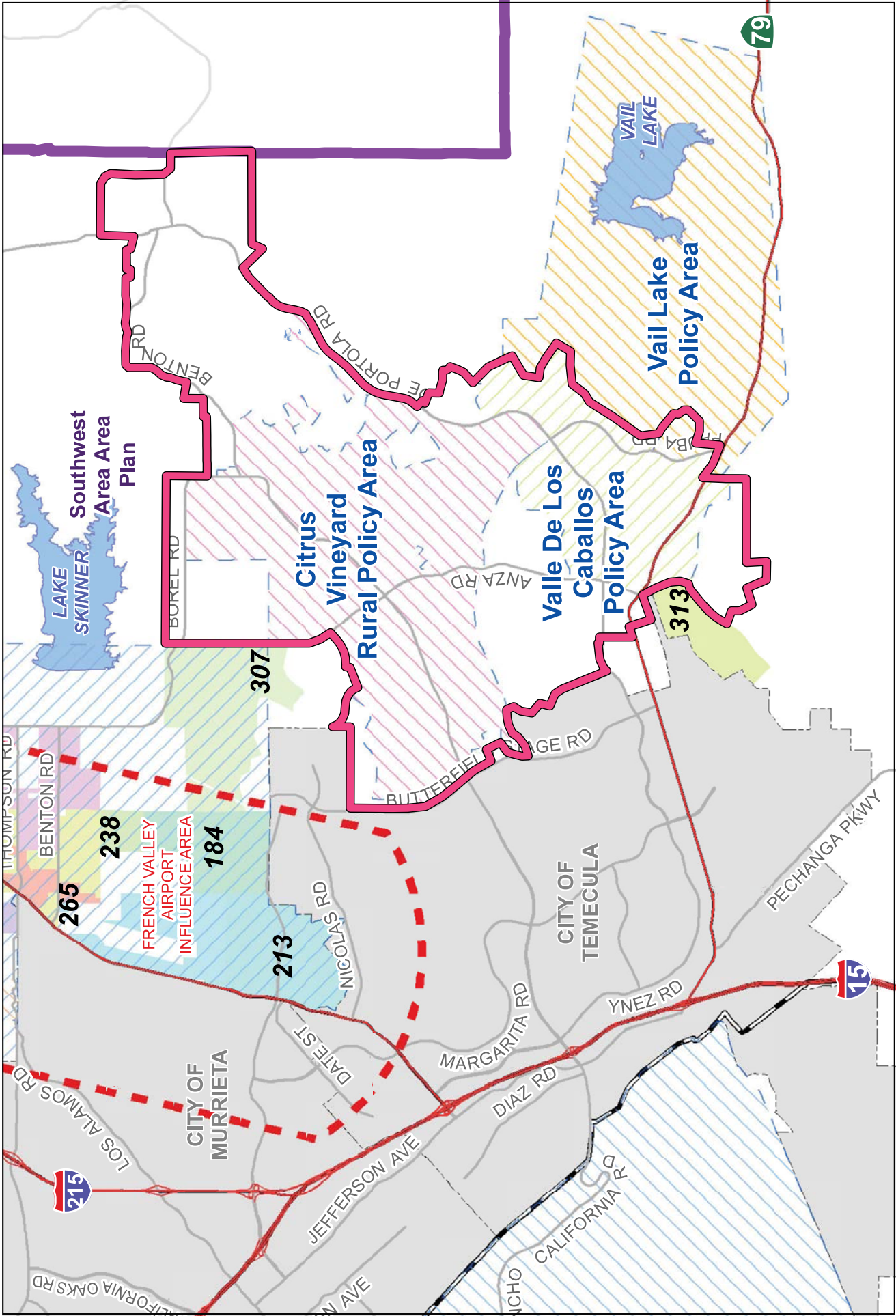
Wine Country Community Plan EIR  
**Policy Area Map**





## 3.0 Project Description

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WINE COUNTRY COMMUNITY PLAN EIR  
**Existing Policy Area Overlay**

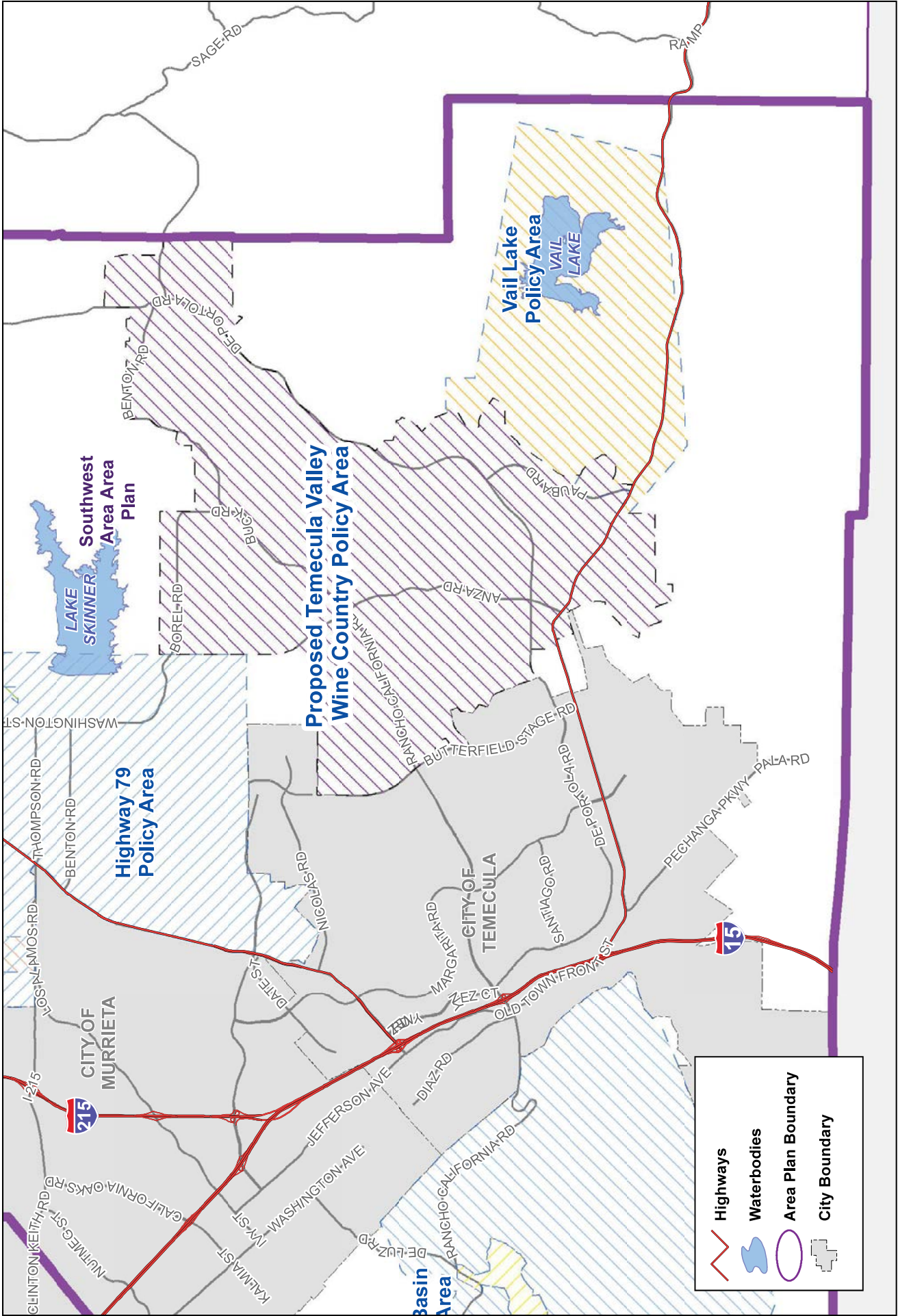
Source: Southwest Area Plan Existing General Plan Policy Areas and Overlays 3.3 - provided by Riverside County Planning, July 5, 2011



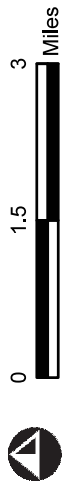
### 3.0 Project Description

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WINE COUNTRY COMMUNITY PLAN EIR  
**Wine Country Community Plan Area**



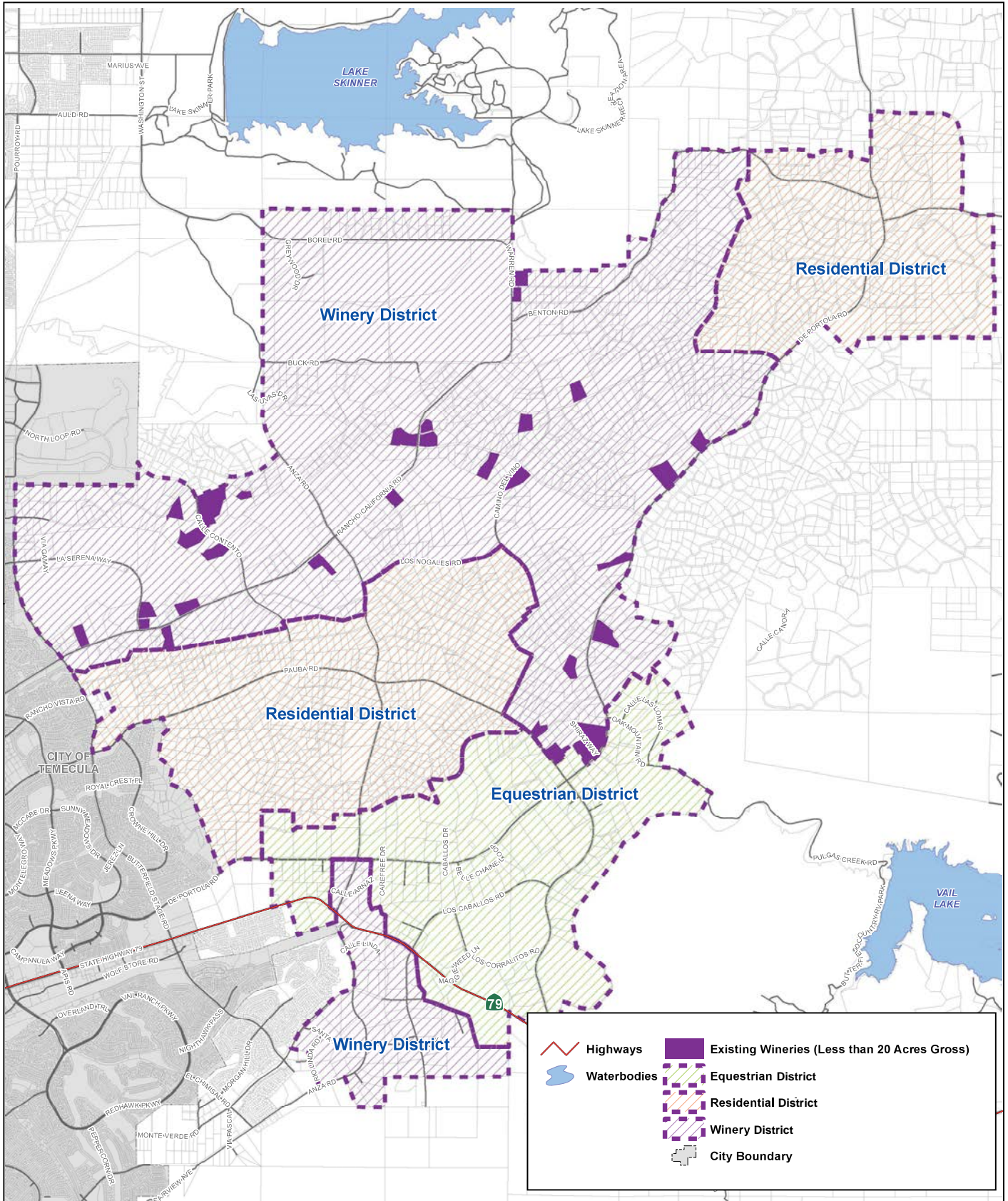
Source: Proposed Temecula Valley Wine Country Policy Area 3.4A - provided by Riverside County Planning, July 6, 2011



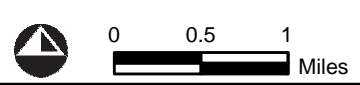
### 3.0 Project Description

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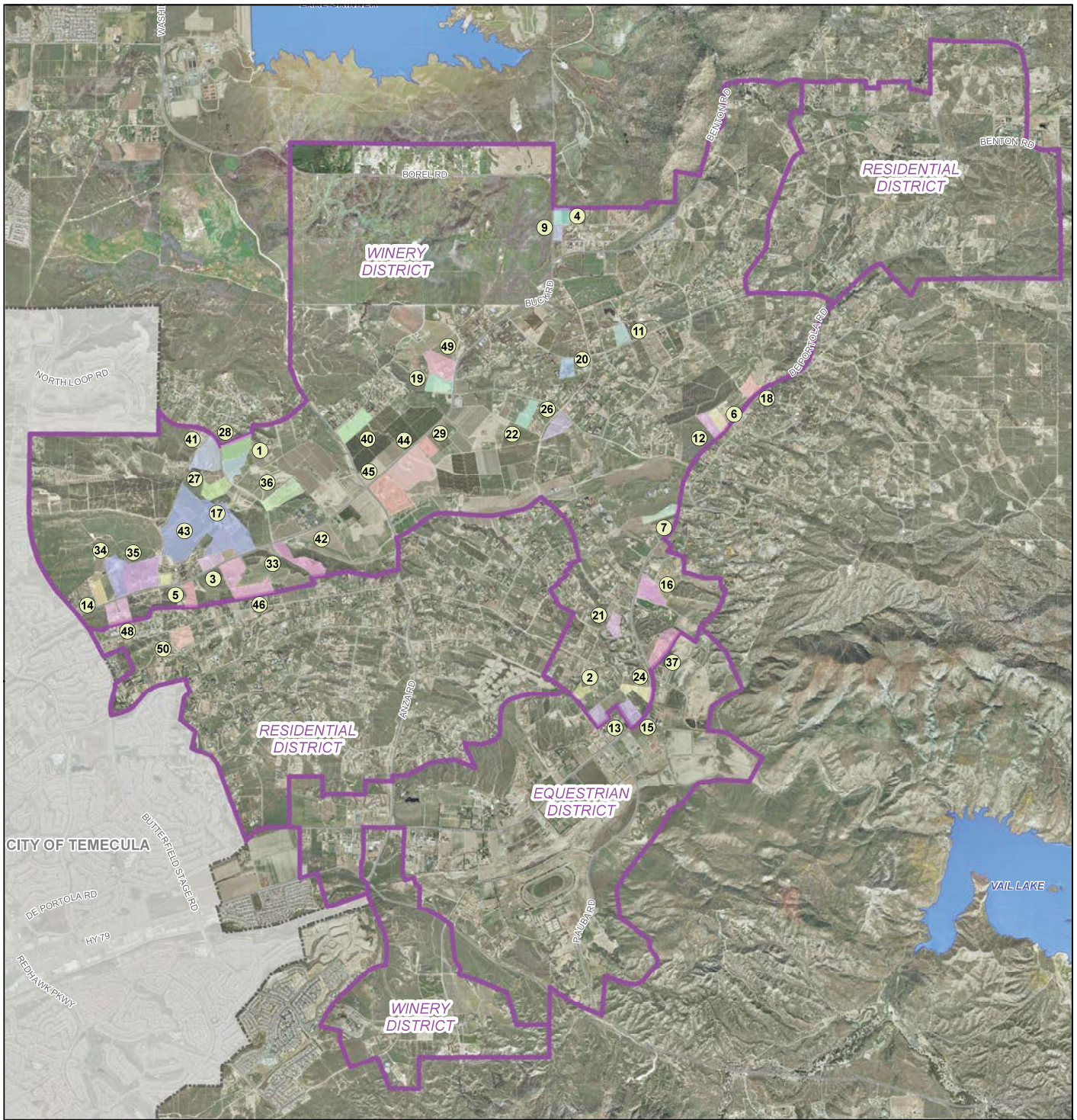
Source: Wine Country Policy Area With Districts - Image provided by Riverside County Planning, July 5, 2011

Wine Country Community Plan EIR  
**Wine Country Policy Area with Districts**

### 3.0 Project Description

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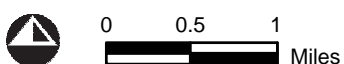




NUMBER	WINERY NAME	NUMBER	WINERY NAME	NUMBER	WINERY NAME
1	Alex's Red barn Winery	17	Longshadow Ranch Vineyard & Winery	36	Falkner Winery
2	Baily Vineyard & Winery	18	Masia De Yabar Winery	37	Gershon Bachus Vintners
3	Celebration Cellars (Miramonte Winery)	19	Monte De Oro Winery	40	Lorimar Vineyard & Winery
4	Chapin Family Vineyards	20	Oak Meadows Winery	41	Lumiere (Kleiner) Winery
5	Churon Winery	21	Oak Mountain Winery	42	Maurice Carrie Vineyard & Winery (Van Roekel)
6	Cougar Vineyard & Winery	22	Palumbo Family Vineyard & Winery	43	Mount Palomar Winery
7	Danza Del Sol Winery	24	Robert Renzoni Vineyard	44	Ponte Family Estate Winery
9	Doffo Vineyard & Winery	26	Villa Toscana	45	South Coast Winery Resort & Spa
11	Foot Path/Foot Print Winery	27	Vindemia Vineyard & Estate Winery	46	Stuart Cellars
12	Frangipani Estate Winery	28	Wheeler Ridge Winery & Vineyard	48	Thornton Winery
13	Gary Gray	29	Wiens Family Cellars	49	Wilson Creek Winery
14	Hart Winery	33	Bella Vista Winery	50	Briar Rose Winery
15	Keyways Vineyard & Winery	34	Callaway Vineyard & Winery		
16	Leonesse Cellars	35	Europa Village		

 Wine Country Policy Areas  
 Cities  
 Waterbodies

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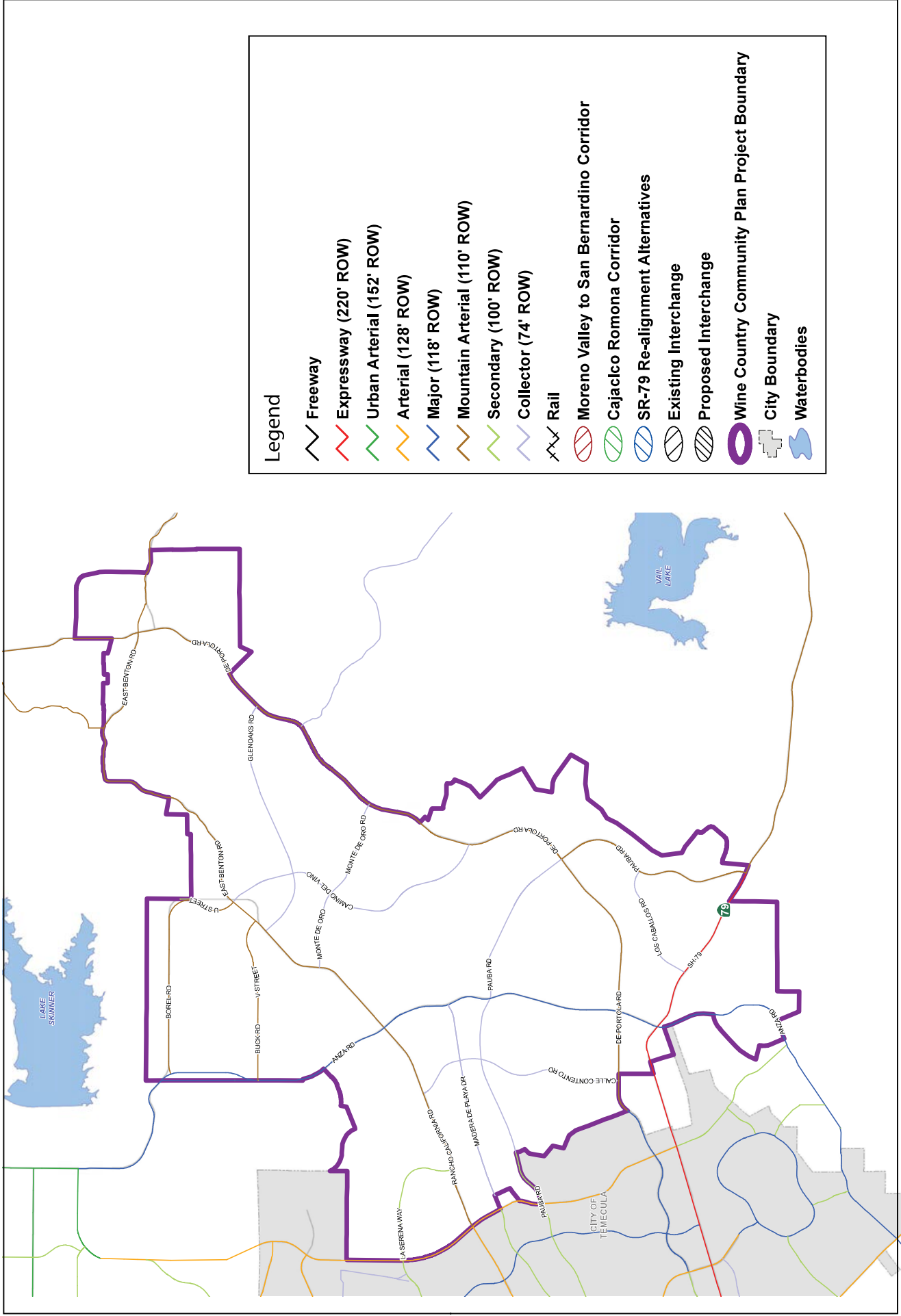
Source: Temecula Valley Wine Country Existing Wineries - provided by Riverside County Planning, July 7, 2011

## WINE COUNTRY COMMUNITY PLAN EIR Existing Wineries

### 3.0 Project Description

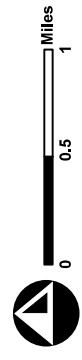
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**Legend**

- Freeway
- Expressway (220' ROW)
- Urban Arterial (152' ROW)
- Arterial (128' ROW)
- Major (118' ROW)
- Mountain Arterial (110' ROW)
- Secondary (100' ROW)
- Collector (74' ROW)
- Rail
- Moreno Valley to San Bernardino Corridor
- Cajalco Romona Corridor
- SR-79 Re-alignment Alternatives
- Existing Interchange
- Proposed Interchange
- Wine Country Community Plan Project Boundary
- City Boundary
- Waterbodies

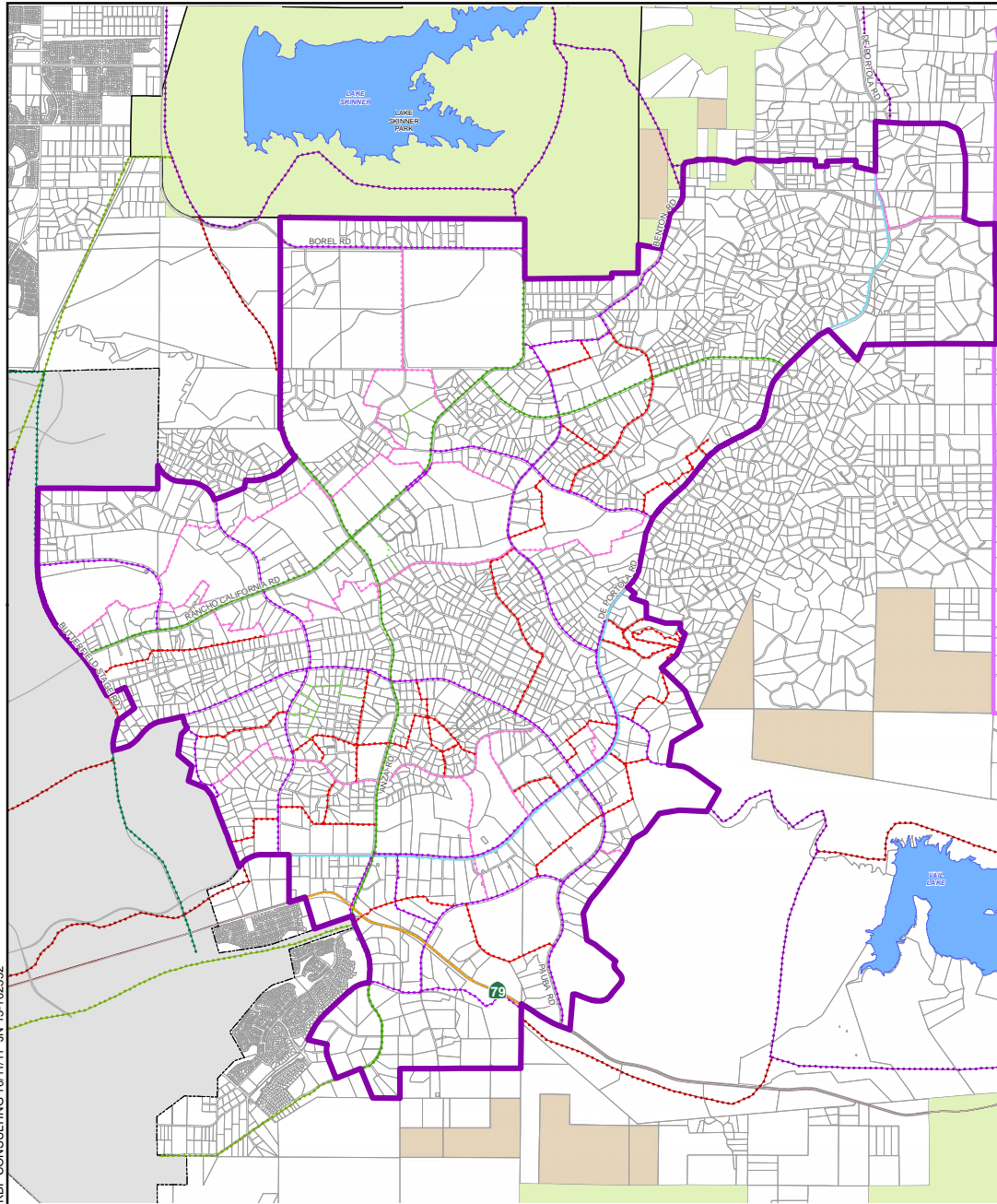




### 3.0 Project Description

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- Combination Trail (Regional / Class 1 Bike Path)
- Class 1 Bike Path
- Regional Trail
- Community Trail
- Historic Trail
- Non-County Public and Quasi-Public Lands Trails
- Regional / Open Space Trail
- Class 2 Bike Path
- Class 3 Bike Path
- Private Trails
- City Boundary
- Area Plan Boundary
- Bureau of Land Management (BLM) Lands
- Miscellaneous Public Lands
- Waterbodies
- Highways

Data Source: Riverside County Parks



Not To Scale

Source: Temecula Valley Wine Country Proposed Trails and Bikeway System 8B - provided by Riverside County Planning, 11/28/11

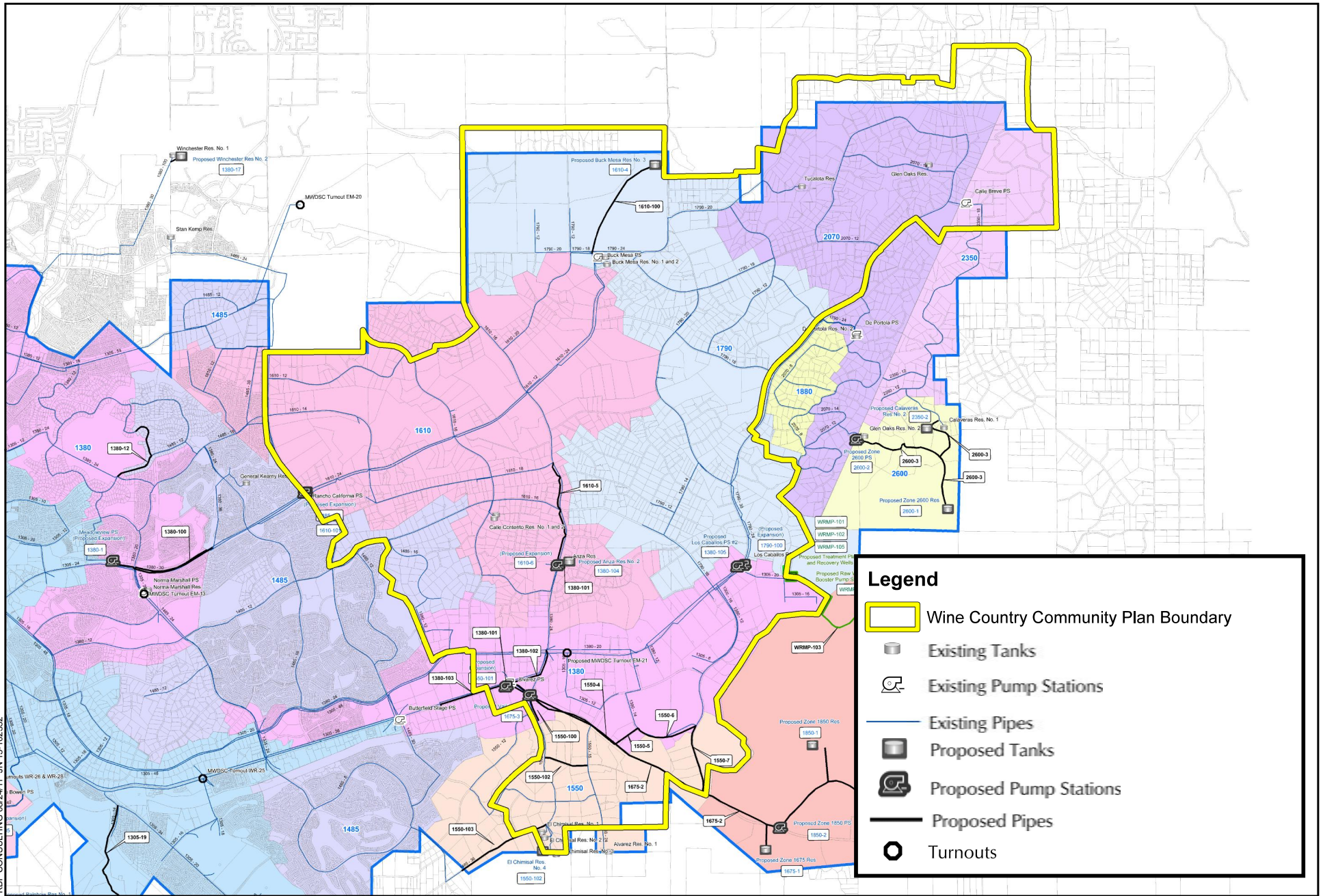
# WINE COUNTRY COMMUNITY PLAN EIR Proposed Trails Network

### 3.0 Project Description

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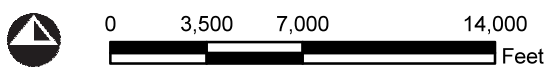


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### Legend

- Wine Country Community Plan Boundary
- Existing Tanks
- Existing Pump Stations
- Existing Pipes
- Proposed Tanks
- Proposed Pump Stations
- Proposed Pipes
- Turnouts



Source: RCWD Service Area Water Facilities Master Plan - Ultimate System - RBF Consulting, June 2005

# WINE COUNTRY COMMUNITY PLAN EIR WFMP Proposed Facilities

### 3.0 Project Description

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### INTRODUCTION

The following subsections of the EIR contain a detailed environmental analysis of the existing conditions, Project impacts (including direct and indirect, short-term and long-term), recommended mitigation measures, and unavoidable adverse impacts that cannot be mitigated, where these are identified. This EIR analyzes those environmental issue areas identified in the Notice of Preparation (Appendix A, *NOP and NOP Comment Letters*) where potentially significant impacts could occur as a result of Project implementation, based on information gathered throughout the EIR process. The EIR examines the following environmental issue areas outlined in the *CEQA Guidelines* Appendix G, “Environmental Checklist:”

- Aesthetics, Light and Glare
- Agricultural and Forestry Resources
- Air Quality
- Biological Resources
- Cultural Resources
- Geology, Soils, and Seismicity
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use and Relevant Planning
- Mineral Resources
- Noise
- Population and Housing
- Public Services, Recreation and Utilities
- Traffic and Circulation

Each environmental issue is addressed in a separate sub-section of Section 4 of the EIR (with the exception of Population and Housing which is addressed in Sections 5.0, *Growth-Inducing Impacts*, and 8.0, *Effects Found Not to Be Significant*), and is organized under the following headings:

### ENVIRONMENTAL SETTING

“Environmental Setting” provides a description of the existing physical conditions on and in the vicinity of the Project site to provide a “baseline” condition against which Project-related impacts are compared. The baseline condition is generally the physical condition that exists when the NOP is published (December 22, 2009). The baseline for transportation/traffic, air quality, and noise is the date of the traffic counts, which occurred in June and July 2011. Data that are not sensitive to change, either because of the nature of the information (e.g., a resource that does not change readily, such as geology, or general background information that is not date-sensitive, such as definitions or general descriptions of regulations) or because no changes have occurred (e.g., physical site conditions or site history) may also be used as background information, and may have a date prior to December 2009.



## REGULATORY FRAMEWORK

The Regulatory Framework provides a summary of regulations, plans, policies, and laws that are relevant to each environmental issue area. The County's General Plan goals and policies and relevant sections of the County's Ordinances are listed as appropriate in the individual technical sections. The laws, ordinances, and regulations cited in each section are current as of publishing of this Draft EIR.

## SIGNIFICANCE THRESHOLD CRITERIA

"Significance Threshold Criteria" provides the thresholds that are the basis of conclusions of significance, which are primarily the criteria in the 2011 *CEQA Guidelines* Appendix G, "Environmental Checklist".

Major sources used in crafting criteria include: the *CEQA Guidelines*; local, State, federal, or other standards applicable to an impact category; and officially established significance thresholds. Section 15064(b) of the *CEQA Guidelines* states that, "...an ironclad definition of significant effect is not possible because the significance of any activity may vary with the setting." Principally, "...a substantial, or potentially substantial adverse change in any of the physical conditions within an area affected by the project, including land, air, water, flora, fauna, ambient noise, and objects of historic and aesthetic significance," constitutes a significant impact (*CEQA Guidelines* Section 15382).

## IMPACT ANALYSIS AND MITIGATION

Project impacts are potential changes to the existing physical environment that could occur if the Project is implemented. Evidence, based on factual and scientific data, is presented to show the cause-and-effect relationship between the Project and the potential changes in the environment. The exact magnitude, duration, extent, frequency, range, or other parameters of a potential impact are ascertained, to the extent possible, to determine whether impacts could be significant; potential direct and reasonably foreseeable indirect effects are considered to the extent feasible.

The "Level of Significance" identifies the impact significance level with implementation of the Project. Impacts are classified as follows:

- "No Impact" – This determination is made when, due either to the nature or the scope of the Project, no impact would occur.
- "Less than Significant" – This determination is made when the impact does not exceed the defined threshold(s) of significance or can be eliminated or reduced to a less than significant level through compliance with existing local, State, and/or federal laws and regulations and/or Project requirements and Project Design Features.
- "Less than Significant with Mitigation" – This determination is made when a potentially significant impact can be reduced, avoided, or offset to a less than significant level by incorporating EIR mitigation measures.
- "Potentially Significant Impact" – As required by Section 15126.2(b) of the *CEQA Guidelines*, this is used when a residual impact that would cause a substantial adverse effect on the environment—which may or may not be reduced somewhat—could not be reduced to a less-than-significant level through any feasible mitigation measure(s). This designation is similar in effect to a Significant Irreversible Change under NEPA [40 CFR 1502.16 and Public Resources



Code 21100(b)(2)(B)]. This determination requires a Statement of Overriding Considerations (pursuant to *CEQA Guidelines* Section 15093), which would be adopted by the County of Riverside prior to approving the Project. In adopting such a statement, the lead agency is required to balance the benefits of a project against its unavoidable environmental impacts in determining whether to approve the project. If the benefits of a project are found to outweigh the unavoidable adverse environmental effects, the adverse effects may be considered “acceptable” and the project approved (*CEQA Guidelines* Section 15093[a]).

## GENERAL PLAN MITIGATION MEASURES

“General Plan Mitigation Measures” are those measures identified in General Plan EIR No. 441 to mitigate impacts associated with buildout of the County’s General Plan. These have been incorporated into this EIR, where applicable.

## MITIGATION MEASURES

“Mitigation Measures” are those Project-specific measures that would be required of the Project to avoid a significant adverse impact; to minimize a significant adverse impact; to rectify a significant adverse impact by restoration; to reduce or eliminate a significant adverse impact over time by preservation and maintenance operations; or to compensate for the impact by replacing or providing substitute resources or environment.<sup>1</sup>

## CUMULATIVE IMPACTS

“Cumulative Impacts” describes potential environmental changes to the existing physical conditions that may occur with the Project together with all other reasonably foreseeable, planned, and approved future projects.

### Basis for Cumulative Impact Analysis

Section 15355 of the California Environmental Quality Act (CEQA) Guidelines defines cumulative impacts as:

*“... two or more individual effects which when considered together are considerable or which compound or increase other environmental impacts.”*

Section 15355 further describes potential cumulative impacts as follows:

*“(a) The individual effects may be changes resulting from a single project or a number of separate projects.*

*“(b) The cumulative impacts from several projects are the change in the environment, which results from the incremental impact of the project when added to other closely related past, present, and reasonably foreseeable probable future projects. Cumulative impacts can result from individually minor but collectively significant projects taking place over a period of time.”*

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<sup>1</sup> The measures presented in this EIR are either “project design features” (those that would be implemented as part of project design) or mitigation measures (those that would mitigate project impacts above and beyond any reduction in impacts accomplished by project design features).

Cumulative impacts represent the change caused by the incremental impact of a project when added to other proposed or committed projects in the vicinity. Section 15355 of the Guidelines defines cumulative impacts to be, “... two or more individual effects which, when considered together, are considerable or which compound or increase other environmental impacts.” Section 15130 of the CEQA Guidelines states that cumulative impacts shall be discussed where they are significant. It further states that this discussion shall reflect the level and severity of the impact and the likelihood of occurrence, but not in as great a level of detail as would be necessary for the project alone.

Section 15130(b)(1) of the Guidelines states that the information utilized in an analysis of cumulative impacts should come from one of two sources:

1. A list of past, present, and probable future projects producing related cumulative impacts, including, if necessary, those projects outside the control of the agency; or
2. A summary of projections contained in an adopted general plan or related planning document designed to evaluate regional or area-wide conditions.

The cumulative impacts analyses contained in this Draft EIR uses a “blended approach” to ensure adequate analysis. Relative to the “list method”, Table 4.0-1, *Cumulative Projects*, provides a list of known development projects within the Project area.<sup>2</sup> This list of projects has been used to provide general context for overall cumulative conditions, noting that the actual density, timing and nature of these projects is uncertain given the long build-out timeframe for the Project. Also, refer to Exhibit 4.0-1, *Active Planning Cases*, which shows the location of the land development projects listed in Table 4.0-1, *Cumulative Projects*.<sup>3</sup>

The types of cases being reviewed include: Conditional Use Permits, General Plan Amendments, Parcel Maps, Plot Plans, and Tentative Tract Maps. These pending planning cases are in various stages of the process ranging from the initial submittal of applications to projects that have been tentatively approved and are awaiting final approval by County staff. Some of these proposed developments may conflict with the proposed Project and would require special consideration, especially if these conflicts generate impacts to surrounding uses.

Relative to the “adopted plan” method, the Project area encompasses two Policy Areas intended to promote agricultural and equestrian uses within Southwest Area Plan (SWAP) of the County General Plan. The Citrus Vineyard Policy Area encompasses a majority of the agricultural uses within the Project area, and the Valle de los Caballos Policy Area supports an area characterized by equestrian, rural residential, and agricultural activities. The Project area also encompasses adjacent unincorporated areas with similar characteristics. The Project does not result in a substantive change in overall density or nature compared to what is allowed as part of the General Plan SWAP. In fact, implementation of the Project would result in a reduction in overall density and intensity. Accordingly, the Project’s overall density and nature of development would be consistent with regional growth projections reflected in the Riverside County General Plan and those of applicable regional, State and Federal agencies. Therefore, on both a local and regional level, the Project’s cumulative impacts have been accounted for in the Riverside County General Plan EIR No. 441, as well as in the various population-dependent regional plans adopted by such agencies as the Southern California Association of Governments (SCAG),

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<sup>2</sup> The list of cumulative projects was compiled by County Planning Department staff in September 2011.

<sup>3</sup> Note that these projects are in various stages of entitlement or construction.



4.0 Environmental Analysis

the Colorado River Basin Regional Water Quality Control Board (RWQCB) and the South Coast Air Quality Management District (AQMD).

Table 4.0-1  
Cumulative Projects

Proposed Project Case No.	District	Project Description	Case Status
CUP02872R3	Residential	Change Condition of Approval 20 Planning 2 to extend the life of the CUP.	DRT
GPA00821/ PM34906	Winery	GPA: Change existing land use designation from Medium Density Residential (MDR) to Very Low Density Residential (VLDR). PM: Subdivide 4.75 acres into four (4) residential parcels.	Tent. Approval as Recommended (at BOS on 3/11/08)
GPA00920	Winery	Change existing land use designation from Rural Residential (RR) and Rural Mountainous (RM) to MDR.	BOS
GPA00933	Residential	Change existing Foundation Component from Agriculture (AG) to Rural Community: Very Low Density Residential (RC:VLDR).	BOS
GPA01000	Residential	Change existing land use designation from Rural: Rural Residential (R:RR) to Specific Plan (SP), changing from Rural (R) Foundation Component to Community Development (CD) Foundation.	PC
GPA01041	Winery	Change existing Foundation Component from Rural Community: Estate Density Residential (RC:EDR) to Agriculture: Agriculture (AG:AG).	Approved (at BOS on 2/24/09)
GPA01099	Residential	Change existing Foundation Component from Rural Community (RC) to Community Development (CD) and amend the land use designation from Estate Density Residential (EDR) to Medium High Density Residential (MHDR).	Approved (at BOS on 6/29/10)
GPA01107	Winery	Remove the subject property from the Valle de los Caballos Policy Area and add it to the Citrus Vineyard Policy Area.	Approved (at BOS on 2/8/11).
PM30298	Winery	Subdivide 12.18 acres into four (4) residential parcels.	Approved (at DH on 4/11/11)
PM32981M1	Residential	Minor change to alter Transportation Condition of Approval requiring roadway improvements	DH
PM33657	Residential	Subdivide 6.32 acres into 3 parcels.	DRT
PM33658	Residential	Subdivide 6.49 acres into 3 parcels.	DRT
PM34007	Winery	Subdivide 5 acres into 2 parcels.	DRT
PM34343	Residential	Subdivide 5.05 acres into 2 parcels.	DRT
PM34426	Residential	Subdivide 6.61 acres into 2 parcels.	DRT
PM34547	Winery	Subdivide 5.21 acres into 2 parcels.	DRT
PM35164	Winery	Subdivide 6.23 acres into two.	DRT
PP18776R1	Winery	Add 65x50 metal storage building to winery.	DH
PP18776S4	Winery	Permit a special event to winery.	Applied
PP20246	Winery	Second unit permit land use inspection.	Applied
PP21375	Winery	Permit a winery, tasting room, and special event.	DRT
PP22242	Equestrian	Inspections for BXX068900 and BNR060227.	Applied



## 4.0 Environmental Analysis

Proposed Project Case No.	District	Project Description	Case Status
PP22271	Winery	Permit a winery, tasting room, catering and special occasion facility. The project proposes to host 50 special events per year with approximately 50-100 guests.	PC
PP22372S2	Winery	Permit floor plan and elevation change to 3,640 SF wine tasting room with deli area and approximately 600 SF outside wood deck. Wine tasting room originally approved with 2,530 SF.	Approved (on 7/7/11)
PP23017	Winery	Permit a winery and resort consisting of 21 buildings with 42 casitas totaling 29,760 SF, a 5,800 SF wine tasting building, and a 1,200 SF housekeeping and pool building.	DRT
PP23092	Residential	Permit a sales trailer for TR32982 located on Lot 27.	Applied
PP23285R1	Winery	Modify condition regarding days and hours of operation and allow limo parking by appointment only.	DH
PP23339	Residential	Permit landscape and entry monument plans.	<u>Tent. Approval (3/9/09)</u>
PP23385	Winery	Permit winery with attached tasting room restaurant	DRT
PP23458	Winery	Permit landscape and irrigation plans for PP22515.	Tent. Approval (on 6/26/08)
PP23506	Equestrian	Permit an existing commercial horse stable.	Applied
PP23572S1	Winery	Add three monument walls at the entry.	Applied
PP23642	Residential	Install T-Mobile wireless facility disguised as monopalm. The related equipment will be located at the base of the facility within a lease area that is fully screened by a decorative block wall.	Approved (at PC on 5/18/11)
PP23648	Winery	Permit landscaping and irrigation plans for Palumbo Winery.	Tent. Approval (on 11/5/08)
PP23786	Winery	Install 50-foot monopine wireless facility with 12 panel antennas.	DRT
PP23819S1	Winery	Revise monument sign/landscape and loading/crusher dock. Permit screen wall on north side of the property. Replace decomposed granite path with concrete.	Tent Approval (on 11/22/10)
PP23896	Winery	Convert an existing 6,983 SF residence into a winery and tasting room with a gift shop, along with hosting special events and proposing 72 parking spaces.	Approved (at BOS on 6/7/11)
PP24131	Winery	Landscape improvement plans for Delateo PP 19998 and Grading Permit BGR080332.	Tent. Approval (on 11/3/09)
PP24279	Winery	Permit 2,278 SF of existing building as winery/tasting room/production and storage room and 2,874 SF of existing building as residence.	Approved (at BOS on 6/28/11)
PP24330	Winery	Install 50-foot monopine wireless facility with equipment shelter.	DRT
PP24342	Winery	Permit landscape plans for PP23819 (Miramonte Winery).	Tent. Approval (on 12/24/09)
PP24413	Residential	Permit construction without permit (CWP) of 1,393 SF storage building.	DRT





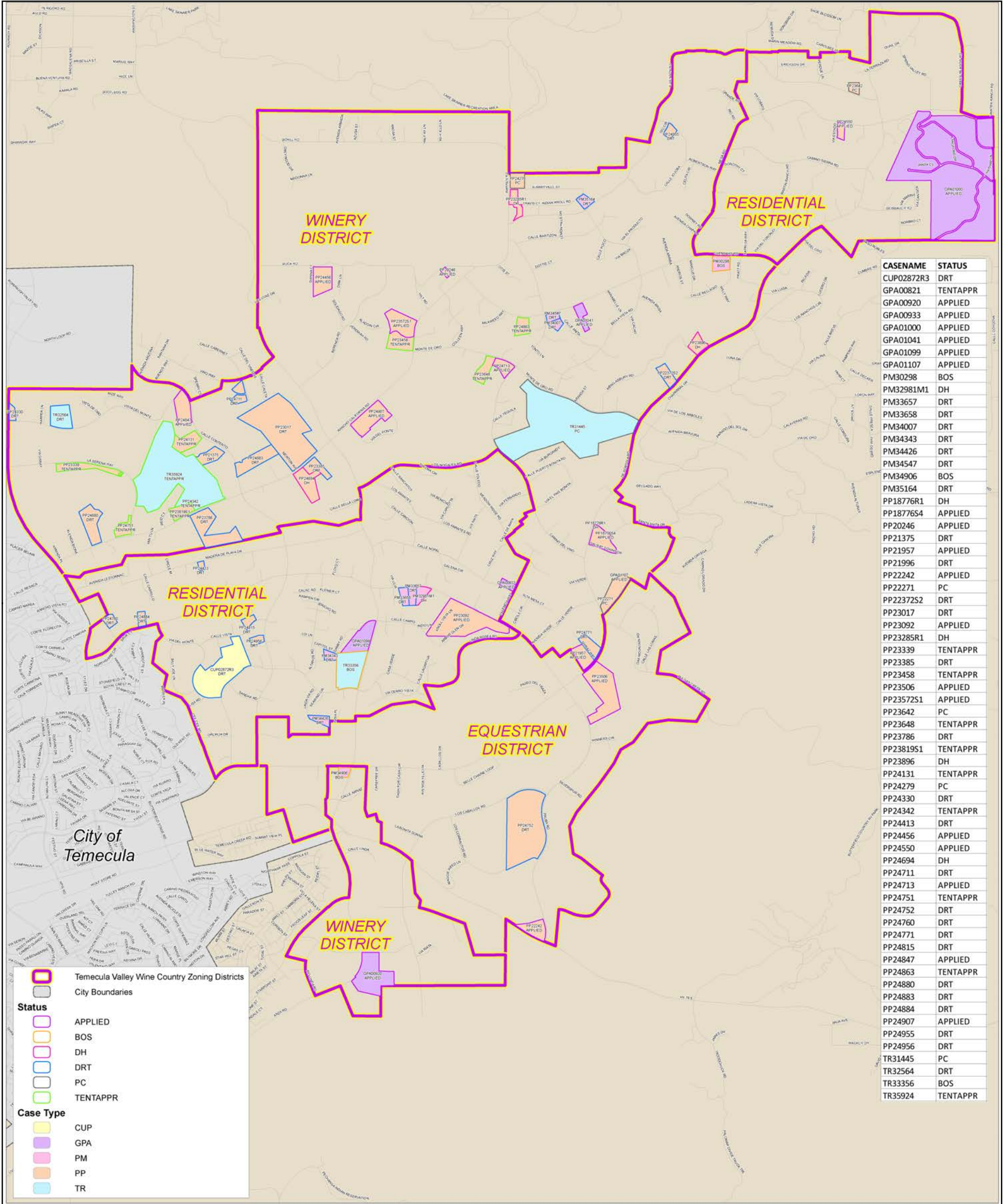
## 4.0 Environmental Analysis

Proposed Project Case No.	District	Project Description	Case Status
PP24456	Winery	Permit 1,920 SF garage attached to existing guesthouse dwelling.	Applied
PP24550	Residential	Permit construction without permit (CWP) of 4,051 SF auxiliary building.	Applied
PP24694	Winery	Install 45-foot faux water tank with 18 antennas and 12'-by-16' equipment shelter.	Approved (at DH on 4/25/11)
PP24711	Winery	Permit special occasion facility. A portion of residence and existing accessory building will be converted to wedding reception area, buffet area, and bridal dressing area. Ceremony area will be in existing court yard.	DH
PP24713	Winery	Permit Minor Plot Plan for Class I Kennel on 9.11 acres.	Applied
PP24751	Winery	Permit landscape plans for wine tasting room, patio, and garden	Tent. Approval (on 11/9/10)
PP24752	Equestrian	Install a multi-use grass field for existing equestrian facility. The subject property is used as a major equestrian facility (Galway Downs) pursuant to approved CUP2303-W.	DRT
PP24760	Residential	Install a 50-foot faux water tank with 12 antennas, equipment shelter and generator.	DRT
PP24771	Winery	Permit a winery, wine tasting room, and special event center. Ancillary uses include kitchens, banquet hall, storage rooms, offices, and conference rooms totaling approximately 21,000 SF.	DRT
PP24815	Residential	Permit construction without permit (CWP) for 1,152 SF barbeque patio, 2,392 SF pool house, 183 SF gazebo, and two lattice trellises.	DRT
PP24847	Winery	Permit landscaping plans for PP24047.	Applied
PP24863	Winery	Permit landscaping plans for PP23376.	Tent. Approval (on 3/30/11)
PP24880	Winery	Permit Verizon cell tower site, which proposed a faux water tower and equipment cabinets.	DRT
PP24883	Winery	Permit a church and daycare/preschool through 8 <sup>th</sup> grade school on 25% of the property acreage, and agricultural operation on the remaining 75% of the property acreage. The facility will consist of an approximately 50,000 SF two-story sanctuary building and an approximately 32,000 SF two-story school building. This is an expansion of the existing church facility.	DRT
PP24884	Residential	Permit construction of a 1,764 SF detached barn with breezeway.	DRT
PP24907	Winery	Permit landscaping plans for PP16891R2.	Applied
PP24955	Winery	Permit construction of a 1,440 SF horse barn and construction without permit (CWP) for a 240 SF shelter.	Approved (at DH on 7/11/11)
PP24956	Residential	Permit construction of a 2,119 SF shedrow barn.	Approved (at DH on 7/11/11)
TR31445	Winery	Subdivide 95.7 acres into 19 single-family residential lots with a minimum lot size of 5 acres.	PC
TR32564	Winery	Subdivide 19.9 acres into 10 single-family residential lots with a minimum lot size of 2 acres.	DRT

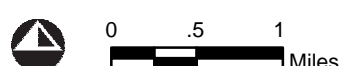


## 4.0 Environmental Analysis

Proposed Project Case No.	District	Project Description	Case Status
TR33356	Residential	Subdivide 42.4 acres into 19 single-family residential lots, ranging in size from 0.75 acres to 5 acres.	BOS
TR35924	Winery	Subdivide 178.8 acres into 20 single-family residential lots ranging in size from 1.2 acres to 90.4 acres.	Tent. Approval (at BOS on 11/9/10)
<p>Notes:</p> <p>BNR – Non-Residential Permit            BOS – Board of Supervisors            BXX – Miscellaneous            DH – Director’s Hearing            DRT – Land Development Committee            PC – Planning Commission            PM – Tentative Parcel Map            PP – Plot Plan            SF – Square Feet            TR – Tentative Tract Map</p>			



CASENAME	STATUS
CUP02872R3	DRT
GPA00821	TENTAPPR
GPA00920	APPLIED
GPA00933	APPLIED
GPA01000	APPLIED
GPA01041	APPLIED
GPA01099	APPLIED
GPA01107	APPLIED
PM30298	BOS
PM32981M1	DH
PM33657	DRT
PM33658	DRT
PM34007	DRT
PM34343	DRT
PM34426	DRT
PM34547	DRT
PM34906	BOS
PM35164	DRT
PP18776R1	DH
PP18776S4	APPLIED
PP20246	APPLIED
PP21375	DRT
PP21957	APPLIED
PP21996	DRT
PP22242	APPLIED
PP22271	PC
PP22372S2	DRT
PP23017	DRT
PP23092	APPLIED
PP23285R1	DH
PP23339	TENTAPPR
PP23385	DRT
PP23458	TENTAPPR
PP23506	APPLIED
PP23572S1	APPLIED
PP23642	PC
PP23648	TENTAPPR
PP23786	DRT
PP23819S1	TENTAPPR
PP23896	DH
PP24131	TENTAPPR
PP24279	PC
PP24330	DRT
PP24342	TENTAPPR
PP24413	DRT
PP24456	APPLIED
PP24550	APPLIED
PP24694	DH
PP24711	DRT
PP24713	APPLIED
PP24751	TENTAPPR
PP24752	DRT
PP24760	DRT
PP24771	DRT
PP24815	DRT
PP24847	APPLIED
PP24863	TENTAPPR
PP24880	DRT
PP24883	DRT
PP24884	DRT
PP24907	APPLIED
PP24955	DRT
PP24956	DRT
TR31445	PC
TR32564	DRT
TR33356	BOS
TR35924	TENTAPPR



Source: Temecula Valley Wine Country In-Process Cases - Provided by Riverside County Planning 06/07/11





## 4.0 Environmental Analysis

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RIVERSIDE COUNTY  
PLANNING DEPARTMENT

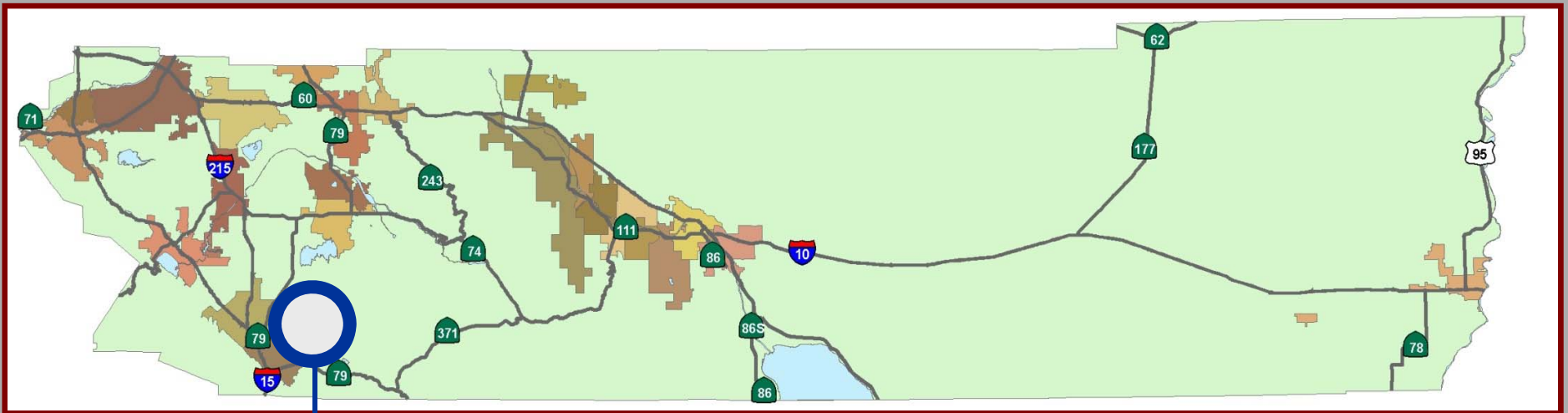
# Wine Country Community Plan

Planning Commission Hearing – September 26, 2012

Agenda Item No.3.1



# Temecula Valley Wine Country – Context



Wine Country Community Plan Project Area



## Temecula Valley Wine Country Community Plan

- **Mission Statement:**

To preserve vineyard lands and to create an environment that encourages development of wineries with the goal of making the Temecula Valley Southern California Wine Country known and respected worldwide, while maintaining the quality of life for residential communities and the equestrian lifestyle within and around it.



## Wine Country Community Plan – Objectives

- County, under Sup. Stone’s leadership, initiated a Community Plan in 2008 to ensure that:
  - Viticulture potential, rural lifestyle and equestrian activities are protected
  - Appropriate level of commercial tourist activities are allowed
  - Future growth is coordinated to avoid land use conflicts
  - Appropriate level of public facilities, services and infrastructure is provided with growth





## Temecula Valley Wine Country Community Plan

- Community Plan – Project Components:
  - General Plan Amendment (GPA No. 1077)– Southwest Area Plan
  - Zoning Ordinance Amendment No. 348.4729
  - Program Environmental Impact Report No. 524 (PEIR No. 524)



## Temecula Valley Wine Country Community Plan

- **Planning Commission Hearings:**
  - The Proposed Temecula Valley Wine Country Community Plan (Project) was discussed on July 25, 2012 and August 22, 2012
  - Due to the abundance of public testimony concerning the inclusion of churches and private schools in the Community Plan, Planning Commission directed staff to develop options that would include such uses in the Project



## Temecula Valley Wine Country Community Plan

- Since the Citrus Vineyard Policy Area and Project description did not include churches and private schools, PEIR No. 524 did not analyze these types of land uses.
- Thus, the Commission also directed Staff to develop the Project options and scopes of services required to re-circulate PEIR No. 524.
- At this time, staff is still in the process of evaluating the two options, scopes of services, fee schedules and time frames for the EIR.



## Scope of Work for PEIR No. 524

- Staff Recommendation:
  - **CONTINUE FOR 60 DAYS** with no discussion to further evaluate options.





RIVERSIDE COUNTY  
PLANNING DEPARTMENT

Thank you...

**Agenda Item: 3.1**  
**Area Plan: Southwest**  
**Zoning Area: Rancho California**  
**Supervisory District: Third/Third**  
**Planning Commission:**  
**September 26, 2012**  
**Continued From: July 25, 2012,**  
**and August 22, 2012**

**WINE COUNTRY COMMUNITY PLAN –**  
**General Plan Amendment No. 1077,**  
**Ordinance Amendment No. 348.4729,**  
**and Program Environmental**  
**Impact Report No. 524**  
**Applicant: County of Riverside**  
**EIR Consultant: RBF Consulting**

## **COUNTY OF RIVERSIDE PLANNING DEPARTMENT**

### **STAFF REPORT**

#### **WINE COUNTRY COMMUNITY PLAN**

##### **PROJECT DESCRIPTION:**

The Temecula Valley Wine Country Community Plan (Project) was initiated by the County Board of Supervisors in 2008 to ensure that the region develops in an orderly manner that preserves Temecula Valley's viticulture potential and enhances its economic contribution to the County over the long term. The purpose of this Project is to provide a blueprint for future growth that ensures that future development activities will enhance, and not impede, the quality of life for existing and future residents, while providing opportunities for continued preservation and expansion of winery and equestrian operations. The Project has been developed to achieve the following four objectives:

1. To preserve and enhance viticulture potential, rural lifestyle and equestrian activities;
2. To continue to allow for an appropriate level of commercial tourist activities that are incidental to viticulture and equestrian operations;
3. To coordinate growth in a manner that avoids future land use conflicts; and
4. To ensure timely provision of appropriate public infrastructure and services that keeps up with anticipated growth.

The Project is generally located in the Southwest Area Plan (SWAP) of the General Plan in the southwestern portion of unincorporated Riverside County. The Project covers approximately 18,990 acres of land located approximately three miles north of the San Diego County border, east of the City of Temecula, south of Lake Skinner, and northwest of Vail Lake. The Project includes General Plan Amendment No. 1077, Ordinance Amendment No. 348.4729, and the accompanying Program Environmental Impact Report No. 524 (PEIR No. 524).

##### **PUBLIC TESTIMONY AND ISSUES DISCUSSED DURING FIRST TWO PUBLIC HEARINGS:**

The Project was discussed before the Planning Commission on July 25, 2012 and August 22, 2012. At the two public hearings, the Commission received an extensive amount of public testimony and letters regarding the Project on a variety of topics. This includes the following:

- Requirements to regulate noise;
- Implementation of the proposed trails network;
- Application of Ordinance No. 348.4729;
- Allowance of churches and other places of religious worship;

- Allowance of private schools;
- Preservation of vineyards and other agricultural uses;
- Tourism associated with winery and equestrian uses;
- Recognition of other agricultural operations;
- Requests for modification of the proposed Wine Country Community Plan boundaries;
- Proposed development standards;
- Water quality and supply assessment; and
- Farm worker housing.

The majority of the public testimony focused on the inclusion of churches and private schools within the Project. Since the Project description did not include churches and private schools, the PEIR No. 524 did not analyze these types of land uses. It is staff's understanding that the Commission did not feel comfortable moving forward with a recommendation on the Project due to the amount of public testimony to include churches and private schools. Thus, it was the position of the Commission to revise the Project description to include churches which would therefore require a re-circulation of the PEIR No. 524.

Thus, at the conclusion of the August 22, 2012 hearing, the Planning Commission directed staff to develop options that would include churches, and other places of religious worship in the Project description and report back to the Planning Commission. The Commission also directed staff to schedule a meeting with the consultant team and the temporary Ad Hoc Subcommittee consisting of Commissioner Petty and Commissioner Zuppardo to develop the Project options and scope of services required to re-circulate PEIR No. 524. Additionally, the Commission closed the public hearing to further public testimony. The public hearing remained open for all other matters.

Meetings regarding Project options and scope of services were conducted on September 4, 2012 and September 11, 2012. Based on the two meetings, two options were being developed. The first option would include a full re-circulation of the PEIR with the inclusion of churches only in the Project description. The second option would include a full re-circulation of the PEIR with the inclusion of churches and private schools in the Project description.

At this time, staff is still in the process of evaluating the two options, scopes of services, fee schedules and time frames. Thus, staff is recommending a 60 day continuance with no discussion to further evaluate options.

**RECOMMENDATION:**

**CONTINUE FOR 60 DAYS** with no discussion to further evaluate options.



**PLANNING COMMISSION  
SEPTEMBER 26, 2012**

**I. AGENDA ITEM 3.1**

**GENERAL PLAN AMENDMENT NO. 1077 (TEMECULA VALLEY WINE COUNTRY POLICY AREA); ORDINANCE AMENDMENT NO. 348.4729; and PROGRAM ENVIRONMENTAL IMPACT REPORT NO. 524.** The Temecula Valley Wine Country Policy Area is generally located in the Southwest Area Plan (SWAP) of the General Plan in the southwestern portion of unincorporated Riverside County. The policy area covers approximately 18,990 acres of land located approximately three miles north of the San Diego County border; east of the City of Temecula; south of Lake Skinner; and northwest of Vail Lake.

**II. PROJECT DESCRIPTION:**

1. General Plan Amendment No. 1077 amending the existing Southwest Area Plan (SWAP) and certain elements of the County of Riverside General Plan to incorporate the Temecula Valley Wine Country Policy Area.
2. Ordinance No. 348.4729 amending Riverside County Ordinance No. 348 to add four new zoning classifications that implements the Temecula Valley Wine Country Policy Area.

Continued from July 25, 2012 and August 22, 2012.

(Public Hearing Closed to Further Public Testimony)

**III. MEETING SUMMARY**

The following staff presented the subject proposal:  
Project Planner: Frank Coyle, Planning Deputy Director

**IV. CONTROVERSIAL ISSUES:**

Yes.

**V. PLANNING COMMISSION ACTION:**

By a vote of 4-0:

**CONTINUED FOR 60 DAYS** to December 5, 2012, with no discussion to further evaluate options.

**VI. CD**

The entire discussion of this agenda item can be found on CD. For a copy of the CD, please contact Mary Stark, TLMA Commission Secretary, at (951) 955-7436 or email at [mcstark@rctlma.org](mailto:mcstark@rctlma.org).



**December 5, 2012**  
**Planning Commission Public Hearing**

Agenda Item: **3.2**  
Area Plan: Southwest  
Zoning Area: Rancho California  
Supervisory District: Third/Third  
Planning Commission: December 5,  
2012  
Continued From: July 25, 2012, August  
22, 2012, and September 26, 2012

**WINE COUNTRY COMMUNITY PLAN –  
General Plan Amendment No. 1077, Ordinance  
Amendment No. 348.4729, and Program  
Environmental Impact Report No. 524  
Applicant: County of Riverside  
EIR Consultant: RBF Consulting**

## **COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT**

### **WINE COUNTRY COMMUNITY PLAN**

#### **PROJECT BACKGROUND:**

The Temecula Valley Wine Country Community Plan (Project) was initiated by the County Board of Supervisors in 2008 to ensure that the region develops in an orderly manner that preserves Temecula Valley's viticulture potential and enhances its economic contribution to the County over the long term. The purpose of this Project is to provide a blueprint for future growth that ensures that future development activities will enhance, and not impede, the quality of life for existing and future residents, while providing opportunities for continued preservation and expansion of winery and equestrian operations. The Project has been developed to achieve the following four objectives:

1. To preserve and enhance viticulture potential, rural lifestyle and equestrian activities;
2. To continue to allow for an appropriate level of commercial tourist activities that are incidental to viticulture and equestrian operations;
3. To coordinate growth in a manner that avoids future land use conflicts; and
4. To ensure timely provision of appropriate public infrastructure and services that keeps up with anticipated growth.

The Project is generally located in the Southwest Area Plan (SWAP) of the General Plan in the southwestern portion of unincorporated Riverside County. The Project covers approximately 18,990 acres of land located approximately three miles north of the San Diego County border, east of the City of Temecula, south of Lake Skinner, and northwest of Vail Lake. The Project includes General Plan Amendment No. 1077, Ordinance Amendment No. 348.4729, and the accompanying Program Environmental Impact Report No. 524 (PEIR No. 524).

#### **PUBLIC HEARINGS:**

The Project was discussed before the Planning Commission on July 25, 2012, August 22, 2012, and September 26, 2012. At the first two public hearings, the Commission received an extensive amount of public testimony and letters regarding the Project on a variety of topics.

The majority of the public testimony focused on the inclusion of churches and private schools within the Project. Since the Project description did not include churches and private schools, the PEIR No. 524 did not analyze these types of land uses. It was staff's understanding that the Commission did not feel comfortable moving forward with a recommendation to the Board of Supervisors on the Project due to the amount of public testimony to include churches and

private schools. Thus, it was the position of the Commission to revise the Project description to include churches which would therefore require the circulation of the revised PEIR No. 524.

At the conclusion of the August 22, 2012 hearing, the Planning Commission directed staff to develop options that would include churches, temples and other places of religious worship in the Project description and report back to the Planning Commission. The Commission also directed staff to schedule a meeting with the consultant team and the temporary Ad Hoc Subcommittee consisting of Commissioner Petty and Commissioner Zuppardo to develop the Project options and scope of services required to revise the PEIR No. 524. Additionally, the Commission closed the public hearing to further public testimony. The public hearing remained open for all other matters.

#### **AD HOC SUBCOMMITTEE MEETINGS:**

The Ad Hoc Subcommittee meetings were conducted on September 4, 2012 and September 11, 2012 to discuss potential options. At the Planning Commission hearing held on September 26, 2012, Staff requested additional time to evaluate the options discussed during the subcommittee meetings. Thus, the Planning Commission continued the Project to December 5, 2012 to allow additional time to evaluate project options, scopes of services, fee schedules and time frames. Since the September 26, 2012 Planning Commission hearing, staff has evaluated three potential options.

#### **PRELIMINARY PROJECT ASSUMPTIONS:**

The following preliminary assumptions are anticipated if the Commission chooses to revise the Project and associated PEIR No. 524:

##### Preliminary Assumptions for Churches, temples and other places of religious worship (Churches):

- The use of Churches is *similar* in characteristics as a special occasion facility within the Project area; therefore, the minimum development standards that apply to a "Winery with Special Occasion Facility" would apply to Churches. This includes, but not limited to, minimum of 20 acres, 75% planting of vines, noise study and setbacks requirements.

The Project assumes "Winery with Special Occasion Facilities" to only occur in the Winery District areas designated within the Project boundary. Thus, churches would only be assumed to potentially occur in the Wine Country-Winery District. Special Occasion Facilities are not permitted as a primary or a secondary use in the Wine Country-Residential District and are permitted only secondary to a commercial equestrian establishment with a minimum of 100 acres in the Wine Country-Equestrian District.



Preliminary Assumptions for Private Schools:

- Private schools are defined by the California Department of Education as “a school that is owned or operated by a private person, firm, association, organization, or corporation, rather than by a public agency”. The site locations for private schools are not subject to State Education Code; but the structural integrity of the building is subject to the Private Schools Building Safety Act of 1986 (Education Code Section 17320-17336);
- To ensure private schools are aesthetically similar in characteristics with the surrounding uses, the following development standards that applies to a winery with a special occasion facility would apply to private schools: 20 acres minimum lot size, 75% planting of vines and set-back requirements;
- To protect the safety and welfare of the private school's student body and staff additional analysis on hazardous material, air quality and agriculture pesticides use will be necessary;
- The public services analysis for the current Project finds that the surrounding schools have the capacity to serve the Wine Country area. Thus, the revised technical studies will assume no more than two private schools to potentially occur within the Project Boundary.

Preliminary General Assumptions:

- The revised PEIR No. 524 would analyze two sites that would include combined Churches and private schools, two sites that would only include Churches and two sites that would only include private schools for a total of six sites within the Wine Country-Winery Zone.
- The findings of the revised PEIR No. 524 may lead to additional policies, development standards and mitigation measures to address the potential environmental impacts from Churches and private schools.

Additionally, the following general scope of work for the revised PEIR No. 524 is anticipated:

GENERAL SCOPE OF WORK TO REVISE THE PEIR No. 524:

Task 1: Secure funding and revise contract agreements with the following consulting firms:

- RBF Consulting;
- PCR Services Corporation;
- Fehrs & Peers; and
- Best Best & Krieger LLP

Task 1.1: Project initiation and research: Formalize land use assumptions for Churches and private schools;



Task 2: Revise technical studies based on updated land use assumptions, as well as, to address other issues presented during the first two public hearings. This includes, but is not limited to, revisions to the traffic, noise, air quality, noise, and water quality studies.

Task 3: Based on the revised technical studies and public testimony, revise various sections of the Draft PEIR No. 524 which may include, but is not limited to, agricultural and forestry resources, air quality, greenhouse gases, land use, noise, traffic and circulation, mitigation measures and the project description;

Task 4: Public review period for Draft PEIR No. 524. This task would include coordination to circulate the revised PEIR No. 524 for public comments.

Task 5: Prepare Response to Comments. This task would include response preparation and coordination with the environmental consultant, sub consultants, the County and legal support to adequately address comments received on the revised PEIR No. 524.

Task 6: Project management, coordination and team meetings (10).

Task 6.1: Public Hearings: Planning Commission (3) and Board of Supervisor (2). This task would include attendance of the consultant team, the County, and legal support at two Planning Commission and Board of Supervisors hearings.

Task 7: Prepare Final PEIR No. 524. This task includes the preparation and review of the Final PEIR No. 524.

Task 8: Public review period for Final PEIR No. 524. This task would include coordination to distribute the final document to those who submitted comments on the draft document (Task 4).

### **CONTRACT STATUS:**

The total allocated amount for the period of FY 2008-2013 is \$1,498,073 for the preparation of the Community Plan and the PEIR No. 524.

#### **EIR Consultant**

The total allocated amount for the preparation of the PEIR No. 524 is \$296,346 for the EIR Consultant. At this time, there is only \$1,880 remaining in the allocated budget for the completion of the document.

#### **County Staff, County Counsel, and Sub Consultants**

The total allocated amount for the preparation of the PEIR No. 524 and the Community Plan is \$1,201,727. Up to the September 26, 2012 Planning Commission hearing, \$1,144,605 has been spent on the Project, including the PEIR No. 524. At this time, there is only \$57,122 remaining in the budget to complete the Project.

**OPTIONS:**

**Option No. 1 - Full PEIR Revision, Churches and Private Schools (Two Combined Churches/Private Schools, Two Separate Churches and Two Separate Private Schools):**

This option would involve revisions to General Plan Amendment No. 1077 and Ordinance Amendment No. 348.4729 to add Churches and private schools, as conditionally permitted uses in the Project. Private schools are included in this option due to numerous public requests to include this type of use in the Project. Since the development scenario described in the Project, and analyzed in the associated PEIR No. 524, has not accommodated the intensity of multiple Churches or private schools in this region, additional analyses and circulation of the revised PEIR No. 524 will be necessary.

This option includes updating the following existing studies within the PEIR No. 524 prepared by the EIR consultant and sub consultants: traffic, air quality, greenhouse gases, noise and water quality. This all inclusive approach will disclose potential environmental impacts of adding Churches and private schools as allowable uses in the Project; and, thereby, provide necessary information to the recommending body and subsequently the Board of Supervisors when they are considering whether to include such uses in the Project; and if allowed under what conditions.

**Estimated Cost and Schedule**

The total cost to complete the revision of PEIR No. 524 for this option is \$575,000. This would include \$222,000 for the County (Planning, Transportation, and GIS/RCIT), \$155,000 for legal services (County Counsel and Best Best & Krieger), and \$198,000 for the EIR Consultant (RBF Consulting) and sub consultants (PCR Services Corporation and Fehrs and Peers).

A breakdown of the estimated costs is as follows:

Task 1: Secure Funding and Project Initiation:	\$35,000
Task 2: Revise and Review Technical Studies:	\$65,000
Task 3: Revise Draft PEIR No. 524:	\$150,000
Task 4: Public Review Period and Coordination:	\$50,000
Task 5: Prepare Response to Comments:	\$90,000
Task 6: Team Meetings (10) and Public Hearings (5):	\$90,000
Task 7: Prepare Final PEIR No. 524:	\$65,000
Task 8: Coordinate and Distribute Final PEIR No. 524:	<u>\$30,000</u>

**Estimated Total: \$575,000**

Funding sources for Task 1 of this option has not been identified at this time. Once identified and secured, contract amendments with the EIR consultants will be presented to the Board for consideration and action. The revised Project and associated PEIR No. 524 is anticipated to be completed in approximately 9 months after funding is secured and the contract amendments are approved by the Board. Timing includes three months to complete the technical studies and the



revised Draft PEIR No. 524; two months for the public review period; two months to prepare and complete the response to comments; and finally, two months for the public hearings.

In the meantime, land use applications within the Project boundary will continue to be processed under the County's existing General Plan and Zoning Ordinance.

**Option No. 2- Consider the Project After Final Decision on the Proposed Calvary Church Proposed Project.**

At this time, Calvary Church has submitted an application to amend the current C/V zoning classification to add Churches and private schools as conditionally permitted uses. The application is currently being processed by the County and, at this time, is not before the Planning Commission for consideration. The Calvary Church's proposed project will undergo its own environmental analysis and public hearings before the appropriate decision-makers.

In this option, Calvary Church's proposed project would be processed by the County and the Project would be continued off calendar until Calvary Church's proposed project is considered and acted upon by the Board of Supervisors. The estimated time to process Calvary Church's proposed project and associated environmental documents is approximately six months.

**Estimated Cost and Schedule**

Since the environmental documents for Calvary Church's proposed project would be studying Churches and private schools in the current C/V zoning classification, the County may be able to use some of the documents for its revised PEIR No. 524. This may help reduce the overall cost to revise PEIR No. 524. However, circulation of the revised PEIR No. 524 would still be required. Therefore, the scope of services would be similar to Option No. 1. The schedule to complete this option would be approximately six months after Calvary Church's proposed project is acted upon by the Board of Supervisors. The County will identify and secure funding while Calvary Church's proposed project is being processed; one month to revise PEIR No. 524; two months for the re-circulation period; two months for the completion of the response to comments; and two months for the public hearings. The cost to complete this option is approximately \$450,000. This includes approximately \$175,000 for the EIR Consultant; \$180,000 for the County; and \$95,000 for legal support.

A breakdown of the estimated costs is as follows:

Task 1: Secure Funding and Project Initiation:	\$35,000
Task 2: Revise and Review Technical Studies:	\$15,000
Task 3: Revise Draft PEIR No. 524:	\$100,000
Task 4: Public Review Period and Coordination:	\$50,000
Task 5: Prepare Response to Comments:	\$80,000
Task 6: Team Meetings (10) and Public Hearings (5):	\$90,000
Task 7: Prepare Final PEIR No. 524:	\$55,000
Task 8: Coordinate and Distribute Final PEIR No. 524:	\$25,000
<b>Estimated Total:</b>	<b>\$450,000</b>

**Option No. 3 – Proceed with Original Project Proposal**

Based on the costs associated with Options Nos. 1 and 2 and the potential challenges with securing funding for the revised PEIR No. 524, this option would consist of the original Project proposal as presented at the July 25, 2012 and August 22, 2012 Planning Commission hearings which does not include the inclusion of Churches and private schools within the Project description.

Under this option, the Planning Commission may consider removing the property owned by Calvary Church from the Project's boundaries. If removed, Calvary Church's property would maintain its existing land use designation and zoning classification. A text amendment to Ordinance No. 348 would still be needed to allow Churches and private schools as conditionally permitted uses in the C/V zoning classification.

**Estimated Cost and Schedule**

The cost to complete this option is approximately \$90,000. This includes approximately \$50,000 for the EIR Consultant and \$40,000 for the County. As previously mentioned, the EIR Consultant has exhausted the original budget and augment of \$296,346. In addition, the County only has \$57,122 remaining in the County's budget. Thus, a budget augment would need to be prepared by the EIR Consultant as well as the County. This augment is based on the additional research and analysis needed to address issues raised at the previous public hearings and the additional Planning Commission hearings which were all outside of the original contract. The estimated time of completion is 3 months.

A breakdown of the estimated costs is as follows:

Task 1: Secure Funding and Project Initiation:	NA
Task 2: Revise and Review Technical Studies:	NA
Task 3: Revise Draft PEIR No. 524:	NA
Task 4: Public Review Period and Coordination:	NA
Task 5: Prepare Response to Comments:	NA
Task 6: Team Meetings (5) and Public Hearings (3):	\$50,000
Task 7: Prepare Final PEIR No. 524:	\$15,000
Task 8: Coordinate and Distribute Final PEIR No. 524:	<u>\$25,000</u>
<b>Estimated Total:</b>	<b>\$90,000</b>

**RECOMMENDATION:**

1. THAT THE PLANNING COMMISSION EVALUATE AND SELECT AN OPTION; AND
2. DIRECT PLANNING STAFF TO PROCEED FORWARD WITH THE SELECTED OPTION AND CONTINUE OFF CALENDAR.



# Disc 4



## Public Testimony for Wine Country Community Plan

Received between September 25, 2012(4:00 PM)-November 29, 2012(12:00 PM)

### Policy Related Comments

Date Received	From	Affiliation
<b>Community Plan Comments</b>		
8/20/12	Chris McHenry	
8/22/12	Commissioner Roth	Planning Commissioner
<b>Development Standards</b>		
9/26/12, 11/13/12	Don Douglas	Resident
9/26/12	Shawn Beckman	Resident
11/19/12	Adrian McGregor	Resident
<b>Support for Calvary Church/Places of religious worship in the Community Plan</b>		
10/23/2012	Church Petition (2 signed)	
<b>Protect Wine Country Petition</b>		
11/15/12	Protect Wine Country Petition (1 signed)	Visitor

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**From:** Stark, Mary  
**Sent:** Tuesday, October 09, 2012 7:33 AM  
**To:** Nanthavongdouangsy, Phayvanh  
**Subject:** FW: RELIGION AS A WEAPON

For Wine Country

*Mary C. Stark*

TLMA Commission Secretary  
County Administrative Center  
4080 Lemon Street, 12th Floor  
Riverside, CA 92501  
(951) 955-7436  
[mcstark@rctlma.org](mailto:mcstark@rctlma.org)

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**From:** Ronald D Swall [<mailto:doorknob1@live.com>]  
**Sent:** Monday, August 20, 2012 10:24 PM  
**To:** Stark, Mary  
**Subject:** RELIGION AS A WEAPON

People have the freedom in this country to worship not only how they wish, but wherever they wish. So, why should you complain. The ban was put into place in 1999 so it isn't something new, something you didn't know. You have the freedom to live wherever you wish, so live somewhere that doesn't already have this on the books. This country needs jobs and your county has kept (so far) the Liberty Plant from going forward. I am a Trucker (material hauler) who lost my work when the housing market went south. Some of the people fighting this plant haven't lived in the area as long as we've been trying to get this business going. So, once again, why are you complaining. You want to worship wherever you want? Gee, where have you been worshipping up until now? Keep going there. Chris McHenry

Agenda Item: 3.1  
Area Plan: Southwest  
Zoning Area: Rancho California  
Supervisory District: Third/Third  
Project Planner: Mitra Mehta-Cooper  
Planning Commission: August 22, 2012  
Continued From: July 25, 2012

WINE COUNTRY COMMUNITY PLAN –  
General Plan Amendment No. 1077, Ordinance  
Amendment No. 348.4729, and Program  
Environmental Impact Report No. 524  
Applicant: County of Riverside  
EIR Consultant: RBF Consulting

## COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

### WINE COUNTRY COMMUNITY PLAN

#### **PROJECT DESCRIPTION:**

The Temecula Valley Wine Country Community Plan (Project) was initiated by the County Board of Supervisors in 2008 to ensure that the region develops in an orderly manner that preserves Temecula Valley's viticulture potential and enhances its economic contribution to the County over the long term. The purpose of this Project is to provide a blueprint for future growth that ensures that future development activities will enhance, and not impede, the quality of life for existing and future residents, while providing opportunities for continued preservation and expansion of winery and equestrian operations. The Project has been developed to achieve the following four objectives:

1. To preserve and enhance viticulture potential, rural lifestyle and equestrian activities;
2. To continue to allow for an appropriate level of commercial tourist activities that are incidental to viticulture and equestrian operations;
3. To coordinate growth in a manner that avoids future land use conflicts; and
4. To ensure timely provision of appropriate public infrastructure and services that keeps up with anticipated growth.

The Project is generally located in the Southwest Area Plan (SWAP) of the General Plan in the southwestern portion of unincorporated Riverside County. The Project covers approximately 18,990 acres of land located approximately three miles north of the San Diego County border, east of the City of Temecula, south of Lake Skinner, and northwest of Vail Lake. The Project includes General Plan Amendment No. 1077, Ordinance Amendment No. 348.4729, and the accompanying Program Environmental Impact Report No. 524.

#### **ISSUES DISCUSSED IN FIRST HEARING:**

This Project was discussed before the Planning Commission on July 25, 2012. After taking public testimony from more than 50 members of the public, the Commission discussed specific issues with the Project proposal and solicited additional information for consideration at the next public hearing (August 22, 2012). Staff has organized those issues into the following broad categories which will be explored in detail below:

1. Requirements to regulate noise;
2. Implementation of the proposed Trails Network;
3. Application of Ordinance No. 348.4729; and
4. Allowance of churches.



### **REQUIREMENTS TO REGULATE NOISE:**

After hearing the public testimony, Commissioner Porras, Commissioner Roth and Commissioner Snell raised concerns regarding noise generating from wineries (and their incidental commercial uses) and its impact on existing and future residents of this region. The Commissioners shared their specific ideas to regulate noise, some of which are addressed in the current Project proposal.


During the Project development phase, similar concerns were raised regarding noise generating from existing wineries. Many of these existing wineries and their commercial activities operated without proper land use approvals. Therefore, the County engaged in a collaborative planning and pro-active code enforcement approach to address the existing noise issues of the region.

- The County staff created a database to identify all existing wineries and associated commercial activities by conducting a comprehensive web-search of all businesses in this region. This database identified that 46 wineries or other commercial uses were operating without the appropriate County approvals.
- The County Code Enforcement Department then provided advisory notices to these businesses in order bring them in compliance with the appropriate County ordinances. If those businesses had not applied for the appropriate County approval after 45-60 days, they were cited with Code Violations and fines that increased with every citation. The Department also created a specialized Wine Country Code Enforcement team to ensure that the Code Officers were well-versed with code challenges unique to Wine Country. Furthermore, the Department conducted weekend enforcement and provided a dedicated phone-number to the area residents to file their complaints.

The aforementioned experience was used by the County staff and Ad Hoc Advisory Committee as they engaged in developing a proposal for this Project. The following section outlines all the various areas of the proposed Project, which are designed to regulate noise in this region and to avoid land use conflicts in the future.

#### **1) General Plan Amendment No. 1077:**

The proposed General Plan Amendment No. 1077, through addition of the Temecula Valley Wine Country Policy Area, requires larger lot sizes for residential subdivisions and incidental commercial uses as well as promotes clustered development. These design features of the proposed Temecula Valley Wine Country Policy Area are anticipated to reduce noise related conflicts in this region.

- 
- a) The proposed Policy Area policy SWAP 1.5 restricts residential density for subdivisions regardless of their underlying land use designations. This requirement would decrease the number of residential units that would be exposed to wineries and their commercial activities as well as would encourage residential subdivisions in the Wine Country-Residential District.

- *SWAP 1.5 Require a density of ten (10) acres minimum for tentative approval of residential tract and parcel maps after (adoption date) regardless of the underlying land use designation except in the Wine Country – Residential District where a density of five (5) acres minimum shall apply.*
- b) The proposed Policy Area also promotes clustered development in a greater geographic area (approximately 18,990 acres) than its preceding policy area – the Citrus Vineyard Policy Area (approximately 7,576 acres). Furthermore, the proposed policy SWAP 1.15 requires that at least 75% of the project area be set aside as vineyards or equestrian land compared to only 50% of the project area in the Citrus Vineyard Policy Area. These implementing clustered developments are anticipated to provide contiguous open space buffers between residential subdivisions and winery uses, which would reduce potential land use conflicts in the future.
- *SWAP 1.15 Encourage tentative approvals of residential tract and parcel maps to cluster development in conjunction with on-site vineyards or equestrian land provided that the overall project density yield does not exceed one dwelling unit per five (5) acres. While the lot sizes in a clustered development may vary, require a minimum lot size of 1 acre, with at least 75% of the project area permanently set-aside as vineyards or equestrian land.*
- c) The current Citrus Vineyard Policy Area allows for lodging and special occasion facilities without a winery, which does not promote the area’s viticulture potential as envisioned in its intent. The proposed Policy Area reinforces the area’s viticulture potential and rural characteristics by requiring wineries and equestrian establishments as the primary use for all incidental commercial activities. Furthermore, the higher intensity commercial uses are proposed on larger lot sizes compared to the Citrus Vineyard and Valle de los Caballos Policy Areas, which would further reduce potential land use conflicts in the future.
- *SWAP 1.4 Permit limited commercial uses such as wineries, sampling rooms, and retail wine sales establishments on a minimum lot size of ten (10) acres to promote viticulture potential of this region.*
  - *SWAP 1.11 Allow incidental commercial uses such as special occasion facilities, hotels, resorts, restaurants and delicatessens in conjunction with wineries as defined in the implementing zones.*
  - *SWAP 1.12 Encourage equestrian establishments that promote the equestrian lifestyle as described in the Wine Country – Equestrian (WC-E) Zone.*
  - *SWAP 1.13 Permit incidental commercial uses such as western stores, polo grounds, or horse racing tracks, petting zoos, event grounds, horse auction facilities, horse show facilities, animal hospitals, restaurants, delicatessens, and special occasion facilities in conjunction with commercial equestrian establishments on lots larger than 10 acres to encourage equestrian tourism in this community.*

## **2) Ordinance Amendment No. 348.4729:**

To implement the Temecula Valley Wine Country Policy Area, Ordinance Amendment No. 348.4729 proposes to create four Winery County Zones by adding Section 14.90 through Section 14.96 in Ordinance No. 348. The following sections of the proposed Ordinance Amendment No. 348.4729 through permitted uses section and their development standards are anticipated to reduce noise related conflicts in this region:

### a) Wine Country – Winery Zone:

- Section 14.92.b.5. allows special occasion facilities, bed and breakfast inns, country inns, hotels and restaurants with an established winery through a plot plan on 20 acres minimum.
- Section 14.92.c.2. allows resorts, amphitheaters, and golf courses with an established winery through a conditional use permit on 40 minimum acres.

### b) Wine Country – Equestrian Zone:

- Section 14.94.b.5 allows a commercial equestrian establishment through a plot plan on 10 acres minimum.
- Section 14.94.b.6 allows petting zoos, polo-grounds, and horse show facilities with a commercial equestrian establishment through a plot plan on 10 acres minimum.
- Section 14.94.b.7 allows western style stores and restaurants with a commercial equestrian establishment through a plot plan on 20 acres minimum.
- Section 14.94.c.2 allows horse racing tracks or rodeo arenas and large scale hospitals with a commercial equestrian establishment through a conditional use permit on 50 acres minimum.
- Section 14.94.c.3 allows a horse racing track or rodeo arena and large scale hospital with a commercial equestrian establishment through a conditional use permit on 100 acres minimum.

### c) Development Standards:

- Section 14.96.a.1 requires site layouts and building designs to minimize noise impacts on surrounding properties and to comply with Ordinance No. 847.
- Section 14.96.e.4 requires minimum setbacks of hundred feet (100') and three hundred feet (300') when the facility is located next to Rancho California Road, Monte De Oro Road, Anza Road, Glen Oaks Road, Pauba Road, De Portola Road, Buck Road, Borel Road, Butterfield Stage Road, Calle Contento Road, Camino Del Vino Road, and Highway 79 South for special occasion facilities.
- Section 14.96.e.7 ensures loading, trash, and service areas for special occasion facilities are screened by structures or landscaping and are located and designed in such a manner as to minimize noise and odor impacts to adjacent properties.
- Section 14.96.e.7 requires that all special occasion facilities conduct a noise study or an acoustical analysis if an outdoor facility is proposed. Based on such study or analysis,



the Planning Director may deny or require as a condition of approval that the project applicant enter into a good neighbor agreement with the surrounding neighbors.

- Section 14.97.f.5 limits two hotel rooms per gross acre for lodging facilities.
- Section 14.97.f.10 ensures that loading, trash, and service areas for lodging facilities are screened by structures or landscaping and is located and designed in such a manner as to minimize noise and odor impacts to adjacent properties.

### **3) Draft Program Environmental Impact Report (PEIR) No. 524 - Noise Mitigation Measures:**

The Draft PEIR No. 524 provides Exhibit 4.12-2 (Attachment A), which identifies Existing and Anticipated Winery Sites with Special Occasion Facilities potential. However, it will be speculative to predict the nature, frequency, scale, and site-specific design feature of these future special occasion facilities. Instead, the PEIR provides the following carefully crafted Mitigation Measures to reduce noise impacts from implementing projects, including noise from construction activities, winery operations and special occasion facilities.

**NOI-1** *All implementing projects shall comply with the following noise reduction measures during grading and building activities:*

- *If construction occurs within one-quarter mile of an inhabited dwelling, construction activities shall be limited to the daytime hours of 6:00 a.m. to 6:00 p.m. during the months of June through September, and to 7:00 a.m. to 6:00 p.m. during the months of October through May.*
- *To minimize noise from idling engines, all vehicles and construction equipment shall be prohibited from idling in excess of three minutes when not in use.*
- *Best efforts should be made to locate stockpiling and/or vehicle staging area as far as practicable from existing residential dwellings.*
- *Equipment and trucks shall utilize the best available noise control techniques (e.g., improved mufflers, equipment redesign, use of intake silencers, ducts, engine enclosures, and acoustically-attenuating shields or shrouds, wherever feasible).*
- *Impact tools (e.g., jack hammers, pavement breakers, and rock drills) shall be hydraulically or electronically powered wherever possible to avoid noise associated with compressed air exhaust from pneumatically powered tools. However, where use of pneumatic tools is unavoidable, an exhaust muffler shall be used; this muffler can lower noise levels from the exhaust by up to about ten dBA. External jackets on the tools themselves shall be used where feasible, and this could achieve a reduction of five dBA. Quieter procedures shall be used, such as drills rather than impact equipment, whenever feasible.*
- *Stationary construction noise sources shall be located as far from adjacent receptors as possible, and they shall be muffled and incorporate insulation barriers, or other measures to the extent feasible.*

**NOI-2** *Implementing project proponents shall submit a list of measures to respond to and track complaints pertaining to construction noise, ongoing throughout demolition, grading, and/or construction. These measures may include the following:*

- *A sign posted on-site pertaining the permitted construction days and hours and complaint procedures and who to notify in the event of a problem. The sign may also include a listing of both the County and construction contractor's telephone numbers (during regular construction hours and off-hours); and*



- A pre-construction meeting may be held with the job inspectors and the general contractor/on-site project manager to confirm that noise measures and practices (including construction hours, neighborhood notification, posted signs, etc.) are completed.

**NOI-3** All implementing projects involving a new winery or expansion of an existing winery shall be reviewed by the Riverside County Office of Industrial Hygiene and include at least the following conditions:


- The hours of operation for tasting rooms associated with wineries shall be limited to 9:00 a.m. to 7:00 p.m. Monday through Sunday in the Wine Country - Winery District and 10:00 a.m. to 6:00 p.m. Monday through Sunday in the Wine Country - Equestrian and Residential Districts.
- Mechanical equipments including but not limited to, de-stemming, crushing, and refrigeration equipment shall be enclosed or shielded for noise attenuation. Alternatively, the proponent may submit a Noise Study prepared by a qualified acoustical analyst that demonstrates that the unenclosed/unshielded equipment would not exceed the County's allowable noise levels.
- The hours of operation for shipping facilities associated with wineries shall be limited to 9:00 a.m. to 7:00 p.m. Monday through Sunday in the Wine Country - Winery District and 10:00 a.m. to 6:00 p.m. Monday through Sunday in the Wine Country - Equestrian and Residential Districts.
- Shipping facilities and parking areas which abut residential parcels shall be located away from sensitive land uses and be designed to minimize potential noise impacts upon nearby sensitive land uses.
- Site-specific noise-attenuating features such as hills, berms, setbacks, block walls, or other measures shall be considered for noise attenuation in noise-producing areas of future wineries including, but not limited to, locations of mechanical equipment, locations of shipping facilities, access, and parking areas.

**NOI-4** All implementing projects involving a special occasion facility shall be required to conduct a noise study prior to its approval. Similarly, all implementing projects involving an outdoor special occasion facility shall be required to conduct an acoustical analysis (that shows the noise contours outside the property boundary) prior to its approval.


- The said noise study or acoustical analysis shall be submitted to the Office of Industrial Hygiene for review and comments.
- Based on those comments, the implementing project shall be conditioned to mitigate noise impacts to the applicable County noise standards through site design and buildings techniques.
- Prior to the issuance of any building permit for the special occasion facility, those noise mitigation measures shall have received the necessary permits from Building and Safety Department.
- Prior to issuance of occupancy permit for the special occasion facility, those noise mitigation measures shall be constructed/implemented.

**NOI-5** All implementing projects involving a special occasion facility shall be reviewed by the Riverside County Office of Industrial Hygiene and include at least the following conditions:


- All special event vendors (e.g. DJs, musical bands, etc.) shall be notified regarding noise conditions of approval .
- Outdoor special events and associated audio equipment, sound amplifying equipment, and/or performance of live music shall be limited to the hours of 8:00 a.m. to 10:00 p.m. Monday through Sunday.

- 
- *Noise levels shall be kept below levels prescribed in the County's General Plan Noise Element and County noise Ordinances No. 847 by using a decibel-measuring device to measure music sound levels when amplified music is used.*
  - *Clean-up activities associated with special events shall terminate no later than midnight.*
  - *Outdoor speakers for all scheduled events shall be oriented toward the center of the property and away from adjoining land uses.*
  - *Padding/carpeting shall be installed under music speakers for early absorption of music.*

**NOI-6** *All implementing projects involving a special occasion facility shall include at least the following conditions to ensure proper enforcement of the County Ordinances and project conditions:*

- 
- *After issuance of two Code Violation Notices for excessive noise, noise measurements shall be performed by the Office of Industrial Hygiene for every event at the property line, to determine if the Noise Ordinance and project conditions are being followed during the special events.*
  - *If violations of the Noise Ordinance or project conditions are found, the County shall reconsider allowed hours of operation, number of guests, amount of special events per year, or approval of the specific facility.*
  - *The proponents shall be required to pay fees assessed per the Department's hourly rate pursuant to Ordinance No. 671.*

**NOI-7** *Prior to the issuance of each grading permit, all implementing projects shall demonstrate compliance with the following measures to reduce the potential for human annoyance and architectural/structural damage resulting from elevated groundborne noise and vibration levels:*

- 
- *Pile driving within a 50-foot radius of occupied units or historic or potentially historic structures shall utilize alternative installation methods where possible (e.g., pile cushioning, jetting, pre-drilling, cast-in-place systems, resonance-free vibratory pile drivers).*
  - *If no alternative to pile driving is deemed feasible, the preexisting condition of all designated historic buildings within a 50-foot radius of proposed construction activities shall be evaluated during a preconstruction survey. The preconstruction survey shall determine conditions that exist before construction begins for use in evaluating damage caused by construction activities. Fixtures and finishes within a 50-foot radius of construction activities susceptible to damage shall be documented (photographically and in writing) prior to construction. All damage shall be repaired back to its preexisting condition.*
  - *Vibration monitoring shall be conducted prior to and during pile driving operations occurring within 100 feet of the historic structures. Every attempt shall be made to limit construction-generated vibration levels during pile driving and impact activities in the vicinity of the historic structures.*

### **IMPLEMENTATION OF THE PROPOSED TRAILS NETWORK:**

A significant amount of public testimony was regarding the proposed Trails Network. Most of the testimony supported the current proposal and encouraged the Commission to consider implementation aspects associated with this proposal. The Commission asked staff to provide them with a clear understanding on the proposed Trails Network and its implementation information. The following table outlines various trail classifications and their respective implementation information as envisioned in the proposed GPA No. 1077. In addition, Attachment B provides a map of each proposed trail classification and their respective cross-sections as proposed in the Project.

Trails Classification	Characteristics	Responsible Agency
<p><b>Combination Trail (Regional/Class 1 Bike Path):</b>                      Current Proposal – Approx. 79,000 Ln. Ft.</p>	<p>Combination Trails include both a Class I Bikeway and a Regional Trail, which split between two sides of the street.</p> <p><u>Class I Bike Path Characteristics:</u> These multi-use trails are paved surfaces for two-way non-motorized traffic.</p> <p><u>Class I Bike Path Users:</u> Primarily used by bicyclists, golf carts, personal assistance vehicles and pedestrians</p> <p><u>Class I Width:</u> 10' to 12' wide</p> <p><u>Regional Urban and Rural Trail Characteristics:</u> These soft surface trails are located either in tandem or on one side of a street, river, or other major linear feature.</p> <p><u>Regional Urban and Rural Trail Users:</u> Equestrians and pedestrians</p> <p><u>Regional Urban and Rural Trail Width:</u> 10' to 12' wide</p> <p><u>Combination Trail Easement:</u> 20' wide easements on each side of the street</p>	<p><u>Acquisition:</u> Trail easements will be negotiated through the development review process with the Riverside County Regional Park and Open Space District (District) and approval from Transportation Department.</p> <p><u>Maintenance Entity:</u> Trails are built when contiguous trail segments are funded and maintenance funding is secured. Once built, these trails become a part of the District Trails System and are maintained by the Riverside County Regional Park and Open Space District or another agency based on a negotiated agreement.</p> <p>The acceptance of any trail easement reserves the right of the County/ District to develop a trail. It DOES NOT provide the public any implied right to use the easement for trail purposes until the trail is fully planned and developed.</p>
<p><b>Regional Trail:</b>                      Current Proposal – Approx. 175,000 Ln. Ft.</p>	<p><u>Characteristics:</u> These long distance soft surface* trails are designed to provide linkages between communities, regional parks, and open space areas.</p> <p>(*Soft Surface means compacted and stabilized Decomposed Granite)</p> <p><u>Users:</u> Equestrians, pedestrians, joggers, and mountain bikers</p> <p><u>Width:</u> 10' to 12' wide</p> <p><u>Easement:</u> 20' wide</p>	<p><u>Acquisition:</u> Trail easements will be negotiated through the development review process with the Riverside County Regional Park and Open Space District.</p> <p><u>Maintenance Entity:</u> Trails are built when contiguous trail segments are funded and maintenance funding is secured. Once built, the trails become a part of the District Trails System and are maintained by the Riverside County Regional Park and Open Space District.</p> <p>The acceptance of any trail easement reserves the right of the County/ District to develop a trail. It DOES NOT provide the public any implied right to use the easement for trail purposes until the trail is fully planned and developed.</p>

Trails Classification	Characteristics	Responsible Agency
<p><b>Regional/Open Space Trail:</b>                      Current Proposal –                      Approx. 111,000 Ln. Ft.</p>	<p><u>Characteristics:</u> This is a sub-classification of Regional Trails. These trails are usually pre-existing paths within open-space areas; these dirt surface trails require minimal maintenance.</p> <p><u>Users:</u> Equestrians, pedestrians, joggers, and mountain bikers</p> <p><u>Width:</u> 2' to 4' wide</p> <p><u>Easement:</u> 10' wide</p>	<p><u>Acquisition:</u> Trail easements will be negotiated through the development review process with the Riverside County Regional Park and Open Space District.</p> <p><u>Maintenance Entity:</u> These trails require minimal grading and maintenance. Once contiguous trail segments and maintenance funding are secured, these trails become a part of the District Trails System and are maintained by the Riverside County Regional Park and Open Space District.</p> <p>The acceptance of any trail easement reserves the right of the County/ District to develop a trail. It DOES NOT provide the public any implied right to use the easement for trail purposes until the trail is fully planned and developed.</p>
<p><b>Community Trail:</b>                      Current Proposal –                      Approx. 138,000 Ln. Ft.</p>	<p><u>Characteristics:</u> These soft surface trails link communities to each other and to the regional trails system.</p> <p><u>Users:</u> Equestrian, pedestrians, joggers and mountain bikers</p> <p><u>Width:</u> 8' wide</p> <p><u>Easement:</u> Usually within easements or portions of road right-of-ways; up to 14' wide</p>	<p><u>Acquisition and Maintenance Entity:</u> Community Trails may be acquired and maintained by a local Parks and Recreation Districts, other governmental entities, or non-profit agencies. Until a responsible agency is identified, the Riverside County Regional Park and Open Space District or Transportation Department (roadways only) may negotiate for and accept the Community Trail easements through the development review process. The District will not develop or maintain Community trail segments; it will only hold the easement.</p>
<p><b>Historic Trail:</b>                      Current Proposal –                      Approx. 11,000 Ln. Ft.</p>	<p><u>Characteristics:</u> The general location of these historic routes is shown on the General Plan maps; however, they do not represent a planned regional, community or other type of trail. There may be a Regional or Community Trail on, or parallel to, a historic route. They provide opportunities to recognize these trails and their significance in history through interpretative centers, signage etc.</p>	<p><u>Acquisition and Maintenance Entity:</u> Historic routes are only graphically depicted on the General Plan; thus, acquisition and maintenance is not required.</p>
<p><b>Private Trails:</b>                      Current Proposal –                      Approx. 15,000 Ln. Ft.</p>	<p><u>Characteristics:</u> These trails are provided by private owners to encourage patrons.</p>	<p><u>Acquisition and Maintenance Entity:</u> The acquisition and maintenance are negotiated between private property owners and a non-profit or private recreational group.</p>



Trails Classification	Characteristics	Responsible Agency
<b>Class III Bike Path:</b> Current Proposal – Approx. 59,000 Ln. Ft.	<b>Characteristics:</b> Class III Bike Paths are not marked on the pavements, but are supported by signage. These routes share roads with motor vehicles or sidewalks with pedestrians; in either case bicycle usage is secondary. The Class III Bike Paths are typically used by the more experienced bicyclists.	<b>Acquisition and Maintenance Entity:</b> Based on road suitability, Class III Bike Paths are secured by the Riverside County Regional Park and Open Space District and Transportation Department through the development review process.

**APPLICATION OF ORDINANCE AMENDMENT NO. 348.4729:**

In the first public hearing, a few members of the public asked questions regarding which type of activities will fall under the proposed Project’s purview and will require a zone change application to ensure parcel specific zoning consistency. It was evident that further clarification on this subject was essential to ease stakeholders’ concerns now, and the Project’s implementation in the future. The following section offers staff’s interpretation of the proposal on this subject (Attachment C).

Ordinance No. 348.4729 is a text amendment to the County’s Land Use Ordinance (Ordinance No. 348) that adds four new zoning classifications. The four new zoning classifications (Wine Country Zones) are: Wine Country – Winery Zone, Wine Country – Winery Existing Zone, Wine Country – Equestrian Zone, and Wine Country – Residential Zone. The Wine Country Zones would allow the County to implement the goals and policies of the proposed Temecula Valley Wine Country Policy Area of the Riverside County General Plan. If the Board of Supervisors adopts Ordinance No. 348.4729, then all future requests for discretionary land use entitlements and land divisions within the Policy Area will require a change of zone to bring the property’s zoning classification within one of the Wine Country zones to be consistent with the General Plan and would update the County’s zoning map accordingly.

- If the future proposed use for the property within the Wine Country Policy Area is a use that is permitted by right under both Ordinance 348.4729 and the zoning classification for the property that was in place immediately before the adoption of Ordinance No. 348.4729, then a change of zone application would not be required.
- However, if the proposed future use is permitted by right under Ordinance No. 348.4729 but it was not permitted by right under the zoning classification in place immediately before the adoption of Ordinance No. 348.4729, then a change of zone application would be required.

**ALLOWANCE OF CHURCHES:**

Approximately 25 members of the public commented on the County not allowing churches in the Project proposal. After hearing public testimony, the Commission directed staff to provide them options that would allow places of religious worship in the Project proposal.

The following information is provided in response to that direction:

**Existing Condition:**

Currently, under Ordinance No. 348 churches, temples and other places of religious worship are not permitted uses in the C/V zoning classification. However, churches, temples and other places of religious worship are permitted in approximately 27 of the County's 38 zoning classifications. If churches, temples and other places of religious worship wish to locate in one of these 27 zones, they would need to obtain a plot plan or public use permit for the use depending on the zoning classification. Similar nonreligious uses such as educational institutions, fraternal lodge halls and recreational facilities are also required to obtain a plot plan or public use permit in the specific zoning classification.

Additionally, the Project's boundaries apply to approximately 18,990 acres, while the unincorporated area of Riverside County covers approximately 4,121,114 acres. As a result, the Project applies to less than 1% of the land within Riverside County, leaving ample opportunity to locate churches, temples and other places of worship elsewhere.

**The Project:**

The current Citrus Vineyard Rural Policy Area and C/V zone, as well as the proposed Wine Country Policy Area and its implementing Wine Country zones, are developed to preserve and enhance the viticulture potential of this region. Furthermore, these regulating documents allow for an appropriate level of commercial tourist activities that are necessary to support economic viability of the viticulture operations.

- On December 28, 2009, the County issued a Notice of Preparation for the Wine Country Community Plan Program Environmental Impact Report No. 524 (PEIR No. 524). On January 19, 2010, the County held a Scoping Meeting to discuss the scope and content of the environmental information for the PEIR No. 524. At this point in time, churches, temples, and other places of religious worship were not allowed in this region. Furthermore, no application was filed for a church that indicated otherwise, or no comments were received at the Scoping Meeting that suggested otherwise.
- In March of 2011, Calvary Church submitted a Plot Plan application to expand its existing church that is operating as a legal non-conforming use Public Use Permit No. 798 (PUP No. 798). PUP No. 798 was approved in 1999.
- In September of 2011, the Planning Department developed a screen-check version of the PEIR No. 524, which established the cut-off date for the proposed projects to be included in the cumulative analysis. Since Calvary Church expansion application was filed prior to this date, it was included in the PEIR's cumulative analysis for the Project. However, Calvary Church's proposed use that is the subject of the application is not a component of the Project. Calvary Church's application for expansion is being processed separately and it is not before the Commission at this time for consideration.

- On December 05, 2011, the County issued a Notice of Availability of the Draft PEIR No. 524 for 60-days public review and comment period.

### **Issues of Consideration:**

It should be stated that although a private school is a component of the Calvary Church expansion proposal, public testimony at the first public hearing remained focused on the church only. The Commission did not engage in any discussion regarding allowance of private schools in the current Project proposal. However, staff wants to mention that private schools, like churches, are not currently listed as a permitted use in the C/V zone, proposed Wine Country zones, or Section 18.29 of Ordinance 348 through a Public Use Permit.

### Alcohol Licensing Requirements:

Wineries in the Temecula Valley Wine Country generally receive # 02 winegrower license, which is a non-retail license from the California Department of Alcoholic Beverage Control (ABC). The California Business and Professional Code Section 23358 (d) provides the following for Alcohol License # 02:

*The department (ABC) may, if it shall determine for good cause that the granting of any such privilege would be contrary to public welfare or morals, deny the right to exercise any on-sale privilege authorized by this section in either a bona fide eating place the main entrance to which is within 200 feet of a school or church, or on the licensed winery premises, or both.*

If a winery wishes to sell distilled spirits, the ABC would require a #47 license to sell such spirits. This license is considered a retail license. As a result, the license would be subject to the restrictions set-forth in the California Business and Professional Code Section 23789, which provides the following:

- a) The department (ABC) is specifically authorized to refuse the issuance, other than renewal or ownership transfer, of any retail license for premises located within the immediate vicinity of churches and hospitals,*
- b) The department (ABC) is specifically authorized to refuse the issuance, other than renewal or ownership transfer, of any retail license for premises located within at least 600 feet of schools and public playgrounds or nonprofit youth facilities, including, but not limited to, facilities serving Girl Scouts, Boy Scouts, or Campfire Girls. This distance shall be measured pursuant to rules of the department.*

### Riverside County Agricultural Commissioner's Requirements:

The Temecula Valley Wine Country is located within the San Jacinto District of the Riverside County Agricultural Commissioner's jurisdiction. The Agricultural Commissioner has specific standard requirements for pesticide use conditions within this district. Per those requirements, no foliar applications of pesticides are allowed within ¼ mile and no aircraft applications of pesticides are allowed within ½ mile of a school in session. Although aircraft applications of pesticides are only occasionally used in the Temecula Valley Wine Country, foliar applications are absolutely critical in sustaining vineyards and other agricultural operations in this region.

### **Options for Consideration:**

After considering various aspects associated with this issue, staff proposes the following three options to the Commission for their consideration. The Commission may elect one of the three options, or consider creating a new one by combining the various components set-forth in the three staff proposals.

#### OPTION 1 – Allow Churches in the Project:

In their concluding remarks for the first hearing, the Planning Commission directed staff to analyze and develop an option that includes places of religious worship in the Project proposal. Option 1 takes that direction literally and proposes the following changes in the Project proposal.

1. GPA No. 1077: In the proposed Temecula Valley Wine Country Policy Area, a general discussion regarding places of religious worship will be added. In addition, the proposed SWAP 1.11 (under Wine Country – Winery District) and SWAP 1.13 (under Wine Country – Equestrian District) will be revised to add churches, temples, and places of religious worship as permitted uses in these districts.
2. Ordinance Amendment No. 348.4729: The proposed Article XIVd will need to be revised at multiple locations as follows:
  - a. Section 14.90 (Intent) – A general discussion regarding places of religious will be added.
  - b. Section 14.91 (Definitions) – A definition for churches, temples, and places of religious worship will be added.
  - c. Section 14.92b (Wine Country – Winery Zone Conditionally Permitted Uses with a Plot Plan) – Churches, temples, and places of religious worship on a minimum gross parcel size of twenty (20) acres will be added as the sixth permitted use.
  - d. Section 14.94c (Wine Country – Equestrian Zone Conditionally Permitted Uses with a Conditional Use Permit) – Churches, temples, and places of religious worship on a minimum gross parcel size of hundred (100) acres will be added as the fourth permitted use.
  - e. Section 14.96e (Development Standards for Special Occasion Facilities) – In the introductory paragraph, a discussion for churches, temples, and places of religious worship will be added.

The development scenario described in the proposed Project, and analyzed in the associated PEIR No. 524, has not accommodated the intensity of multiple churches, temples, and places of religious worship in this region. Should the Commission recommends this option, additional analyses will be necessary which may result in a recirculation of the Draft PEIR, including but not be limited to, land use, transportation and circulation, air quality, agricultural resources, and noise.





OPTION 2 – Remain with the existing Project Proposal:

In Option 2, the Commission recommends processing the current proposal for the Project and Calvary Church continues to process the land use applications it submitted to the Planning Department. No changes will be made to the proposed Project. The Calvary Church application will be processed separately in the future, and it is not before the Commission at this time for consideration.

OPTION 3 – Exclusion of Calvary Parcels from the Project Boundary:

In Option 3, the Commission recommends to exclude both the Calvary Church parcels from the proposed Temecula Valley Wine Country Policy Area. The Project proposal will be changed as follows:

1. GPA No. 1077: The proposed Southwest Area Plan Policy Area Figure 4 and 4a will be revised to remove the two Calvary Church parcels (Assessor's Parcel Numbers: 943-250-021 and 943-250-018).



Upon adoption of the Project, the two Calvary Church parcels will be excluded from the Project's boundary and will maintain their existing land use designation and zoning classification. A text change amendment to Ordinance No. 348 will still be needed to allow churches, temples, and other places of religions worship as permitted uses in the C/V zoning classification. Since the parcels are being removed from the Project, such amendment would only apply to those two parcels and it should be able to tier off the environmental analyses contained in PEIR No. 524.

**RECOMMENDATION:**

DISCUSS AND CONTINUE to August 29 or September 26, 2012

**INFORMATIONAL ITEMS:**

1. Staff has received approximately 20 letters, which vary in their content, and a standard letter, with approximately 2500 signatories, generally in support of churches and school. Please refer to the attached compact disk.
2. For additional information re: any Project specific questions, please contact:

Ms. Mitra Mehta-Cooper, AICP  
Principal Planner (Project Manager)  
P.O. Box 1409,  
4080 Lemon Street, 12<sup>th</sup> Floor  
Riverside CA 92502-1409  
Email: [mmehta@rctlma.org](mailto:mmehta@rctlma.org)  
Phone: (951) 955-8514

3. For additional information re: any parcel specific questions within the Project boundary, please contact:

Ms. Phayvanh Nanthavongdouangsy  
Urban Regional Planner III  
P.O. Box 1409,  
4080 Lemon Street, 12<sup>th</sup> Floor  
Riverside CA 92502-1409  
Email: [pnanthav@rctlma.org](mailto:pnanthav@rctlma.org)  
Phone: (951) 955-6573

### 1.1 INTRODUCTION AND BACKGROUND

In 2008, the Riverside County Board of Supervisors (BOS) directed County staff to undertake the development of the Temecula Valley Wine Country Community Plan (“Project”) in an effort to both preserve Temecula Valley’s distinct rural character and enhance its economic contribution to the County over the long term.

The Temecula Valley Wine Country Community Plan includes the adoption of General Plan Amendment No. 1077, as well as the accompanying Zoning Ordinance Amendment No. 348.4729 (“Project”), which will ensure consistency between the General Plan and Zoning Ordinance. The Project proposes a host of revisions to the Southwest Area Plan of the current County General Plan to update existing policies, maps, and implementing directions related to potential implementing projects within the Project area. Refer to Section 3.0 for a detailed description of the various Project characteristics.

### 1.2 PROJECT OBJECTIVES

The purpose of the Project is to provide a blueprint for growth to ensure that future development activities will enhance, not impede, the quality of life for existing and future residents, while providing opportunities for continued development and expansion of winery and equestrian operations within this part of the County.

The Project has been developed to achieve the following goals:

- Ensure that the Wine Country region develops in an orderly manner that maximizes the area’s viticulture and related uses, and balances the need to protect existing rural lifestyles in the area.
- Ensure that the Riverside County General Plan and its supporting regulatory documents, such as the Zoning Ordinance and Design Guidelines, provide a comprehensive blueprint that will achieve the community’s vision.
- Ensure adequate provisions for the establishment of wineries and equestrian operations, associated auxiliary uses, and other compatible uses, as deemed appropriate.

To achieve these goals, the Project incorporates the following objectives:

- To preserve and enhance the Wine Country region’s viticulture potential, rural life style and equestrian activities.
- To continue to allow for an appropriate level of commercial tourist activities that is incidental to viticulture activities.
- To coordinate where, and under what circumstances, future growth should be accommodated.
- To develop provisions to ensure that future growth is balanced and coordinated with the appropriate public services, infrastructure and other basic necessities for a healthy, livable community.

### 1.3 PROJECT COMPONENTS

The Project includes the adoption of General Plan Amendment No. 1077, as well as the accompanying Zoning Ordinance Amendment No. 348.4729, and Design Guidelines. Below is an outline of the various individual Project components:

- a) **An amendment of the existing Southwest Area Plan (SWAP) and other elements of the General Plan** including, but not be limited to:
  - Deletion of the policies of the Citrus Vineyard and Valle de Los Caballos Policy Areas, specifically policies SWAP 1.1 through SWAP 2.1; and the addition of the Temecula Valley Wine Country Policy Area;
  - Revisions to the SWAP Statistical Summary. Table 2;
  - Deletion of the boundaries of the Citrus Vineyard and Valle de Los Caballos Policy Areas (SWAP Policy Areas Figure 4) and addition of the boundary of the Temecula Valley Wine Country Policy Area [refer to Exhibit 3.0-4];
  - Revisions to the Circulation Network (SWAP Figure 7) [refer to Exhibit 3.0-7];
  - Revisions to the Trails and Bikeway Systems map (SWAP Figure 8) [refer to Exhibit 3.0-8];
  - Revisions to the General Plan Circulation Element Circulation Network (Figure C-1) [refer to Exhibit 3.0-7];
  - Revisions to the General Plan Circulation Element Trails Network (Figure C-7) [refer to Exhibit 3.0-8]; and
  - Amendment to any other portions of the General Plan reflecting changes arising from the proposed SWAP amendments.
- b) **An amendment to the Riverside County Zoning Ordinance No. 348** to add four new Zoning Classifications that implement the General Plan: Wine Country - Winery; Wine Country - Winery Existing; Wine Country - Residential; and Wine Country - Equestrian.
- c) **Replacement of the existing Citrus Vineyard Policy Area Design Guidelines with the Temecula Valley Wine Country Design Guidelines.**

### 1.4 PROJECT LOCATION

The Project is generally located in the Southwest Area Plan in the southwestern portion of unincorporated Riverside County, approximately three miles north of the border with San Diego County (refer to Exhibit 3.0-1, *Regional Location Map*). The Project covers approximately 18,990 acres of land located east of the City of Temecula, south of Lake Skinner, and northwest of Vail Lake (refer to Exhibit 3.0-2, *Policy Area Map*). This area contains some of Riverside County's prime agriculture lands within the Temecula Valley.

### 1.5 SUMMARY OF ENVIRONMENTAL IMPACTS AND MITIGATION MEASURES

The following table is a summary of impacts and mitigation measures associated with the Project as identified in this Programmatic Environmental Impact Report (EIR No. 524). Due to the programmatic nature of this EIR, some of the mitigation measures are designed to minimize, reduce or alleviate



identified environmental impacts through implementing project (discretionary and ministerial) authorized pursuant to the Project. Refer to Section 4.2 through 4.14 and 5.0 for a detailed description of the environmental impacts and mitigation measures for the Project.

Table 1.0-1  
Summary of Impacts and Mitigation Measures

Impact Statement	Significance	Mitigation Measure
<b>Aesthetics, Light and Glare</b>		
<p><b>Impact 4.1-1: Scenic Highways and Scenic Resources</b></p> <p>a) Would the project have a substantial effect upon a scenic highway corridor within which it is located?</p> <p>b) Would the project substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and unique or landmark features; obstruct any prominent scenic vista or view open to the public; or result in the creation of an aesthetically offensive site open to public view?</p>	<p>Less than Significant with Mitigation</p>	<p><b>AES-1</b> The County shall work with utility and infrastructure providers to make sure that all sewer, water, and storm drain infrastructure improvements located along the Highway 79 South corridor do not significantly detract from the scenic quality of this area, or affect the County's ability to designate this roadway as a County Scenic Highway at a later date.</p> <p><b>AES-2</b> All implementing projects shall provide a signage plan for the project area prior to approval. This plan shall include the location of onsite buildings and structures, the location of existing buildings and structures within surrounding properties, the distance between existing buildings and structures and proposed signage, and other details of the proposed signage (i.e. type, size, lighting, and architectural design) during each phase of project development. No off-site signage shall be considered for an implementing project during any phase of project development without prior approvals per Article XIX of County Ordinance 348.</p>
<p><b>Impact 4.1-2: Mt. Palomar Observatory</b></p> <p>Would the project interfere with the nighttime use of the Mt. Palomar Observatory, as protected through Riverside County Ordinance No. 655?</p>	<p>Less than Significant</p>	<p>No additional mitigation is necessary.</p>
<p><b>Impact 4.1-3: Other Lighting Issues</b></p> <p>a) Would the project create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?</p> <p>b) Would the project expose residential property to</p>	<p>Less than Significant with Mitigation</p>	<p><b>AES-3</b> All implementing projects shall provide a lighting plan for the project area prior to approval. This plan shall include the location of onsite buildings and structures, the location of existing buildings and structures within surrounding properties, the distance between existing buildings and structures and proposed light sources, and other details of the proposed lighting (i.e., type, size, wattage, lumens, shielding type, etc.) during each phase of project development.</p>

Impact Statement	Significance	Mitigation Measure
unacceptable light levels?		
<b>Cumulative Impacts</b> Would the project result in cumulative impacts associated with implementation of the Wine Country Community Plan?	Less than Significant	No additional mitigation is necessary.
<b>Agricultural and Forestry Resources</b>		
<b>Impact 4.2-1: Conversion of Designated Farmland</b> Would the Project convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency (and as shown in Exhibit 4.2-1 Farmland Resources), to non-agricultural use?	Potentially Significant Impact	Unavoidable impact; no mitigation proposed.
<b>Impact 4.2-2: Encroachment and Conflicts with Existing Agriculture</b> Would the Project conflict with existing zoning for agricultural use, or a Williamson Act contract.	Less than Significant with Mitigation	<b>AG-1</b> Prior to project approval and in accordance with County Resolution No. 84-526, all implementing projects within an agricultural preserve shall cancel the applicable land conservation contract where incidental commercial uses are proposed within the Equestrian or Winery Districts or where clustered lots are proposed in the Residential District. All implementing projects shall also diminish or disestablish the subject site from the boundaries of such agricultural preserve prior to issuance of a grading permit for any of these uses.
<b>Impact 4.2-3: Other Environmental Changes</b> Would the Project involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use.	Less than Significant	No additional mitigation is necessary.
<b>Cumulative Impacts</b>	Less than	No additional mitigation is necessary.

Impact Statement	Significance	Mitigation Measure
<p>Would the Project result in cumulative impacts associated with implementation of the Wine Country Community Plan?</p>	<p>Significant</p>	
<b>Air Quality</b>		
<p><b>Impact 4.3-1: Air Quality Management Plan</b></p> <p>Would the Project conflict with or obstruct implementation of the applicable air quality plan?</p>	<p>Less than Significant with Mitigation</p>	<p><b>AQ-1</b> The County shall require new commercial and industrial implementing projects to develop a trip reduction program that promotes commuter-choices, employer transportation management, guaranteed ride home programs and commuter assistance and outreach-type programs intended to reduce commuter vehicle miles traveled. The program shall be submitted as part of Project's implementing project's discretionary review applications, and in place prior to Certificate of Occupancy.</p> <p><b>AQ-2</b> The County shall condition all implementing projects to implement the Trails and Bikeways Systems map (SWAP Figure 8) of the Project. This map is more conducive to this region's destination places and multiple users' (bikers, equestrian, pedestrians, visitors, etc.) needs. Hence, changing the focus of land use from automobile-centered transportation would result in a reduction in vehicle miles traveled.</p> <p><b>AQ-3</b> In addition, the County shall require implementing projects to incorporate bicycle parking areas and horse hitching posts where applicable.</p> <p><b>AQ-4</b> The County shall require implementing projects to incorporate a comprehensive parking program for private parking lots where applicable, to promote ultra-low or zero emission vehicle parking; provide larger parking spaces that can accommodate vans and limousines; include adequate passenger waiting/loading areas; and provide safe pedestrian/equestrian pathways through parking areas.</p> <p><b>AQ-5</b> The County shall promote the expanded use of renewable fuel and low-emission vehicles within implementing projects. Implementing projects may earn points in the GHG Mitigation Workbook Option Tables by making low-emissions or electric vehicle use more accessible by including one or both of the following project components: provide preferential</p>

Impact Statement	Significance	Mitigation Measure
		<p>parking for ultra-low emission, zero-emission, and alternative-fuel vehicles; and provide electric vehicle charging stations within the development.</p> <p><b>AQ-6</b> The County shall require implementing projects to prohibit idling of on- and off-road heavy duty diesel vehicles for more than five minutes. This measure shall be implemented by new commercial and industrial projects with loading docks or delivery trucks. Such projects shall be required to post signage at all loading docks and/or delivery areas directing drivers to shut down their trucks after five minutes of idle time. Also, employers who own and operate truck fleets shall be required to inform their drivers of the anti-idling policy.</p> <p><b>AQ-7</b> The County shall work with the Winegrowers' Association and their partners to promote alternative modes of transportation, such as shuttles, cable-cars, trolley, etc. In addition, where feasible, the County shall work with the local transit provider – RTA – by adding or modifying existing transit service to enhance service near the Project site. This will encourage the use of transit and therefore reduce vehicle miles traveled (VMT). Unincorporated Riverside County hosts one Metrolink transit station; the County shall collaborate with in the neighboring cities to expand connections to this station as well as other Metrolink stations which will increase ridership and decrease vehicle miles traveled (VMT).</p>
<p><b>Impact 4.3-2: Air Quality Standards</b></p> <p>Would the Project violate any air quality standard or contribute substantially to an existing or projected air quality violation?</p>	<p>Potentially Significant Impact</p>	<p><b>AQ-8</b> The County shall require implementing projects to comply with the following SCAQMD Applicable Rule 403 Measures:</p> <ul style="list-style-type: none"> <li>• Apply nontoxic chemical soil stabilizers according to manufacturers' specifications to all inactive construction areas (previously graded areas inactive for ten days or more).</li> <li>• Water active sites at least three times daily. (locations where grading is to occur will be thoroughly watered prior to earthmoving).</li> <li>• All trucks hauling dirt, sand, soil, or other loose materials are to be covered, or should maintain at least two feet of freeboard in accordance with the requirements of California Vehicle Code (CVC) Section 23114 (freeboard means vertical space</li> </ul>





Impact Statement	Significance	Mitigation Measure
		<p>between the top of the load and top of the trailer).</p> <ul style="list-style-type: none"> <li>• Pave construction access roads at least 100 feet onto the site from main road.</li> <li>• Traffic speeds on all unpaved roads shall be reduced to 15 mph or less.</li> <li>• Stockpiled dirt may be covered with a tarp to reduce the need for watering or soil stabilizers.</li> </ul> <p><b>AQ-9</b> The County shall require implementing projects to comply with the following additional SCAQMD CEQA Air Quality Handbook Dust Control Measures:</p> <ul style="list-style-type: none"> <li>• Revegetate disturbed areas as quickly as possible.</li> <li>• All excavating and grading operations shall be suspended when wind speeds (as instantaneous gusts) exceed 25 mph.</li> <li>• All streets shall be swept once a day if visible soil materials are carried to adjacent streets (recommend water sweepers with reclaimed water).</li> <li>• Install wheel washers where vehicles enter and exit unpaved roads onto paved roads, or wash trucks and any equipment leaving the site each trip.</li> </ul> <p><b>AQ-10</b> The County shall require implementing projects to comply with the following Mitigation Measures for Construction Equipment and Vehicles Exhaust Emissions:</p> <ul style="list-style-type: none"> <li>• The County shall require implementing projects to select construction equipment to be used on site based on low emission factors (equipment which releases little atmospheric pollutants) and high energy efficiency (equipment which requires less energy to do the same work). Examples of low emission and high energy efficiency equipment include use of EPA Tier 2 (or better) emission compliant construction equipment and use of alternative fueled construction equipment (natural gas) if available.</li> <li>• The County shall require implementing projects to include a statement on grading plans that all construction equipment will be tuned and maintained in accordance with the manufacturer's specifications.</li> <li>• The County shall require implementing projects to</li> </ul>



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Impact Statement	Significance	Mitigation Measure
		<p>utilize electric- or diesel-powered equipment, in lieu of gasoline-powered engines, where feasible.</p> <ul style="list-style-type: none"> <li>• The County shall require implementing projects to include a statement on grading plans that work crews will shut off equipment when not in use. During smog season (May through October), the overall length of the construction period will be extended, thereby decreasing the size of the area prepared each day, to minimize vehicles and equipment operating at the same time.</li> <li>• The County shall require implementing projects to time construction activities so as to not interfere with peak hour traffic and minimize obstruction of through traffic lanes adjacent to the site; if necessary, a flag person shall be retained to maintain safety adjacent to existing roadways.</li> <li>• The County shall require implementing projects to use EPA-rated engines of Tier 3 or better.</li> <li>• As soon as electric utilities are available at construction sites, the County shall require implementing projects to supply the construction site with electricity from the local utility and all equipment that can be electrically operated shall use the electric utility rather than portable generators.</li> <li>• The County shall require implementing projects to retain on site dust generated by the development activities, and keep dust to a minimum by following the dust control measures listed below:             <ul style="list-style-type: none"> <li>a) During clearing, grading, earthmoving, excavation, or transportation of cut or fill materials, water trucks or sprinkler systems shall be used to prevent dust from leaving the site and to create a crust after each day's activities cease.</li> <li>b) During construction, water trucks or sprinkler systems shall be used to keep all areas of vehicle movement damp enough to prevent dust from leaving the site. At a minimum, this would watering at least three times per day which include wetting down such areas in the late morning, mid-day after work is completed for the day, and whenever wind exceeds 15 miles per hour. Soil stabilizers may also be</li> </ul> </li> </ul>



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Impact Statement	Significance	Mitigation Measure
		<p>used instead of watering.</p> <ul style="list-style-type: none"> <li>c) Immediately after clearing, grading, earthmoving, or excavation is completed, the entire area of disturbed soil shall be treated until the area is paved or otherwise developed so that dust generation will not occur.</li> <li>d) Soil stockpiled for more than two days shall be covered, kept moist, or treated with soil binders to prevent dust generation.</li> <li>e) Trucks transporting soil, sand, cut or fill materials, and/or construction debris to or from the site shall be tarped from the point of origin.</li> </ul> <p><b>AQ-11</b> Where applicable, the County shall require implementing projects to apply Conservation Management Practices for Confined Animal Facilities:</p> <ul style="list-style-type: none"> <li>1) Manure Handling               <ul style="list-style-type: none"> <li>a) Cover manure prior to removing material off-site; and</li> <li>b) Spread the manure before 11:00 AM and when wind conditions are less than 25 miles per hour; and</li> <li>c) Utilize coning and drying manure management by removing manure at laying hen houses at least twice per year and maintain a base of no less than 6 inches of dry manure after clean out; or in lieu of complying with conservation management practice (1c) comply with conservation management practice (1d).</li> <li>d) Utilize frequent manure removal by removing the manure from laying hen houses at least every seven days and immediately thin bed dry the material.</li> </ul> </li> <li>2) Feedstock Handling               <ul style="list-style-type: none"> <li>a) Utilize a sock or boot on the feed truck auger when filling feed storage bins.</li> </ul> </li> <li>3) Disturbed Surfaces               <ul style="list-style-type: none"> <li>a) Maintain at least 70 percent vegetative cover on vacant portions of the facility; or</li> <li>b) Utilize conservation tillage practices to manage the amount, orientation and distribution of crop and other plant residues on the soil surface year-round, while growing crops (if applicable) in narrow slots or tilled strips; or</li> </ul> </li> </ul>



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Impact Statement	Significance	Mitigation Measure
		<ul style="list-style-type: none"> <li>c) Apply dust suppressants in sufficient concentrations and frequencies to maintain a stabilized surface.</li> <li>4) Unpaved Roads               <ul style="list-style-type: none"> <li>a) Restrict access to private unpaved roads either through signage or physical access restrictions and control vehicular speeds to no more than 15 miles per hour through worker notifications, signage, or any other necessary means; or</li> <li>b) Cover frequently traveled unpaved roads with low silt content material (i.e., asphalt, concrete, recycled road base, or gravel to a minimum depth of four inches); or</li> <li>c) Treat unpaved roads with water, mulch, chemical dust suppressants or other cover to maintain a stabilized surface</li> </ul> </li> <li>5) Equipment Parking Access               <ul style="list-style-type: none"> <li>d) Apply dust suppressants in sufficient quantity and frequency to maintain a stabilized surface; or</li> <li>e) Apply material with low silt content (i.e., asphalt, concrete, recycled road base, or gravel to a depth of four inches).</li> </ul> </li> </ul> <p><b>AQ-12</b> Proponents of non-residential implementing projects shall prepare appropriate air quality studies which demonstrate that emissions resulting from project construction and operation do not result in significant localized impacts, or are mitigated to the extent feasible.</p>
<p><b>Impact 4.3-3: Sensitive Receptors</b> Would the Project expose sensitive receptors to substantial pollutant concentrations?</p>	<p>Potentially Significant Impact</p>	<p>Refer to Mitigation Measures AQ-1 through AQ-11 above. No additional mitigation is necessary.</p>
<p><b>Impact 4.3-4: Objectionable Odors</b> Would the Project create objectionable odors affecting a substantial number of people?</p>	<p>Less than Significant</p>	<p>No additional mitigation is necessary.</p>
<p><b>Impact 4.3-3: Cumulative Impacts</b></p>	<p>Potentially Significant</p>	<p>Unavoidable Impact. Refer to Mitigation Measures AQ-1 through AQ-11 above. No</p>







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Impact Statement	Significance	Mitigation Measure
<p>Would the Project result in a cumulatively considerable net increase of any criteria pollutant for which the Project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions that exceed quantitative thresholds for ozone precursors)?</p>	<p>Impact</p>	<p>additional mitigation is proposed.</p>
<p><b>Biological Resources</b></p>		
<p><b>Impact 4.4-1: Conflict with any Conservation Plan</b></p> <p>Would the project conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan?</p>	<p>Less than Significant with Mitigation</p>	<p>Refer to Mitigation Measure LU-1 below. No additional mitigation is necessary.</p>
<p><b>Impact 4.4-2: Adverse Effect on Endangered or Threatened Species</b></p> <p>Would the project have a substantial adverse effect, either directly or through habitat modifications, on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations Section 670.2 or 670.5) or in Title 50 Code of Federal Regulations (Section 17.11 or 17.12)?</p>	<p>Less than Significant</p>	<p>No additional mitigation is necessary.</p>
<p><b>Impact 4.4-3: Adverse Effect on Candidate, Sensitive, or Special Status Species</b></p> <p>Would the project have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status</p>	<p>Less than Significant</p>	<p>No additional mitigation is necessary.</p>





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Impact Statement	Significance	Mitigation Measure
<p>species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?</p>		
<p><b>Impact 4.4-4: Interfere with the Movement of Migratory Species</b>            Would the project interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites.</p>	<p>Less Than Significant</p>	<p>No additional mitigation is necessary.</p>
<p><b>Impact 4.4-5: Adverse Effect on Riparian or Sensitive Natural Communities</b>            Would the project have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?</p>	<p>Less than Significant with Mitigation</p>	<p>Refer to Mitigation Measure LU-1 below. No additional mitigation is necessary.</p>
<p><b>Impact 4.4-6: Adverse Effect on Federally Protected Wetlands</b>            Would the project have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?</p>	<p>Less than Significant</p>	<p>No additional mitigation is necessary.</p>
<p><b>Impact 4.4-7: Conflict with Local Policies or Ordinances</b>            Would the project conflict with any local policies or ordinances</p>	<p>Less than Significant</p>	<p>No additional mitigation is necessary.</p>



Impact Statement	Significance	Mitigation Measure
protecting biological resources, such as a tree preservation policy or ordinance.		
<p><b>Cumulative Impacts</b></p> <p>Would the project result in cumulative impacts associated with implementation of the Wine Country Community Plan?</p>	Less than Significant	No additional mitigation is necessary.
<b>Cultural Resources</b>		
<p><b>Impact 4.5-1: Historical Resources</b></p> <p>Would the Project cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5?</p>	Less than Significant with Mitigation	<p>Refer to Mitigation Measure LU-1 below.</p> <p><b>CUL-1</b> For all implementing projects, the necessary archeological field surveys/studies/monitoring shall be required as part of the County’s permitting approval process. Prior to discretionary project approval or issuance of a grading permit for ministerial projects, the County Archaeologist and/or architectural historian shall do the following:</p> <ul style="list-style-type: none"> <li>Review, and if evidence suggests the potential for historic resources on a future implementing project site, require a County-certified qualified archaeologist (retained by the future project applicant) to conduct a field survey for historical resources on specific sites not previously surveyed for cultural resources.</li> <li>Review, and if evidence suggests the potential for historic resources on a future implementing project site, require a County-certified qualified archaeologist to conduct an appropriate records search to obtain information on historical property records.</li> <li>Review, and if evidence suggests that potential for subsurface cultural deposits, consider archaeological monitoring during grading, trenching, and related construction activities, to facilitate appropriate mitigation treatment.</li> <li>Consider Tribal observation and consultation during archaeological monitoring when requested by local tribal government(s) or individual(s) recognized by the Native American Heritage Commission (NAHC), when that entity provides specific information suggesting the potential for subsurface cultural</li> </ul>



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		<p>deposits may be present. Tribal monitoring shall not replace archaeological monitoring as they serve different purposes and have different responsibilities under different authorities.</p> <ul style="list-style-type: none"> <li>• Review, and if evidence suggests the potential for sacred land or cultural places resources, contact the Native American Heritage Commission.</li> <li>• Evaluate the significance and integrity of all historical resources identified on implementing project sites within the Project area, using criteria established in the CEQA Guidelines for important archaeological resources (eligibility for listing on the California Register of Historical Resources [CRHR]), and/or 36 CFR 60.4 for eligibility for listing on the National Register of Historic Places.</li> <li>• Propose recommended mitigation measures and conditions of approval for implementing projects (if a local government action is required) to reduce adverse project effects on significant, important, and/or unique historical resources, following appropriate CEQA and/or National Historic Preservation Act Section 106 guidelines.</li> <li>• Require from the designated project-specific County-certified Project Archaeologist documentation of all required mitigation treatments and the results of those treatments for previously known and inadvertent finds according to current County reporting requirements to document environmental mitigation compliance.</li> </ul> <p><b>CUL-2</b> If previously unknown unique cultural resources are identified during grading activities associated with the implementing projects, the following procedures shall be followed. For this Project, unique cultural resources are defined as being multiple artifacts in close association with each other, but may include fewer artifacts if the area of the find is determined to be of significance due to its sacred or cultural importance.</p> <ul style="list-style-type: none"> <li>• All ground disturbance activities within 100 feet of the discovered cultural resources shall be halted until a meeting is convened between the developer, the archaeologist, the Native American tribal representative and the Planning Director to discuss the significance of the find.</li> <li>• At the meeting, the significance of the discoveries</li> </ul>



Impact Statement	Significance	Mitigation Measure
		<p>shall be discussed and after consultation with the Native American tribal representative and the archaeologist, a decision shall be made, with the concurrence of the Planning Director, as to the appropriate mitigation (documentation, recovery, avoidance, etc.) for the cultural resources.</p> <ul style="list-style-type: none"> <li>Grading of further ground disturbance shall not resume within the area of the discovery until an agreement has been reached by all parties as to the appropriate mitigation.</li> </ul>
<p><b>Impact 4.5-2: Archaeological Resources</b> Would the Project cause a substantial adverse change in the significance of an archaeological resource?</p>	<p>Less than Significant with Mitigation</p>	<p>Refer to Mitigation Measure LU-1 below and CUL-1 through CUL-2 above. No additional mitigation is necessary.</p>
<p><b>Impact 4.5-3: Human Remains</b> Would the Project disturb any human remains, including those interned outside of formal cemeteries?</p>	<p>Less than Significant with Mitigation</p>	<p>Refer to Mitigation Measure LU-1 below.</p> <p><b>CUL-3</b> If previously unknown cultural resources, including human remains, are identified during grading activities associated with implementing projects, a County-certified qualified archaeologist shall be retained to assess the nature and significance of the find. If human remains are encountered, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the County Coroner has made a determination of origin and disposition pursuant to Public Resources Code Section 5097.98. The County Coroner shall be notified of the find immediately. If the remains are determined to be prehistoric, the Coroner shall notify the Native American Heritage Commission (NAHC), which shall determine and notify a Most Likely Descendant (MLD). With the permission of the landowner or his/her authorized representative, the MLD may inspect the site of the discovery. The MLD shall complete the inspection within 24 hours of notification by the NAHC. The MLD may recommend scientific removal and nondestructive analysis of human remains and items associated with Native American burials. The MLD may recommend reburial somewhere within the Project boundaries where they can be protected in perpetuity.</p>
<p><b>Cumulative Impacts (Cultural</b></p>	<p>Less than Significant</p>	<p>Refer to Mitigation Measure CUL-1 through CUL-3 above. No</p>



Impact Statement	Significance	Mitigation Measure
<p><b>Resource)</b> Would the project result in cumulative impacts associated with implementation of the Wine Country Community Plan?</p>	<p>with Mitigation</p>	<p>additional mitigation is necessary.</p>
<p><b>Impact 4.5-4: Paleontological Resources</b> Would the Project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature</p>	<p>Less than Significant with Mitigation</p>	<p>Refer to Mitigation Measure LU-1 below.</p> <p><b>CUL-4</b> For all implementing projects, the necessary paleontological field surveys/studies/monitoring would be required as part of the permitting approval process. Prior to grading for ministerial projects, and prior to approval of discretionary projects, the County Geologist shall do the following:</p> <ul style="list-style-type: none"> <li>• Review and, if evidence suggests the potential for paleontological resources on a future implementing project site, require a County-certified qualified paleontologist (retained by the future project applicant) to conduct a field survey for paleontological resources on specific sites not previously surveyed for paleontological resources.</li> <li>• Review and, if evidence suggests the potential for paleontological resources on a future implementing project site, require a County-certified qualified paleontologist to conduct an appropriate records search to obtain information on paleontological resource records.</li> <li>• Review and, if evidence suggests that potential for subsurface paleontological deposits, consider paleontological monitoring during grading, trenching, and related construction activities, to facilitate appropriate mitigation treatment.</li> <li>• Evaluate the significance and integrity of all paleontological resources identified on implementing project sites within the Project area, using criteria established in the CEQA Guidelines for important paleontological resources.</li> <li>• Propose recommended mitigation measures and recommend conditions of approval for implementing projects (if a local government action is required) to reduce adverse project effects on significant, important, and/or unique paleontological resources.</li> <li>• Require from the designated project-specific County-certified Project Paleontologist</li> </ul>



Impact Statement	Significance	Mitigation Measure
		<p>documentation of all required mitigation treatments and the results of those treatments for previously known and inadvertent finds according to current County reporting requirements to document environmental mitigation compliance.</p> <p><b>CUL-5</b> If previously unknown paleontological resources are identified during grading activities associated with the implementing projects, the following procedures shall be followed:</p> <ul style="list-style-type: none"> <li>• All ground disturbance activities within 100 feet of the discovered paleontological resources shall be halted until a meeting is convened between the developer, the project paleontologist, and the Planning Director to discuss the significance of the find.</li> <li>• At the meeting, the significance of the discoveries shall be discussed and after consultation with the paleontologist, a decision shall be made, with the concurrence of the Planning Director, as to the appropriate mitigation (documentation, recovery, avoidance, etc.) for the paleontological resources.</li> <li>• Grading of further ground disturbance shall not resume within the area of the discovery until the fossil has been properly recovered/removed from the area to be graded and/or the fossil has been determined to be insignificant.</li> </ul>
<p><b>Cumulative Impacts (Paleontological Resource)</b></p> <p>Would the project result in cumulative impacts associated with implementation of the Wine Country Community Plan?</p>	<p>Less than Significant with Mitigation</p>	<p>Refer to Mitigation Measure CUL-4 and CUL-5 above. No additional mitigation is necessary.</p>
<p><b>Geology, Soils, and Seismicity</b></p>		
<p><b>Impact 4.6-1: Fault Rupture, Ground Shaking, Ground Failure and Landslides</b></p> <p>Would the project expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:</p>	<p>Less than Significant</p>	<p>No additional mitigation is necessary.</p>



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Rupture of a known earthquake fault, as delineated in 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;		
Strong Seismic Ground Shaking	Less than Significant with Mitigation	<p>Refer to Mitigation Measure LU-1 below.</p> <p><b>GEO-1</b> All implementing projects shall prepare a site-specific assessment as determined by the County Geologist to ascertain all site-specific geologic/geotechnical information, including, but not limited to, ground shaking potential, liquefaction potential, fault rupture potential and landslide/slope instability potential. This assessment and report shall be prepared by a California-licensed geologist and/or geotechnical engineer and shall be submitted to the County Geologist for review and approval prior to approval of the implementing project. This report shall include site-specific measures such as grading recommendations, foundation design recommendations, slope stability recommendations, and the alternative siting of structures, as appropriate, to reduce the significance of potential geologic and/or geotechnical hazards associated with the proposed implementing project.</p>
Seismic-Related Ground Failure, Including Liquefaction	Less than Significant with Mitigation	Refer to Mitigation Measure LU-1 below and GEO-1 above.
Landslides	Less than Significant with Mitigation	Refer to Mitigation Measure LU-1 below and GEO-1 above.
<p><b>Impact 4.6-2: Soil Erosion/Loss of Topsoil</b></p> <p>Would the project result in substantial soil erosion or the loss of topsoil?</p>	Less than Significant	No additional mitigation is necessary.
<b>Impact 4.6-3: Landslide, Lateral</b>	Less than	Refer to Mitigation Measure GEO-1 above.





Impact Statement	Significance	Mitigation Measure
<p><b>Spreading, Subsidence, Liquefaction, or Collapse</b></p> <p>Would the project 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, subsidence, liquefaction, or collapse?</p>	<p>Significant with Mitigation</p>	
<p><b>Impact 4.6-4: Expansive Soils</b></p> <p>Would the project be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code, creating substantial risks to life or property?</p>	<p>Less than Significant</p>	<p>No additional mitigation is necessary.</p>
<p><b>Impact 4.6-5: Soils Incapable of Supporting Wastewater Disposal Systems</b></p> <p>Would the project have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?</p>	<p>Less than Significant</p>	<p>Refer to Mitigation Measures PSU SEWER 1 through 2. No additional mitigation is necessary.</p>
<p><b>Cumulative Impacts</b></p> <p>Would the project result in cumulative impacts associated with implementation of the Wine Country Community Plan?</p>	<p>Less than Significant</p>	<p>No additional mitigation is necessary.</p>
<p><b>Greenhouse Gas Emissions</b></p>		
<p><b>Impact 4.7-1: Greenhouse Gas Emissions</b></p> <p>Would the project generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment, based on any applicable threshold of</p>	<p>Potentially Significant Impact</p>	<p>Unavoidable impact.</p> <p><b>GHG-1</b> All implementing projects shall use the following mitigation measures to reduce impacts from construction activities as related to construction equipment and vehicle exhaust emissions:</p> <ul style="list-style-type: none"> <li>The County shall require implementing projects to use low-emission and high energy efficiency</li> </ul>



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significance?		<p>construction equipment on site. Examples of low-emission and high energy efficiency equipment include use of EPA Tier 2 (or better) emission compliant construction equipment and use of alternative-fuel construction equipment (natural gas), if available.</p> <ul style="list-style-type: none"> <li>• The County shall require implementing projects to include a statement on grading plans that all construction equipment will be tuned and maintained in accordance with the manufacturer's specifications.</li> <li>• The County shall require implementing project to utilize electric- or diesel-powered equipment, in lieu of gasoline-powered engines, where feasible.</li> <li>• The County shall require implementing projects to include a statement on grading plans that work crews shall shut off equipment when not in use. During smog season (May through October), the overall length of the construction period shall be extended, thereby decreasing the size of the area prepared each day, to minimize vehicles and equipment operating at the same time.</li> <li>• The County shall require implementing projects to time construction activities so as to not interfere with peak hour traffic and minimize obstruction of through traffic lanes adjacent to the site; if necessary, a flag person shall be retained to maintain safety adjacent to existing roadways.</li> <li>• The County shall require implementing projects to use EPA-rated engines of Tier 3 or better for construction equipment.</li> <li>• As soon as electric utilities are available at construction sites, the County shall require implementing projects to supply the construction site with electricity from the local utility and all equipment that can be electrically operated shall use the electric utility rather than portable generators.</li> </ul> <p><b>GHG-2</b> Individual implementing projects shall have the option to use the Option Tables or project-specific GHG analysis in order to demonstrate that GHG emissions from the implementing project are less than significant.</p> <ul style="list-style-type: none"> <li>• Implementing projects which implement enough</li> </ul>



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		<p>reduction measures from the Option Tables and achieve a 100/70 points shall be considered to be consistent with the County’s GHG reduction goals for the Project area. Refer to <i>Temecula Valley Wine Country Greenhouse Gas Reduction Workbook</i> (refer to Appendix E of this Draft EIR).</p> <ul style="list-style-type: none"> <li>Those implementing projects that do not garnish the minimum points using the Option Tables (presented in the <i>Temecula Valley Wine Country Greenhouse Gas Reduction Workbook</i>, Appendix A [refer to Appendix E of this Draft EIR]) shall require quantification of project-specific GHG emissions and shall provide mitigation measures to reduce GHG emissions at least 28.5% below Business As Usual (BAU) emissions.</li> </ul>
<p><b>Impact 4.7-2: Consistency with Applicable Plans, Policies, and Regulations</b></p> <p>Would the project conflict with any applicable plan, policy or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gases?</p>	<p>Less than Significant with Mitigation</p>	<p>Refer to Mitigation Measures GHG-1 and GHG-2. No additional mitigation is necessary.</p>
<p><b>Cumulative Impacts</b></p> <p>Would implementation of the proposed Wine Country Community Plan result in cumulative impacts?</p>	<p>Potentially Significant Impact</p>	<p>Unavoidable Impact.</p> <p>Refer to Mitigation Measures GHG-1 and GHG-2. No additional mitigation is proposed.</p>
<p><b>Hazards and Hazardous Materials</b></p>		
<p><b>Impact 4.8-1: Transport of Hazardous Materials</b></p> <p>Would the project create a significant hazard to the public or the environment through the routine transport, use or disposal of hazardous materials?</p>	<p>Less than Significant with Mitigation</p>	<p><b>HAZ-1:</b> During development of implementing projects, if underground storage tanks (UST) or other potential environmental concerns associated with the implementing project site are encountered, these areas of concern shall be handled as follows:</p> <ul style="list-style-type: none"> <li>The contractor/property owner shall retain all responsibility associated with activities surrounding the safe and legal removal of the tank(s);</li> <li>The contractor/ property owner shall notify the local Fire Department jurisdiction prior to removal of the UST as local fire restrictions may be more stringent than County Department of Environmental Health (DEH), Hazardous Materials</li> </ul>

Impact Statement	Significance	Mitigation Measure
		<p>Management Division requirements;</p> <ul style="list-style-type: none"> <li>The contractor (licensed in accordance with the requirements of the State Contractors License Board) shall submit an Underground Storage Tank Closure by Removal completed permit application (or similar permit application as deemed appropriate) to the County Hazardous Materials Management Division along with applicable closure fees;</li> <li>The contractor shall submit a work plan (with the permit application) to the Hazardous Materials Management Division prior to UST removal, which shall demonstrate compliance with the required closure procedures as set forth in the UST closure application currently in effect; and</li> <li>The Division will inspect the tank removal, as necessary, evaluate all sample results, determine whether or not an unauthorized release has occurred, and determine if any further corrective actions are required.</li> </ul>
<p><b>Impact 4.8-2: Release of Hazardous Materials into the Environment</b></p> <p>Would the project create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials in the environment?</p>	<p>Less than Significant</p>	<p>No additional mitigation is necessary.</p>
<p><b>Impact 4.8-3: Emergency Response or Evacuation Plan</b></p> <p>Would the project impair implementation of, or physically interfere with an adopted emergency response plan or emergency evacuation plan?</p>	<p>Less than Significant</p>	<p>No additional mitigation is necessary.</p>
<p><b>Impact 4.8-4: School Safety</b></p> <p>Would the project emit hazardous emissions or handle hazardous or acutely hazardous materials, substances or waste</p>	<p>Less than Significant with Mitigation</p>	<p>Refer to Mitigation Measure HAZ-1 above. No additional mitigation is necessary.</p>





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<p>within one-quarter mile of an existing or proposed school?</p>		
<p><b>Impact 4.8-5: Hazardous Materials Site</b></p> <p>Would the project be on a site which is included on a list of hazardous materials site complied pursuant to Government Code Section 65962.5 and as a result, would it create a significant hazard to the public or the environment?</p>	<p>Less than Significant with Mitigation</p>	<p><b>HAZ-2</b> All implementing projects located within a one-mile radius of the Temecula Bomb Site 107 shall be required to perform an Unexploded Ordnance Survey to verify presence/ absence of unexploded ordnance prior to any earth disturbing activities (including preliminary site studies such as geotechnical investigations and biological surveys). Upon completion of this survey, the results will be provided to the Riverside County Planning Department and Riverside County Fire Department (Hazardous Materials Emergency Response Team), and appropriate pre-construction measures will be incorporated into the implementing project’s grading and development plans, including removal of any identified hazards.</p> <p><b>HAZ-3</b> If unexploded ordinances are identified during earth disturbance activities associated with implementing projects, the Riverside County Fire Department (Hazardous Materials Emergency Response Team) will be notified and all safety and remediation actions contained within the U.S. Department of Defense Ammunition and Explosives Safety Standards (U.S. Department of Defense 2004) will be implemented.</p>
<p><b>Impact 4.8-6: Wildland Fires</b></p> <p>Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?</p>	<p>Less than Significant with Mitigation</p>	<p><b>HAZ-4</b> During the entitlement process, all implementing projects located within areas of wildfire susceptibility shall be evaluated by the Fire Department to determine whether the Department’s Urban-Wildland Interface requirements should be implemented as part of the development. If the Department determines that either an interim or permanent condition of high fire risk would be present, a Fuel Modification Plan that meets the current requirements of the Fire Department shall be prepared and shall be approved by the Fire Department prior to approval of the implementing project.</p>
<p><b>Cumulative Impacts</b></p> <p>Would the project result in cumulative impacts associated with implementation of the Wine Country Community Plan?</p>	<p>Less than Significant with Mitigation</p>	<p>Refer to Mitigation Measure HAZ-1 through HAZ-4 above. No additional mitigation is necessary.</p>



Impact Statement	Significance	Mitigation Measure
<b>Hydrology and Water Quality</b>		
<p><b>Impact 4.9-1: Water Quality Standards</b></p> <p>Would the project violate any water quality standards or waste discharge requirements?</p>	<p>Less than Significant with Mitigation</p>	<p>Refer to Mitigation Measure LU-1 and PSU SEWER 1 through 2 below.</p> <p><b>HYD-1</b> All implementing projects shall utilize the County’s Water Quality Management Plan (WQMP) checklist to determine if a project-specific WQMP is required. All implementing projects, regardless of the need for a WQMP, shall incorporate the appropriate Best Management Practices (BMPs) to maintain conformance to the County’s active MS4 permit.</p> <p>Depending upon the location of the implementing project and whether it is considered a “Significant Redevelopment” or “New Development”, the County shall require the project proponent to submit the necessary additional information and condition those project accordingly.</p> <p><b>HYD-2</b> All implementing projects exceeding a discharge of average aggregate wastewater flow that exceeds the San Diego Regional Water Quality Control Board (SDRWQCB) threshold shall be required to connect to sewer services when it is made available by the Eastern Municipal Water District (EMWD). Most single-family residences may be exempted from average aggregate wastewater flow requirements regardless of family units.</p> <p><b>HYD-3</b> Prior to issuance of grading permits, implementing projects shall prepare the necessary Stormwater Pollution Prevention Program (SWPPP) and comply with the National Pollutant Discharge Elimination System (NPDES) General Construction Storm Water Permit from the State Water Resources Control Board.</p> <p><b>HYD-4</b> Infiltration may be utilized by implementing projects for maintaining water quality standards. However, any implementing projects proposing onsite stormwater runoff infiltration shall conduct individual percolation tests, prepared by a soils engineer, to determine the feasibility of using infiltration onsite, as well as to provide design recommendations for the chosen BMP’s. If infiltration is not feasible based on a specific site’s soils properties, some form of on-site detention should be considered to mitigate any additional stormwater runoff that exceeds the existing calculated flows. In this</p>



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		<p>case other BMP’s should be evaluated to meet the water quality requirements for the project. Maintaining the use of existing roadside swales in compliance with the current MS4 permit is also recommended to help maintain existing drainage patterns and help with water quality.</p> <p><b>HYD-5</b> All implementing projects shall include measures designed to increase infiltration and reduce impacts to water quality within the upper aquifer. Depending upon project location, the applicable measures shall include the following:</p> <ul style="list-style-type: none"> <li>• Require that all wastewater discharges conform to the Regional Water Quality Control Board Basin Plan groundwater quality objectives.</li> <li>• Requires the use of cisterns and infiltrators to capture and reuse rainwater as a water conserving system (Riverside County Policy OS 2.1).</li> <li>• Require the use of natural drainage systems, permeable parking bays and porous parking lots to provide rainwater detention (Riverside County Policy OS 2.2 and 4.4).</li> <li>• Require that adequate aquifer water recharge areas are preserved and protected and that rainwater is used to recharge the aquifers (Riverside County Policy OS 4.2 and 4.3).</li> <li>• Restrict pollutant discharge into the drainage systems and aquifer (Riverside County Policy OS 3.3).</li> <li>• Prohibit the use of fertilizing, manure spreading, pesticide application, and runoff from animal/horse corrals within all drainage courses, especially Temecula Creek.</li> </ul>
<p><b>Impact 4.9-2: Groundwater Supplies</b></p> <p>Would the project substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop</p>	<p>Less than Significant with Mitigation</p>	<p><b>HYD-6</b> All implementing projects shall provide a plan of service analysis in determining the needs for water distribution, fire protection, service pressures and connection into the Rancho California Water District’s (RCWD) master planned system. These plans must show requirements of off-site transmission mains to be constructed to serve certain areas of the project. It will be the responsibility of each implementing project proponent to ensure water system reliability/redundancy for domestic, irrigation, and emergency needs, as determined appropriate through the County’s</p>



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<p>to a level that would not support existing land uses or planned uses for which permits have been granted)?</p>		<p>discretionary review process, and RCWD staff review.</p>
<p><b>Impact 4.9-3: Erosion or Siltation</b>            Would the project substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or offsite?</p>	<p>Less than Significant with Mitigation</p>	<p><b>HYD-7</b> All implementing projects that fall within the Murrieta Creek Area Drainage Plan shall be subject to Area Drainage Plan (ADP) fees, as enforced by the Riverside County Flood Control and Water Conservation District (RCFCWCD).</p> <p><b>HYD-8</b> All implementing projects shall consider the following flood control measures and shall use them, as applicable:</p> <ul style="list-style-type: none"> <li>• Minimize encroachment into floodplains and watercourses to the satisfaction of the Riverside County Flood Control and Water Conservation District prior to applicable plan/permit approval.</li> <li>• Phase so that 100-year flood protection is ensured in all areas of development. Provide protection against flooding, erosion, siltation, and water quality impacts through interim improvements (such as temporary debris basins, earthen channels/berms, check dams, sand bag barriers, or other temporary BMPs and flood control protection measures).</li> <li>• Keep building pad construction from flood hazard for the 100-year frequency storm by elevating finished floor elevations above the 100-year level of flood protection.</li> <li>• Detain any incremental increase in drainage within the implementing project’s boundaries. For the portion of the project site within the Murrieta Creek Area Drainage Plan (ADP), detain incremental increases in drainage until the Murrieta Creek ADP is fully implemented downstream of the implementing project site.</li> </ul>
<p><b>Impact 4.9-4: Surface Runoff</b>            Would the project substantially alter the existing drainage pattern of the Site or area, including through the alteration of the course of a stream or river, or substantially increase the rate</p>	<p>Less than Significant with Mitigation</p>	<p>Refer to Mitigation Measure HYD-7 through HYD-8 and LU-1. No additional mitigation is necessary.</p>





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Impact Statement	Significance	Mitigation Measure
<p>or amount of surface runoff in a manner that would result in flooding onsite or offsite?</p>		
<p><b>Impact 4.9-5: Stormwater</b>            Would the project create or contribute runoff water, which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?            From Public Utilities:            Would the project require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?</p>	<p>Less than Significant with Mitigation</p>	<p>Refer to Mitigation Measure HYD-1 through HYD-5, HYD-7, and HYD-8. No additional mitigation is necessary.</p>
<p><b>Impact 4.9-6: Water Quality</b>            Would the project otherwise substantially degrade water quality?</p>	<p>Less than Significant with Mitigation</p>	<p>Refer to Mitigation Measure HYD-1 through HYD-5. No additional mitigation is necessary.</p>
<p><b>Impact 4.9-7: Flooding and Housing</b>            Would the project place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?</p>	<p>Less than Significant with Mitigation</p>	<p>Refer to Mitigation Measure HYD-8 and LU-1. No additional mitigation is necessary.</p>
<p><b>Impact 4.9-8: Flooding and Structures</b>            Would the project place structures within a 100-year flood hazard area that would impede or redirect flood flows?</p>	<p>Less than Significant with Mitigation</p>	<p>Refer to Mitigation Measure HYD-8 and LU-1. No additional mitigation is necessary.</p>
<p><b>Impact 4.9-9: Flooding Risk</b>            Would the project expose people</p>	<p>Less than Significant with</p>	<p>Refer to Mitigation Measure HYD-8 and LU-1. No additional mitigation is necessary.</p>



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or structures to a significant risk of loss, injury, or death involving flooding, including flooding as a result of the failure of a levee or dam (dam inundation area)?	Mitigation	
<b>Impact 4.9-10: Seiche, Tsunami, or Mudflow</b> Would the project be inundated by seiche, tsunami, or mudflow?	No Impact	No additional mitigation is necessary.
<b>Cumulative Impacts</b> Would the project result in cumulative impacts associated with implementation of the Wine Country Community Plan?	Less than Significant with Mitigation	No additional mitigation is necessary.
<b>Land Use and Relevant Planning</b>		
<b>Impact 4.10-1: Divide a Community</b> Would the project physically divide an established community?	Less than Significant	No additional mitigation is necessary.
<b>Impact 4.10-2: Plan Consistency</b> Would the project conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	Less than Significant with Mitigation	<b>LU-1</b> All implementing projects (ministerial and discretionary) within the Project boundary shall be required to: <ul style="list-style-type: none"> <li>• Apply for and obtain a Change of Zone (CZ) to benefit from the implementing zones of the Wine Country Policy Area. As part of the review process, the County shall conduct a project-specific CEQA analysis for the CZ Application. Depending upon the location of the implementing project, Planning staff shall require the project proponent to conduct the necessary studies (e.g., Archeology, Geology, Biology, Hydrology, etc.). Depending upon the findings of those studies, Planning staff shall recommend that a restrictive zoning classification (such as an open space zone) be placed on areas where sensitive resources require protection.</li> <li>• Apply for and obtain the necessary grading permit. Such grading permit shall go through the appropriate environmental analysis and identify the necessary mitigations, if any (e.g., cultural monitoring during grading, biological restoration,</li> </ul>





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		<p>etc.), prior to approval of the grading permit.</p> <ul style="list-style-type: none"> <li>Apply for and obtain the necessary building permit. The County shall ensure the necessary reviews of building permits by the Riverside County Flood Control and Water Conservation District (RCFCWCD), Environmental Programs Division (EPD), County Archeologist, County Geologist, etc.</li> </ul>
<p><b>Impact 4.10-3: Habitat Plan Consistency</b></p> <p>Would the project conflict with any applicable habitat conservation plan or natural community conservation plan?</p>	<p>Less than Significant with Mitigation</p>	<p>Refer to Mitigation Measure LU-1 above.</p>
<p><b>Cumulative Impacts</b></p> <p>Would implementation of the proposed Wine Country Community Plan result in cumulative impacts?</p>	<p>Less than Significant</p>	<p>No additional mitigation is necessary.</p>
<p><b>Mineral Resources</b></p>		
<p><b>Impact 4.3-1: Loss of Availability of Known Mineral Resources</b></p> <p>Would the project result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?</p>	<p>Less than Significant with Mitigation</p>	<p><b>MIN-1</b> Pursuant to Public Resources Code, the Surface Mining and Reclamation Act, Chapter 9, Article 4, Section 2762(e), prior to approval of a future implementing project on lands classified by the State Geologist as MRZ-3, the County Geologist shall make a site-specific determination as to the site’s potential to contain or yield important or significant mineral resources of value to the region and the residents of the State of California.</p> <ul style="list-style-type: none"> <li>If it is determined by the County Geologist that lands classified as MRZ-3 have the potential to yield significant mineral resources which may be of “regional or statewide significance” and the proposed use is considered “incompatible” (as defined by Section 3675 of Title 14, Article 6 of the California Code of Regulations) and could threaten the potential to extract said minerals, the project proponent shall prepare an evaluation of the area in order to ascertain the significance of the mineral deposit located therein. This site-specific mineral resources study shall be performed to, at a minimum, document the site’s known or inferred geological conditions; describe the existing levels of</li> </ul>



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		<p>development on or near the site which might preclude mining as a viable adjacent use; and analyze the State standards for designating land as having “regional or Statewide significant” under the Surface Mining and Reclamation Act. The results of such evaluation shall be transmitted to the State Geologist and the State Mining and Geological Board (SMGB).</p> <ul style="list-style-type: none"> <li>Should significant mineral resources be identified, future implementing projects shall either avoid said resource or shall incorporate appropriate findings subject to a site-specific discretionary review and CEQA process.</li> </ul>
<p><b>Cumulative Impacts</b> Would the project result in cumulative impacts associated with implementation of the Wine Country Community Plan?</p>	<p>Less than Significant with Mitigation</p>	<p>Refer to Mitigation Measure MIN-1 above. No additional mitigation is necessary.</p>
<p><b>Noise</b></p>		
<p><b>Impact 4.12-1: Temporary Noise Increases</b> Would the project result in a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?</p>	<p>Less than Significant with Mitigation</p>	<p><b>NOI-1</b> All implementing projects shall comply with the following noise reduction measures during grading and building activities:</p> <ul style="list-style-type: none"> <li>If construction occurs within one-quarter mile of an inhabited dwelling, construction activities shall be limited to the daytime hours of 6:00 a.m. to 6:00 p.m. during the months of June through September, and to 7:00 a.m. to 6:00 p.m. during the months of October through May.</li> <li>To minimize noise from idling engines, all vehicles and construction equipment shall be prohibited from idling in excess of three minutes when not in use.</li> <li>Best efforts should be made to locate stockpiling and/or vehicle staging area as far as practicable from existing residential dwellings.</li> <li>Equipment and trucks shall utilize the best available noise control techniques (e.g., improved mufflers, equipment redesign, use of intake silencers, ducts, engine enclosures, and acoustically-attenuating shields or shrouds, wherever feasible).</li> <li>Impact tools (e.g., jack hammers, pavement breakers, and rock drills) shall be hydraulically or electronically powered wherever possible to avoid</li> </ul>



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		<p>noise associated with compressed air exhaust from pneumatically powered tools. However, where use of pneumatic tools is unavoidable, an exhaust muffler shall be used; this muffler can lower noise levels from the exhaust by up to about ten dBA. External jackets on the tools themselves shall be used where feasible, and this could achieve a reduction of five dBA. Quieter procedures shall be used, such as drills rather than impact equipment, whenever feasible.</p> <ul style="list-style-type: none"> <li>Stationary construction noise sources shall be located as far from adjacent receptors as possible, and they shall be muffled and incorporate insulation barriers, or other measures to the extent feasible.</li> </ul> <p><b>NOI-2</b> Implementing project proponents shall submit a list of measures to respond to and track complaints pertaining to construction noise, ongoing throughout demolition, grading, and/or construction. These measures may include the following:</p> <ul style="list-style-type: none"> <li>A sign posted on-site pertaining the permitted construction days and hours and complaint procedures and who to notify in the event of a problem. The sign may also include a listing of both the County and construction contractor's telephone numbers (during regular construction hours and off-hours); and</li> <li>A pre-construction meeting may be held with the job inspectors and the general contractor/on-site project manager to confirm that noise measures and practices (including construction hours, neighborhood notification, posted signs, etc.) are completed.</li> </ul>
<p><b>Impact 4.12-2: Permanent Noise Increases</b></p> <p>Would the project result in a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?</p>	<p>Potentially Significant Impact</p>	<p>Unavoidable impact.</p> <p><b>NOI-3</b> All implementing projects involving a new winery or expansion of an existing winery shall be reviewed by the Riverside County Office of Industrial Hygiene and include at least the following conditions:</p> <ul style="list-style-type: none"> <li>The hours of operation for tasting rooms associated with wineries shall be limited to 9:00 a.m. to 7:00 p.m. Monday through Sunday in the Wine Country - Winery District and 10:00 a.m. to 6:00 p.m. Monday through Sunday in the Wine Country - Equestrian</li> </ul>

Impact Statement	Significance	Mitigation Measure
		<p>and Residential Districts.</p> <ul style="list-style-type: none"> <li>• Mechanical equipments including but not limited to, de-stemming, crushing, and refrigeration equipment shall be enclosed or shielded for noise attenuation. Alternatively, the proponent may submit a Noise Study prepared by a qualified acoustical analyst that demonstrates that the unenclosed/unshielded equipment would not exceed the County’s allowable noise levels.</li> <li>• The hours of operation for shipping facilities associated with wineries shall be limited to 9:00 a.m. to 7:00 p.m. Monday through Sunday in the Wine Country - Winery District and 10:00 a.m. to 6:00 p.m. Monday through Sunday in the Wine Country - Equestrian and Residential Districts.</li> <li>• Shipping facilities and parking areas which abut residential parcels shall be located away from sensitive land uses and be designed to minimize potential noise impacts upon nearby sensitive land uses.</li> <li>• Site-specific noise-attenuating features such as hills, berms, setbacks, block walls, or other measures shall be considered for noise attenuation in noise-producing areas of future wineries including, but not limited to, locations of mechanical equipment, locations of shipping facilities, access, and parking areas.</li> </ul> <p><b>NOI-4</b> All implementing projects involving a special occasion facility shall be required to conduct a noise study prior to its approval. Similarly, all implementing projects involving an outdoor special occasion facility shall be required to conduct an acoustical analysis (that shows the noise contours outside the property boundary) prior to its approval.</p> <ul style="list-style-type: none"> <li>• The said noise study or acoustical analysis shall be submitted to the Office of Industrial Hygiene for review and comments.</li> <li>• Based on those comments, the implementing project shall be conditioned to mitigate noise impacts to the applicable County noise standards through site design and buildings techniques.</li> <li>• Prior to the issuance of any building permit for the special occasion facility, those noise mitigation</li> </ul>





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		<p>measures shall have received the necessary permits from Building and Safety Department.</p> <ul style="list-style-type: none"> <li>• Prior to issuance of occupancy permit for the special occasion facility, those noise mitigation measures shall be constructed/implemented.</li> </ul> <p><b>NOI-5</b> All implementing projects involving a special occasion facility shall be reviewed by the Riverside County Office of Industrial Hygiene and include at least the following conditions:</p> <ul style="list-style-type: none"> <li>• All special event vendors (e.g. DJs, musical bands, etc.) shall be notified regarding noise conditions of approval .</li> <li>• Outdoor special events and associated audio equipment, sound amplifying equipment, and/or performance of live music shall be limited to the hours of 8:00 a.m. to 10:00 p.m. Monday through Sunday.</li> <li>• Noise levels shall be kept below levels prescribed in the County’s General Plan Noise Element and County noise Ordinances No. 847 by using a decibel-measuring device to measure music sound levels when amplified music is used.</li> <li>• Clean-up activities associated with special events shall terminate no later than midnight.</li> <li>• Outdoor speakers for all scheduled events shall be oriented toward the center of the property and away from adjoining land uses.</li> <li>• Padding/carpeting shall be installed under music speakers for early absorption of music.</li> </ul> <p><b>NOI-6</b> All implementing projects involving a special occasion facility shall include at least the following conditions to ensure proper enforcement of the County Ordinances and project conditions:</p> <ul style="list-style-type: none"> <li>• After issuance of two Code Violation Notices for excessive noise, noise measurements shall be performed by the Office of Industrial Hygiene for every event at the property line, to determine if the Noise Ordinance and project conditions are being followed during the special events.</li> <li>• If violations of the Noise Ordinance or project conditions are found, the County shall reconsider allowed hours of operation, number of guests,</li> </ul>



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		<p>amount of special events per year, or approval of the specific facility.</p> <ul style="list-style-type: none"> <li>The proponents shall be required to pay fees assessed per the Department's hourly rate pursuant to Ordinance No. 671.</li> </ul>
<p><b>Impact 4.12-3: Local Noise Standards</b></p> <p>Would the project expose persons to or result in the generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?</p>	<p>Potentially Significant Impact</p>	<p>Unavoidable impact. Refer to Mitigation Measures NOI-1 through NOI-6, above.</p>
<p><b>Impact 4.12-4: Groundborne Noise and Vibration</b></p> <p>Would the project result in the exposure of persons to or generation excessive ground-borne vibration or ground-borne noise levels?</p>	<p>Less than Significant with Mitigation</p>	<p><b>NOI-7</b> Prior to the issuance of each grading permit, all implementing projects shall demonstrate compliance with the following measures to reduce the potential for human annoyance and architectural/structural damage resulting from elevated groundborne noise and vibration levels:</p> <ul style="list-style-type: none"> <li>Pile driving within a 50-foot radius of occupied units or historic or potentially historic structures shall utilize alternative installation methods where possible (e.g., pile cushioning, jetting, pre-drilling, cast-in-place systems, resonance-free vibratory pile drivers).</li> <li>If no alternative to pile driving is deemed feasible, the preexisting condition of all designated historic buildings within a 50-foot radius of proposed construction activities shall be evaluated during a preconstruction survey. The preconstruction survey shall determine conditions that exist before construction begins for use in evaluating damage caused by construction activities. Fixtures and finishes within a 50-foot radius of construction activities susceptible to damage shall be documented (photographically and in writing) prior to construction. All damage shall be repaired back to its preexisting condition.</li> <li>Vibration monitoring shall be conducted prior to and during pile driving operations occurring within 100 feet of the historic structures. Every attempt shall be made to limit construction-generated</li> </ul>






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		vibration levels during pile driving and impact activities in the vicinity of the historic structures.
<p><b>Cumulative Impacts</b></p> <p>Would the project result in cumulative impacts associated with implementation of the Wine Country Community Plan?</p>	Potentially Significant Impact	Unavoidable impact. Refer to Mitigation Measures NOI-1 through NOI-7, above.
<b>Public Services, Recreation, and Utilities</b>		
<p><b>Impact 4.13-1: Law Enforcement</b></p> <p>Would the Project result in substantial adverse physical impacts associated with the provision of new or physically altered law enforcement facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives?</p>	Less than Significant	No additional mitigation is necessary.
<p><b>Impact 4.13-2: Fire Protection Services</b></p> <p>Would the Project result in substantial adverse physical impacts associated with the provision of new or physically altered fire protection facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives?</p>	Potentially Significant Impact	<p>Unavoidable impact.</p> <p><b>PSU FIRE - 1</b> All implementing projects requiring a traffic impact analysis (TIA) shall analyze the project-related traffic's impact on emergency service response times. Implementing projects shall participate in a land acquisition and fire facility construction program, as necessary, to ensure adequate response times, as determined by the Riverside County Fire Department (RCFD).</p> <p><b>PSU FIRE - 2</b> All implementing projects shall participate in a fire mitigation fee program pursuant to County Ordinance No. 659, <i>Development Impact Fees</i>, which would allow one-time capital improvements such as land and equipment purchases (e.g., fire suppression equipment) and construction development.</p> <p><b>PSU FIRE - 3</b> Prior to the approval of any implementing project for lands adjacent to open space areas, a fire protection/vegetation management plan (fuel modification plan) shall be submitted to the Fire Department for review and approval. Provision shall be made as part of the development entitlement</p>

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		<p>process for a Home Owners Association (HOA) or other appropriate management entity to be responsible for maintaining the elements of the plan, including the power to assess HOA fees or other fees required to fund the maintenance activity.</p> <p><b>PSU FIRE - 4</b> Flag lots will not be permitted without adequate secondary access or alternative measures as deemed appropriate by the Fire Chief.</p> <p><b>PSU FIRE - 5</b> For those residential areas planned for rural residential estate lots, the proponent of the implementing project shall ensure the construction of water lines and hydrants (and maintain sufficient water pressure) per current applicable fire code to ensure adequate fire protection.</p>
<p><b>Impact 4.5-3: Public Education</b></p> <p>Would the Project result in substantial adverse physical impacts associated with the provision of new or physically altered school facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives?</p>	<p>Less than Significant</p>	<p>No additional mitigation is necessary.</p>
<p><b>Impact 4.13-4: Libraries</b></p> <p>Would the Project result in substantial adverse physical impacts associated with the provision of new or physically altered library facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives?</p>	<p>Potentially Significant Impact</p>	<p>Unavoidable impacts. No mitigation proposed.</p>
<p><b>Impact 4.13-5: Parks and Recreation</b></p> <p>Would the Project increase the</p>	<p>Less than Significant with</p>	<p><b>PSU REC-1</b> All implementing projects within the Project area shall participate in any future trails phasing and financing plan being developed by the County.</p>



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<p>use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?</p>	<p>Mitigation</p>	<p><b>PSU REC-2</b> Prior to the approval of any implementing project within the Project area, a park and recreational facilities dedication plan or fee-in-lieu shall be submitted to the County Regional Recreation and Parks District for review and approval. This includes at minimum the “half-width” dedication of trail right-of-way (ROW) for any trails bordering a proposed implementing project, and full dedication and/or construction of trails traversing a proposed implementing project. Where private recreational facilities are proposed, provision shall be made as part of the development entitlement process for a HOA or other appropriate management entity to be responsible for maintaining the elements of the plan, including the power to assess HOA fees or other fees required to fund the maintenance activity.</p> <p><b>PSU REC-3</b> To the extent feasible, the County Regional Recreation and Park District should work to negotiate joint use agreements with the Temecula Valley Unified School District for the joint use of school recreational facilities including playing fields, to contribute to the supply of public parks located within reach of residents of the Project area.</p>
<p><b>Impact 4.13-6: Water and Water Supply</b></p> <p>Would the Project have sufficient water supplies available to serve the project with existing entitlements and resources or are new or expanded entitlements needed?</p> <p>Or</p> <p>Would the Project require or result in the construction of new water treatment facilities or the expansion of existing facilities, the construction of which could cause significant environmental effects?</p>	<p>Less than Significant with Mitigation</p>	<p><b>PSU WATER-1</b> All implementing projects shall be required to use graywater as a water conserving system (Riverside County Policy OS 2.1).</p> <p><b>PSU WATER-2</b> All implementing projects shall be required to use California-friendly, drought-resistant landscaping and landscape irrigation improvements consistent with County Ordinance No. 859 and Riverside County Policy OS 2.3 in consideration of Rancho California Water District Budget Based Tiered Rate Program.</p> <p><b>PSU WATER-3</b> All implementing projects shall be required to use graywater advanced water conservation pursuant to the intent of Riverside County Policy OS 2.5 through implementation of at least the following best management practices:</p> <ul style="list-style-type: none"> <li>• Irrigation systems shall be designed, maintained, and managed to meet or exceed an irrigation system efficiency of 80%.</li> <li>• The capacity of the irrigation system shall not exceed peak system capacity to meet crop-specific water requirements, water meter capacity, and</li> </ul>



Impact Statement	Significance	Mitigation Measure
		<p>backflow preventer device capacity.</p> <ul style="list-style-type: none"> <li>• Irrigation systems shall be designed to prevent runoff, overspray, and low-head drainage.</li> <li>• Irrigation systems shall be designed to ensure the dynamic pressure at each emission device is within the manufacturers recommended pressure range for optimum performance.</li> <li>• Irrigation systems shall be designed to include a device(s), which provides site-specific soil moisture and/or evapotranspiration data that can be used to schedule irrigation events effectively.</li> <li>• Care shall be taken to design irrigation systems so that irrigation blocks are contained within areas of uniform soil texture and solar orientation.</li> <li>• Irrigation shall be scheduled to apply water at or below crop-specific water requirements.</li> <li>• Crops with different water needs shall be irrigated separately.</li> </ul>
<p><b>Impact 4.13-7: Wastewater</b></p> <p>Would the project require or result in the construction of new wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?</p> <p>Or</p> <p>Would the project result in a determination by the wastewater treatment provider, which serves or may serve the project that it has adequate capacity to serve the project’s projected demand in addition to the providers existing commitments?</p>	<p>Less than Significant with Mitigation</p>	<p>Refer to Mitigation Measure HYD-2 above.</p> <p><b>PSU SEWER-1</b> Interim to sewer services in this region, all implementing projects proposed for construction in the Project area shall provide onsite wastewater treatment to meet compliance with the Basin Plan Groundwater Quality Objectives, as well as, additional conditions for salinity management to the satisfaction of the County Department of Environmental Health and the San Diego Regional Water Quality Control Board (SDRWQCB).</p> <p><b>PSU SEWER-2</b> All implementing projects shall make a fair share contribution toward proposed sewer improvements, as set forth in the phasing and financing plan being developed by EMWD. In addition, all implementing projects shall be responsible for extending sewer lines from available trunk lines as a condition of approval for the project.</p>
 <p><b>Impact 4.13-8: Solid Waste</b></p> <p>Would the project be served by a landfill with sufficient permitted capacity to accommodate the project’s solid waste disposal needs?</p>	<p>Less than Significant with Mitigation</p>	<p><b>PSU WASTE-1</b> All implementing project proponents shall make every effort feasible to recycle, reuse, and/or reduce the amount of construction and demolition materials (i.e., concrete, asphalt, wood, etc.) generated by implementing projects of the Project that would otherwise be taken to a landfill. This diversion of waste must exceed a 50 percent reduction by weight. The</p>





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		<p>project shall complete the Riverside County Waste Management Department Construction and Demolition Waste Diversion Program Form B or and Form C process as evidence to ensure compliance. Form B (Recycling Plan) must be submitted and approved by the Riverside County Waste Management Department and provided to the Department of Building and Safety prior to the issuance of building permits. Form C (Reporting Form) must be approved by the Riverside County Waste Management Department and submitted to the Department of Building and Safety prior to the issuance of certificate of occupancy/final inspection.</p> <p><b>PSU WASTE-2</b> All implementing project proponents shall dispose of any hazardous wastes, including paint, used during construction and grading at a licensed facility in accordance with local, state, and federal guidelines.</p> <p><b>PSU WASTE-3</b> All implementing projects with a residential Homeowners Association (HOA) shall establish green waste recycling through its yard maintenance or waste hauling contracts. Green waste recycling includes such things as grass recycling (where lawn clippings from a mulching-type mower are left on the lawn) and on- or off-site composting. This measure shall be implemented to reduce green waste going to landfills. If such services are not available through the yard maintenance or waste haulers in the area, the implementing project’s HOA shall provide individual homeowners with information about ways to recycle green waste individually and collectively and provisions shall be included in the CC&amp;R’s.</p> <p><b>PSU WASTE-4</b> Prior to issuance of Building Permits for any commercial or agricultural facilities, clearance from the Riverside County Waste Management Department is needed to verify compliance with California Solid Waste Reuse and Recycling Act of 1991 (AB 1327), which requires the local jurisdiction to require adequate areas for collecting and loading recyclable materials.</p> <p><b>PSU WASTE-5</b> Prior to implementing project approval, applicant(s) shall submit for review and approval landscape plans that provide for the use of xeriscape landscaping to the extent feasible and consistent with</p>



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		the Temecula Valley Wine Country Community Plan Design Guidelines and provide for the use of drought tolerant low maintenance vegetation in all landscaped areas of the Project.
<p><b>Cumulative Impacts</b></p> <p>Would the project result in cumulative impacts associated with implementation of the Wine Country Community Plan?</p>	Potentially Significant Impact	Unavoidable impact. Refer to Mitigation Measures PSU FIRE 1 through 3; PSU REC 1 through 3; PSU WATER 1 through 3; PSU SEWER 1 through 2; and PSU WASTE 1 through 5; above.
<b>Traffic and Circulation</b>		
<p><b>Impact 4.15-1: Conflict with an Applicable Plan, Ordinance, or Policy</b></p> <p>Would the project conflict with an applicable plan, ordinance, or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?</p>	Potentially Significant Impact	Unavoidable impact. Refer to mitigation measures TRF-1 through TRF-3, below.
<p><b>Impact 4.15-2: Conflict with Congestion Management Program</b></p> <p>Would the project 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?</p>	Potentially Significant Impact	<p>Unavoidable impact.</p> <p><b>TRF-1</b> Proposed implementing projects within the Project area shall be required to complete a comprehensive transportation impact assessment consistent with County Transportation Impact Analysis (TIA) guidelines. To be consistent with the Project, all analyses shall utilize the Wine Country Traffic Demand Forecasting (TDF) model to forecast cumulative impacts associated with the implementing projects.</p> <p><b>TRF-2</b> The County shall require wineries and equestrian facilities to prepare a Traffic Management Plan (TMP) for County’s review and approval for large special events, including but not limited to weddings, concerts,</p>

Impact Statement	Significance	Mitigation Measure
		<p>festivals, and equestrian events. The TMP shall provide detail such as traffic management strategies (such as traffic coordinators, event signage, staggered arrival/departure times, etc) for events that cause a substantial increase of vehicles entering or exiting the Project during a small period of time. The TMP may also be required to include parking strategies to aid traffic management such as a drop-off/pick-up zone and/or offsite shuttle arrangements, including potential use of the City of Temecula’s old town parking structure on Main Street.</p> <p><b>TRF-3</b> The County shall implement a Traffic Impact Fee (TIF) Program for the Project area. This Program shall collect fair share contributions toward identified mitigation measures (as outlined in the <i>WCP Fair Share and Phasing Assessment</i> conducted by Fehr and Peers) within the Project area and within the City of Temecula, and the County shall enter into an agreement with the City of Temecula to implement the identified improvements. Implementing projects shall also make fair share contributions to revise the Adaptive Traffic Signal Timing Program through the above-mentioned TIF as well, for those intersection locations that would experience improved levels of service with implementation of this Program. In addition, implementing projects shall also make fair share contributions for the Transportation Uniform Mitigation Fee (TUMF) Program for those facilities that are eligible for improvements through the TUMF Program.</p> <p>Although participation in these Programs would reduce the impacts to most locations to a less than significant level, some measures are considered infeasible, and the impact would remain significant and unavoidable. The specific locations, impact levels, identified improvements, and basis for those locations that would experience significant and unavoidable impacts, are described below.</p> <p><u>Roadways</u></p> <p>Impacts to the following roadways would be less than significant following implementation of the identified improvements:</p> <ul style="list-style-type: none"> <li>• Anza Road south of Rancho California Road (widen</li> </ul>



Impact Statement	Significance	Mitigation Measure
		<p>from two to four lanes)</p> <p>The following roadway segment improvements are also recommended; however, these were found to be potentially infeasible as discussed above in Impact 4.14-2, and therefore, impact levels would remain significant and unavoidable:</p> <ul style="list-style-type: none"> <li>• Rancho California Road West of Anza (widen from two to four lanes); however, widening would be inconsistent with policy and plan direction for the Project.</li> <li>• Rancho California Road East of Anza (widen from two to four lanes); however, widening would be inconsistent with policy and plan direction for the Project.</li> <li>• I-15 from south of SR-79 to north of Rancho California Road (freeway expansion); however, remaining funding has not yet been identified and there is limited right-of-way in the corridor for freeway expansion.</li> <li>• I-15 Freeway ramps to Rancho California (northbound on and off ramps/southbound off ramp); however, the remaining funding has not yet been identified and there is limited right-of-way in the corridor for ramp expansion.</li> </ul> <p><u>Intersections</u></p> <p>Impacts to the following intersections would be less than significant following implementation of the identified improvements:</p> <ul style="list-style-type: none"> <li>• Winchester Road at Ynez Road (optimize cycle length and signal timing splits)</li> <li>• Temecula Parkway at I-15 Southbound Ramps (optimize cycle length and signal timing splits for LOS D, and add second southbound left- and right-turn lanes for LOS C)</li> <li>• Margarita Road at Rancho Vista Road (add a second westbound through lane)</li> <li>• Margarita Road at Pauba Road (add a second westbound through lane)</li> <li>• Butterfield Stage Road at La Serena Way (install a traffic signal)</li> <li>• Butterfield Stage Road at Rancho California Road (install a large roundabout, two to three lanes per</li> </ul>





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Impact Statement	Significance	Mitigation Measure
		<p>approach with bypass right-turn lanes, or widen intersection)</p> <ul style="list-style-type: none"> <li>• Butterfield Stage Road at Rancho Vista Road (install traffic signal)</li> <li>• Butterfield Stage Road at Pauba Road (optimize signal timings)</li> <li>• Butterfield Stage Road at Temecula Parkway (re-stripe the southbound approach to include two left-turn lanes, add a westbound right-turn lane with overlap right-turn phase)</li> <li>• La Serena Way at Rancho California Road (install a two-lane roundabout)</li> <li>• Calle Contento at Rancho California Road (install a two-lane roundabout)</li> <li>• Anza Road at Borel Road (future) (install a traffic signal)</li> <li>• Anza Road at Buck Road (future) (install traffic signal)</li> <li>• Anza Road at Rancho California Road (install a large roundabout with a minimum of two lanes on each approach)</li> <li>• Anza Road at Madera de Playa (install a traffic signal and widen the intersection)</li> <li>• Anza Road at Pauba Road (install a traffic signal and widen the intersection)</li> <li>• Anza Road at De Portola Road (install a traffic signal and widen the intersection)</li> <li>• Anza Road at Temecula Parkway (install a traffic signal and widen the intersection)</li> <li>• Rancho California Road at Camino del Vino (install a traffic signal and add a southbound left-turn lane, or install a single-lane roundabout)</li> <li>• Rancho California Road at Monte De Oro (install a two-lane roundabout)</li> </ul> <p>The following intersection improvements are also recommended; however, these were found to be potentially infeasible as discussed above in Impact 4.14-2, and therefore, impact levels would remain significant and unavoidable:</p> <ul style="list-style-type: none"> <li>• Winchester Road at Nicolas Road (widen Winchester Road to an 8-lane facility; add a second southbound left-turn lane; add a northbound and southbound dedicated right-turn lane; and provide an overlap right-turn phase for the northbound and</li> </ul>



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Impact Statement	Significance	Mitigation Measure
		<p>westbound right-turn movements); however, there is development on all four quadrants of this intersection which limits the ability to widen the roadway.</p> <ul style="list-style-type: none"> <li>• Rancho California Road at Ynez Road (two left-turn lanes, three through lanes and a right-turn lane at the northbound approach; two left-turn lanes, three through lanes and dual right-turn lanes [with overlap right-turn phasing] at the southbound and westbound approaches; and three left-turn lanes, three through lanes and a right-turn lane [with overlap right-turn phasing] at the eastbound approach); however, there is development on all four quadrants of this intersection resulting in limited right-of-way, and the improvements would encroach onto the adjacent pond/park on the southwest quadrant.</li> <li>• Winchester Road at I-15 Northbound Ramps (signal modifications to allow “free” westbound right-turn movement; and add a second dedicated northbound right-turn lane); however, the remaining funding outside of the TIF has not been guaranteed. In addition, this ramp is controlled by Caltrans and is in the City of Temecula; as such, the County cannot guarantee implementation of this improvement.</li> <li>• Margarita Road at Rancho California Road (add two left-turn lanes, two through lanes and a dedicated right-turn lane); however, this intersection is controlled by the City of Temecula and the County cannot guarantee implementation of this improvement.</li> <li>• Los Caballos Road at Temecula Parkway (install a traffic signal); however, given the rural nature of this area, this intersection will remain unsignalized in the future.</li> <li>• Camino del Vino at Glen Oaks Road (install a traffic signal); however, given the rural nature of this area, this intersection will remain unsignalized in the future.</li> <li>• Camino del Vino at Monte De Oro (install a traffic signal); however, given the rural nature of this area, this intersection will remain unsignalized in the future.</li> <li>• De Portola Road at Pauba Road (install a traffic</li> </ul>



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Impact Statement	Significance	Mitigation Measure
		<p>signal); however, given the rural nature of this area, this intersection will remain unsignalized in the future.</p> <ul style="list-style-type: none"> <li>Pauba Road at Temecula Parkway (install a traffic signal); however, given the rural nature of this area, this intersection will remain unsignalized in the future.</li> </ul>
<p><b>Impact 4.15-3: Air Traffic Patterns</b></p> <p>Would the project result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?</p>	<p>Less than Significant</p>	<p>No additional mitigation is necessary.</p>
<p><b>Impact 4.15-4: Design Features</b></p> <p>Would the project substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?</p>	<p>Less than Significant with Mitigation</p>	<p><b>TRF-4</b> All future transportation related improvements in the Project area shall be consistent with the County ordinances (i.e. Ordinance No. 348, 460, 461, 499, 512, 585 etc.) and the Project (i.e., revised SWAP Figure 7 – Circulation Network, development standards of the implementing zones, Temecula Valley Wine Country Design Guidelines, etc.). All implementing project designs, including site access points, turning lanes, etc. shall be reviewed by the County Transportation Department staff to determine that proposals are consistent with appropriate design standards.</p>
<p><b>Impact 4.15-5: Emergency Access</b></p> <p>Would the project result in inadequate emergency access?</p>	<p>Less than Significant with Mitigation</p>	<p><b>TRF-5</b> All implementing projects in the Project area shall be reviewed by appropriate emergency services personnel to ensure adequate emergency access is provided, as part of the County’s discretionary application review process.</p>
<p><b>Impact 4.15-6: Public Transit</b></p> <p>Would the project conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance of safety of such facilities?</p>	<p>Less than Significant with Mitigation</p>	<p>No additional mitigation is necessary.</p>



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Impact Statement	Significance	Mitigation Measure
<b>Cumulative Impacts</b>  Would the project result in cumulative impacts associated with implementation of the Wine Country Community Plan?	Potentially Significant Impact	Unavoidable impact.



## 1.6 SIGNIFICANT AND UNAVOIDABLE ENVIRONMENTAL IMPACTS

While the specific mitigation measures summarized above would reduce the level of many significant impacts to a less than significant level, the Draft EIR identified the following areas where, after implementation of feasible mitigation, the Project may nonetheless result in impacts which cannot be fully mitigated. Various benefits would accrue from implementation of the Project, which must be weighed against the potential adverse effects of Project implementation in deciding whether to approve the Project. These potential benefits will be set forth in a “Statement of Overriding Considerations”, which is required by CEQA prior to approving a project with unavoidable significant impacts. In addition, as discussed in the Draft EIR, the proposed “Project”, while representing a substantial increase in new development compared to existing conditions, it is considerably less dense than currently allowed in the County’s General Plan Policies and zoning classifications.

### PROJECT IMPACTS

#### Agricultural and Forestry Resources

While the Project policies and implementing zoning classifications would increase the acreage of designated Agricultural land uses and may in turn increase the acreage of agricultural uses, it is possible that implementing project sites could be located on Prime Farmland (or another designation indicating agricultural suitability) and would allow development of up to 25 percent of the total Project area based on proposed Policy SWAP 1.2 which allows up to 25 percent of a subject site to be developed with winery and other associated facilities (e.g., delicatessens, tasting rooms, special event facilities, etc.).

Additionally, under the Project, active agricultural land would be allowed to convert 25 percent of its land to non-agricultural uses. Therefore, the Project could convert agriculturally suitable farmland, such as Prime Farmland, and active agricultural land to non-agricultural uses. As such, this potential conversion would generate a significant, unavoidable impact on agricultural resources.

#### Air Quality

Unavoidable significant impacts have been identified for Project-level and cumulative air quality impacts related to construction and operations activities (i.e., stationary and mobile source emissions) as well as air quality impacts on sensitive receptors.

#### Greenhouse Gas Emissions

Implementation and compliance with the County’s policies will ensure that impacts from GHG emissions are minimized. However, construction and operation of implementing projects would create an increase in GHG emissions that are above South Coast Air Quality Management District’s (SCAQMD) draft mass emission thresholds and CARB’s per capita threshold.

Compliance with proposed County of Riverside SWAP policies will ensure consistency with the numeric GHG-reduction goals of AB 32 and be consistent with promulgated plans, policies, and regulations governing the reduction of GHG emissions. Because these features and measures would meaningfully reduce Project GHG emissions and are consistent with the state and local goals, the Project is supportive of the State’s goals regarding global climate change. However, Project impacts to global climate change, both at the Project level and cumulative level, are still potentially significant and unavoidable, due to the overall increase in emissions as compared to existing conditions.

## **Noise**

Given that it is not possible to predict the specific nature, frequency or location of all of the wineries or all of the special events, some stationary source activity may still represent unacceptable noise exposure within the Wine Country, particularly for existing sensitive receptors. This unavoidable impact will be reduced through compliance with policies, ordinances and Mitigation Measures NOI-1 through NOI-6 noted above, and will be implemented by the County on a project-by-project basis.

In addition, due to the amount of traffic trips that would be generated in association with the proposed permitted land uses, mobile source noise impacts would be significant and unavoidable.

## **Public Services and Utilities**

### *Fire Protection Services*

Implementation of the Project would have a cumulative adverse impact on the Fire Department's ability to provide an acceptable level of service. Impacts include an increased number of emergency and public service calls and a decreased level of service due to the increased presence of structures, traffic, and population (including transient tourists).

The availability of sufficient funding to equip and staff new facilities may not be available over the long term and the ability of the Department to negotiate for adequate funding for either construction or long-term staffing with individual developers is uncertain. Accordingly, even with the implementation of the proposed mitigation, the Project could result in an indirect, cumulatively considerable contribution to a potentially significant cumulative impact.

### *Libraries*

Based on the current Riverside County standard, there are insufficient library facilities available to provide the targeted level of service to the Project area and the balance of the service area of the two existing libraries in the Temecula area. Therefore, implementing projects within the Project area would make an indirect but cumulatively considerable contribution to that existing deficiency, resulting in a potentially significant cumulative impact on library facilities and services.

## **Traffic**

The Project would generally improve operations compared to the adopted General Plan; however, long-term operational traffic resulting from operation of the Project would still contribute to a potentially significant and unavoidable impact related to degradation of levels of service in the Project area.

The Project would contribute a fair share contribution toward improving affected roadway segments and intersections through a Community Facilities District (CFD) financing plan, as well as a fair share contribution, which would allow the segments and intersections to operate at acceptable levels of service. However, since some segments and/or intersections are controlled by the City of Temecula, the Pechanga Band of Luiseño Indians and/or Caltrans, the County cannot guarantee implementation of the identified improvements. In addition, remaining funding outside the CFD has not been guaranteed and there is limited right-of-way to facilitate freeway and ramp expansion. Therefore, the levels of service impacts are considered potentially significant and unavoidable.



### **Growth-inducing Impact**

The Project will allow for various onsite and offsite infrastructure improvements that could remove impediments to growth and/or provide for additional capacity. The Project could also result in direct job growth through increased employment opportunities as a result of the proposed update of the existing Southwest Area Plan (SWAP) and other elements of the General Plan. Due to its size, its incremental implementation, its impact on infrastructure, and the potential direct and indirect economic growth associated with it, the Project would be viewed as growth-inducing pursuant to CEQA.

## **CUMULATIVE IMPACTS**

### **Air Quality**

Unavoidable significant impacts have been identified for Project-level and cumulative air quality impacts related to construction and operations activities (i.e., stationary and mobile source emissions) as well as air quality impacts on sensitive receptors. If the County of Riverside approves the Project, the County shall be required to adopt findings of fact in accordance with Section 15091 of the CEQA Guidelines, as well as adopt a Statement of Overriding Considerations in accordance with Section 15093 of the CEQA Guidelines.

### **Greenhouse Gases**

Implementation and compliance with the County's policies will ensure that impacts from GHG emissions are minimized. However, construction and operation of implementing projects would create an increase in GHG emissions that are above SCAQMD's draft mass emission thresholds and CARB's per capita threshold. Compliance with proposed County of Riverside SWAP policies will ensure consistency with the numeric GHG-reduction goals of AB 32 and be consistent with promulgated plans, policies, and regulations governing the reduction of GHG emissions. Because these features and measures would meaningfully reduce Project GHG emissions and are consistent with the state and local goals, the Project is supportive of the State's goals regarding global climate change. However, Project impacts to global climate change, both at the Project level and cumulative level, are still potentially significant and unavoidable, due to the overall increase in emissions as compared to existing conditions.

### **Noise**

Buildout of the Project would result in potential cumulative noise level increases along major roadways. Project implementation would result in significant cumulative noise impacts that could not be mitigated with the implementation of the proposed policies and mitigation measures. Thus, the Project would substantially contribute to cumulative mobile source noise impacts.

It may also be possible for multiple stationary sources such as special events or wineries to operate concurrently and in close proximity, which could further add to cumulative noise impacts. The Project may result in significant stationary source impacts, even with implementation of mitigation measures and applicable policies and ordinances.

### **Public Services and Utilities**

The Project may, in combination with existing conditions and other future implementing projects, result in unavoidable significant cumulative impacts in the areas of fire protection services and library services.

## **Traffic**

The Project may, in combination with existing conditions and other future implementing projects, result in a conflict with an applicable plan, ordinance, or policy establishing measures of effectiveness for the performance of the circulation system and level of service degradation to unacceptable levels. The Project may result in significant traffic-related impacts, even with implementation of mitigation measures and applicable policies and ordinances.

## **1.7 SUMMARY OF PROJECT ALTERNATIVES**

This is a summary of the Project alternatives described in Section 6.0, *Alternatives*, which contains a detailed discussion. The Project alternatives have been designed to achieve the Project objectives and to minimize/reduce/alleviate identified environmental impacts, or were specifically requested for consideration during the preparation of the EIR.

The Project alternatives considered in EIR No. 524 are:

- No Project/Existing General Plan Policies and Zoning Classifications Alternative
- Reduced Density (25% Reduction) Alternative

Alternatives rejected from further consideration:

- Pending General Plan Amendments Approval Alternative (“Pending Amendments Alternative”)
- Alternative Location Alternative
- One Policy Area / One Zone Alternative
- No Build Scenario/Existing Condition Alternative

Descriptions of the first three rejected alternatives (i.e., Pending General Plan Amendments Approval, Alternative Location, and One Policy/One Zone Alternatives) are provided in Section 6.4 of this Draft EIR. However, a description of the No Build Scenario/Existing Condition Alternative is provided, as it describes the CEQA baseline against which the Project is analyzed (an alternative in which only existing development occupies the site).

### **NO BUILD SCENARIO/EXISTING CONDITION ALTERNATIVE**

The No Build Scenario/Existing Condition Alternative (“No Build Scenario”) assumes that the future implementing projects envisioned under the Project would not occur, and the Project site would remain in its existing condition. This alternative assumes the breakdown of land use acreages listed in Table 3.0-1, *Existing Land Use Acreages*, provided in the Project Description. Essentially, this alternative assumes that only the existing development that is presently on the ground would occupy the Project site into the future.

No additional implementing projects would be considered/approved/developed within the Project site. The existing wineries, residential, equestrian and vacant, open space would remain, and property owners may continue to utilize their parcel as they are currently being used.

It is important to note that this alternative does not reflect the future growth envisioned in the Southwest Area Plan, existing Citrus Vineyard Policy Area, or the Project objectives. The site is currently



designated for development in a manner relatively similar to the Project (albeit with more development intensity and density and more incompatibility in land uses). The County's General Plan reflects this designation, and there have been no indications by County staff, elected officials or the public through the EIR scoping process that there is a desire to preserve the site in its current state and without additional infrastructure support.

The No Build Alternative does not meet many of the basic Project objectives because it does not implement a comprehensive and cohesive plan for the physical and economic development of the Project area, does not enhance the Wine Country region's viniculture potential, rural lifestyle and equestrian activities, does not continue to allow for an appropriate level of commercial tourist activities, does not coordinate where and under what circumstances future growth should be accommodated, and does not develop provisions to ensure that future growth is balanced and coordinated with appropriate public services, infrastructure and other basic necessities for a healthy, livable community.

It does not provide for adequate water distribution, sewer, flood control, circulation, and water quality improvements. The No Build Alternative would also be inconsistent with the County General Plan, would fail to provide increased revenue, employment and entertainment opportunities within the County, and would not provide the various infrastructure and service improvements associated with the Project. For these reasons, this Alternative is not under consideration by the County.

### **NO PROJECT/EXISTING GENERAL PLAN POLICIES AND ZONING CLASSIFICATIONS ALTERNATIVE**

In accordance with CEQA Guidelines, the No Project Alternative for a project on an identifiable property or set of properties consists of the circumstance under which the project does not proceed. Section 15126.6(e)(3)(A) of the Guidelines states that, "when the project is the revision of an existing land use or regulatory plan, policy or ongoing operation, the 'no project' alternative will be the continuation of the existing plan..." For purposes of this analysis, the No Project/Existing General Plan Policies and Zoning Classifications Alternative ("No Project Alternative") assumes this condition. Accordingly, the No Project Alternative assumes that development of implementing projects as allowed under the Project would not occur, and that the Project site would instead remain subject to the provisions contained within the current, non-amended General Plan and Zoning Ordinance. Each parcel within the site would be subject to the requirements of its corresponding General Plan land use designation for those properties outside of the Citrus/Vineyard and Valle de los Caballos Policy Area. For parcels within these Policy Areas, the General Plan land use designation would apply, in conjunction with the applicable zoning classifications. This alternative also assumes that most of the entitlements applications currently on file with the County would be approved and constructed as proposed within the Project site.

The existing General Plan and Policy Areas (i.e., No Project Alternative) in their current state are anticipated to provide a mix of uses which would include a larger number of acres within the Rural and Rural Community Foundation Components (as displayed in Table 3.0-3). However, with these existing regulations, the build-out of the Project area is anticipated to include less acres under the Agriculture and Open Space Foundation Components. The existing General Plan would not establish the proposed three Districts (i.e., Winery, Residential, and Equestrian) as proposed under the Project and, thus, would not ensure to the same degree the long-term viability of the wine industry and would not serve to protect the community's equestrian and rural lifestyle.

The existing General Plan in its current state (i.e., pursuant to the existing Citrus/Vineyard Policy Area) would require incidental commercial uses for wineries on a minimum of 10 acres. The Project would



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require a minimum of 10 acres only for these uses on existing wineries identified in the SWAP (Figure 4a). For all other wineries incidental commercial uses a 20-acre minimum lot size would be required.

Based on the existing land uses designation and Policy Areas within the Project area, this alternative would result in a 58.4% increase in dwelling units and population, while generating a 25.4% increase in employment/other (which is the category used to quantify the number of employees and tourists anticipated to visit the Project area) compared to the Project.

The existing General Plan would not include the circulation improvements identified in the traffic study prepared for the Project (i.e., traffic signalization, re-striping, addition of lanes, dedication of lanes, creation of intersections, creation of new roadway linkages). While nothing in the existing General Plan or zoning would preclude these improvements from developing at a later date with the appropriate permits and approvals (e.g., GPA), this alternative does not propose or plan for these updates to the circulation network. The General Plan, Trails and Bicycle System map (Figure 8) would also remain as is, meaning compared to the Project, the Project area would not provide the same level of pedestrian, equestrian, and bicycle circulation options.

This Alternative, due to its substantially greater density than the proposed Project, would result in substantially greater impacts in nearly all environmental topical areas, particularly for traffic, air quality, noise, aesthetics, and public services and utilities. A detailed quantitative comparison of the No Project Alternative with the proposed Project is provided below in Table 1.0-2 of this Draft EIR, and in Appendix J of this Draft EIR. For these reasons, this Alternative is not under consideration by the County.

Table 1.0-2  
Comparison of Land Uses between the No Project/Existing General Plan Policies and Zoning Classifications Alternative and the Project<sup>1</sup>

Land Use Designation by Foundation Component	No Project Alternative				Proposed Wine Country Land Uses			
	Acres	DU	Population	Employees <sup>2</sup>	Acres	DU	Population	Employees / Others
<b>AGRICULTURE FOUNDATION COMPONENT</b>								
Agriculture (AG)	6167	308	929	308	9,644	482	1,452	482
Agriculture Foundation Sub-Total:	6167	308	929	308	9,644	482	1,452	482
<b>RURAL FOUNDATION COMPONENT</b>								
Rural Residential (RR)	6,457	969	2,917	NA	3,102	465	1,401	NA
Rural Mountainous (RM)	589	29	89	NA	370	19	56	NA
Rural Desert (RD)	0	0	0	NA	0	0	0	NA
Rural Foundation Sub-Total:	7,046	998	3,005	0	3,472	484	1,457	0
<b>RURAL COMMUNITY FOUNDATION COMPONENT</b>								
Estate Density Residential (RC-EDR)	3,287	1,150	3,465	NA	2,714	950	2,861	NA
Very Low Density Residential (RC-VLDR)	0	0	0	NA	0	0	0	NA
Low Density Residential (RC-LDR)	0	0	0	NA	0	0	0	NA
Rural Community Foundation	3,287	1,150	3,465	0	2,714	950	2,861	0



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Land Use Designation by Foundation Component	No Project Alternative				Proposed Wine Country Land Uses			
Sub-Total:								
<b>OPEN SPACE FOUNDATION COMPONENT</b>								
Open Space-Conservation (OS-C)	0	NA	NA	NA	0	NA	NA	NA
Open Space-Conservation Habitat (OS-CH)	444	NA	NA	NA	985	NA	NA	NA
Open Space-Water (OS-W)	0	NA	NA	NA	0	NA	NA	NA
Open Space-Recreation (OS-R)	0	NA	NA	0	0	NA	NA	0
Open Space-Rural (OS-RUR)	0	0	0	NA	0	0	0	NA
Open Space-Mineral Resources (OS-MIN)	0	NA	NA	0	0	NA	NA	0
Open Space Foundation Sub-Total:	444	0	0	0	985	0	0	0
<b>COMMUNITY DEVELOPMENT FOUNDATION COMPONENT</b>								
Estate Density Residential (EDR)	0	0	0	NA	0	0	0	NA
Very Low Density Residential (VLDR)	6	5	14	NA	0	0	0	NA
Low Density Residential (LDR)	0	0	0	NA	0	0	0	NA
Medium Density Residential (MDR)	164	574	1,729	NA	0	0	0	NA
Medium-High Density Residential (MHDR)	0	0	0	NA	0	0	0	NA
High Density Residential (HDR)	0	0	0	NA	0	0	0	NA
Very High Density Residential (VHDR)	0	0	0	NA	0	0	0	NA
Highest Density Residential (HHDR)	0	0	0	NA	0	0	0	NA
Commercial Retail <sup>2</sup> (CR)	0	NA	NA	0	0	NA	NA	0
Commercial Tourist (CT)	1,876	NA	NA	54,889	2,175	NA	NA	43,522
Commercial Office (CO)	0	NA	NA	0	0	NA	NA	0
Light Industrial (LI)	0	NA	NA	0	0	NA	NA	0
Heavy Industrial (HI)	0	NA	NA	0	0	NA	NA	0
Business Park (BP)	0	NA	NA	0	0	NA	NA	0
Public Facilities (PF)	0	NA	NA	0	0	NA	NA	0
Community Center (CC)	0	0	0	0	0	0	0	0
Mixed Use Planning Area (MUPA)	0	0	0	0	0	0	0	0
CD Foundation Sub-Total:	2,046	579	1,742	54,899	2,175	0	0	43,522
<b>Sub-total for All Foundation Uses</b>	<b>18,990</b>	<b>3,035</b>	<b>9,141</b>	<b>55,207</b>	<b>18,990</b>	<b>1,916</b>	<b>5,770</b>	<b>44,004</b>
Notes: DU – dwelling units Popn – Population Emp/Others – Employment/Others (category used to quantify the number of employees and tourists anticipated to visit the Project area) [1] No Project Alternative scenario in Winery District assumes business as usual development pattern, thus converting AG into CTs while other land use designations reflect current General Plan land use designations. [2] No Project Alternative does not take into account the tourist generated by this alternative as does the Project's figures. Source: Draft EIR Appendix J, General Plan Land Use Build-Out Analysis								

## REDUCED DENSITY (25% REDUCTION) ALTERNATIVE

The purpose of the Reduced Density Alternative is to reduce impacts from the Project related to the number of units developed and the intensity of commercial development, including wineries. Under this alternative, the total number of residential dwelling units anticipated is assumed to be reduced from 1,916 to 1,437 representing a reduction of 479 units, or approximately 25%. In addition, it is anticipated that commercial square footage would be reduced by 25% under this alternative.

This reduced density alternative may not have the same design features as the Project, and therefore, the impacts of this alternative could be greater than or less than the impacts of the Project with regard to specific issue areas. As a variation of this alternative, the site could be developed with higher density product in a “cluster development” fashion, leaving increased natural open space and reducing the extent and cost of infrastructure improvements and site grading.

The Reduced Density Alternative may not require the same level of circulation, water, sewer, flood control and other infrastructure improvement based on a reduction in population, employment, and tourists within the Project site (due to the lower allowable intensity of use in the Project site).

This alternative may partially accomplish the objectives enumerated for the Project. However, the future growth of the Project area would be reduced compared to the Project. The level of commercial tourist activities envisioned under the current General Plan and this Project would not be reached as effectively through implementation of this alternative, due to less density and interactive synergy produced by the Project’s balance of wineries/commercial tourism, equestrian and residential uses. Feasibility and funding of required infrastructure would also be more challenging under this Alternative due to a reduced development base from which to derive fees and other funding sources, and much of this infrastructure would be similar to that required for the Project. Finally, it should be noted that the “Project” already represents a reduced density from what is currently allowed in the General Plan and Policy Areas.

## ALTERNATIVES COMPARISON

Table 1.0-3, *Comparison of Impacts Resulting from Project Alternatives as Compared to the Project*, compares the potential impacts of the Project with each of the alternatives evaluated in this EIR. A side-by-side comparison of the issues as evaluated in the EIR is provided in Table 1.0-3 for each of the following Project alternatives.



Table 1.0-3  
Comparison of Impacts Resulting from Project Alternatives as Compared to the Project

Environmental Issue	No Build Scenario/ Existing Condition Alternative	No Project/ Existing General Plan Policies and Zoning Classifications Alternative	Reduced Density (25%) Alternative
Aesthetics	Less	Same/Slightly Greater	Same/Slightly Less
Agriculture and Forestry Resources	Less	Greater	Same/Slightly Less
Air Quality	Less	Greater	Less
Biological Resources	Less	Same/Slightly Greater	Same
Cultural Resources	Less	Same/Slightly Greater	Same/Slightly Less
Geology/Soils	Less	Slightly Greater	Same
Greenhouse Gas Emissions	Less	Slightly Greater	Less
Hazardous Materials	Less	Greater	Same
Hydrology	Less	Greater	Same/Slightly Less
Land Use	Greater	Greater	Same/Slightly Less
Mineral Resources	Same	Same/Slightly Greater	Same/Slightly Less
Noise	Less	Greater	Same/Slightly Less
Public Services, Recreation & Utilities	Less	Greater	Same/Slightly Less
Transportation/Circulation	Less	Greater	Same/Slightly Less

## ENVIRONMENTALLY SUPERIOR ALTERNATIVE

Section 15126(d) of the State CEQA Guidelines indicates that an analysis of alternatives to the Project shall identify one alternative to the project as the environmentally superior alternative. Table 1.0-3 below provides a summary matrix that compares the impacts associated with the Project with the impacts of each of the proposed alternatives. Of the alternatives analyzed in this EIR, the Reduced Density (25%) Alternative is considered environmentally superior overall. Even with a 25% reduction, there would still be significant and unavoidable project impacts associated with air, greenhouse gas emissions, agricultural resources, noise, traffic, and growth-inducing impacts.

## 1.8 AREAS OF CONTROVERSY AND ISSUES TO BE RESOLVED

Section 15123 (b)(2) and (3) requires that the EIR summary identify areas of controversy known to the lead agency, issues raised by agencies and the public, and issues to be resolved, including the choice among alternatives and whether, or how to, mitigate significant adverse physical impacts. Based on

### 3.1 PROJECT SUMMARY

The Temecula Valley Wine Country Community Plan includes the adoption of General Plan Amendment No. 1077, as well as the accompanying Zoning Ordinance Amendment No. 348.4729 (“Project”), which will ensure consistency between the General Plan and Zoning Ordinance. The Project proposes a host of revisions to the Southwest Area Plan of the current County General Plan to update existing policies, maps, and implementing directions related to potential implementing projects within the Project area. Refer to Section 3.6 below for a detailed description of the various Project characteristics.

### 3.2 PROJECT LOCATION

The Project is generally located in the Southwest Area Plan in the southwestern portion of unincorporated Riverside County, approximately three miles north of the border with San Diego County (refer to Exhibit 3.0-1, *Regional Location Map*). The Project covers approximately 18,990 acres of land located east of the City of Temecula, south of Lake Skinner, and northwest of Vail Lake (refer to Exhibit 3.0-2, *Policy Area Map*). This area contains some of Riverside County’s prime agriculture lands within the Temecula Valley.

### 3.3 EXISTING AND SURROUNDING LAND USES

#### EXISTING GENERAL PLAN LAND USES/ ZONING CLASSIFICATIONS

The existing General Plan land uses within the Project area currently consist of a mixture of Agriculture: Agriculture (AG:AG)<sup>1</sup>, Rural: Rural Residential (R:RR) and Rural Mountainous (R:RM), Rural Community: Estate Density Residential (RC:EDR), and Community Development: Commercial Tourist (CD:CT) and Medium Density Residential (CD:MDR).

In addition, the zoning for the Project area primarily includes Citrus/Vineyard (C/V), Commercial Citrus/Vineyard (C-C/V), Light Agriculture (A-1), Heavy Agriculture (A-2), Rural Agriculture (R-A), and Rural Residential (R-R) classifications with varying lot size requirements (ranging from ½ to 20 acre minimums).

#### EXISTING LAND USES

Many of the existing uses within the Project area are composed of rural residential, single-family lots (greater than one acre in size), vineyards and wineries and auxiliary uses, citrus groves, equestrian uses including residential uses with equestrian amenities (e.g., barns, arenas, stables, etc.), and vacant undeveloped properties. At this time there are a total of approximately 42 existing wineries located within the Project area. Ancillary uses to the wineries include bed and breakfast inns, restaurants, and special occasion facilities which are used for events such as parties, weddings, and other social gatherings. Table 3.0-1, *Existing Land Use Acreages*, below includes a summary of the existing land uses in the Project area.

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<sup>1</sup> General Plan land use designations are listed in the following format - Foundation Component: General Plan Land Use Designation.

County staff's review of available information and comments received from the general public and other public agencies in response to the Notice of Preparation and public scoping meetings (Appendix A), the following issues may be either controversial or require further resolution:

- Total Dissolved Solids (salinity) in basin groundwater, which is currently limiting new development
- Specific timing and funding for infrastructure is in the process of development for wastewater and transportation, and is yet to be developed for potable/reclaimed water and drainage.
- Noise impacts, both from existing operations and potential future operations, particularly related to special event noise.
- Traffic impacts, on both a local community level and a regional level.
- There are numerous development proposals currently in various stages of County review, some of which may be approved prior to the new Wine Country Community Plan zoning taking effect.
- The ultimate timing, location and nature of future development in the Wine Country is uncertain. County staff has made estimates of future land uses based on detailed review of parcel data using County GIS technologies and community participation.

These issues have been considered in this EIR, where applicable.

Table 3.0-1  
Existing Land Use Acreages

Land Use Description	Acreage <sup>1</sup>
Residential	387
Rural Residential, Low-Density	3,801
Office/ Commercial Uses <sup>2</sup>	880
Public/ Non-Governmental Facilities	79
Industrial/ Manufacturing Uses (includes Mineral Extraction <sup>3</sup> )	159
Utilities/ Miscellaneous Uses	493
Agricultural Uses	4,992
Equestrian Uses	958
Vacant Land	6,090
Roadways (assumed)	1,151
<b>Total</b>	<b>18,990</b>
<sup>1</sup> Acreage assumptions are based on parcel acreages with aerial interpretation analysis and assessor parcel records. <sup>2</sup> Existing winery acreages haven divided into agricultural and commercial tourism and to a lesser extent manufacturing. <sup>3</sup> According to SCAG Land Use categories, approximately 15 acres of the Project area contains mineral extraction-related uses. Source: Riverside County Planning Department	

## SURROUNDING LAND USES

The Temecula Valley Wine Country region of Riverside County is surrounded by the urbanizing cities of Temecula and Murrieta to the west, San Diego County to the south, and the unincorporated community of Sage to the east. Land uses within the Project area include agricultural and natural open spaces, rural communities and estate lots, to vacant land designated for future residential and commercial developments, existing residential and commercial development associated with wineries depending on their locations. Adjacent land uses include all of the foregoing and also include existing residential subdivisions, retail commercial, educational and office uses in the vicinity of Butterfield Stage Road, Rancho California Road and Highway 79. Lake Skinner, Vail Lake, campgrounds and RV parks, and related recreational amenities are also located in the immediate vicinity of the Project area.

## 3.4 PROJECT GOALS AND OBJECTIVES

Section 15124(b) of the CEQA Guidelines indicates that an EIR should include “a statement of objectives sought by the proposed Project.” The purpose of the Project is to provide a blueprint for growth to ensure that future development activities will enhance, not impede, the quality of life for existing and future residents, while providing opportunities for continued development and expansion of winery operations within this part of the County.



The Project has been developed to achieve the following goals:

- Ensure that the Wine Country region develops in an orderly manner that maximizes the area's viticulture and related uses, and balances the need to protect existing rural lifestyles in the area.
- Ensure that the Riverside County General Plan and its supporting regulatory documents, such as the Zoning Ordinance and Design Guidelines, provide a comprehensive blueprint that will achieve the community's vision.
- Ensure adequate provisions for the establishment of wineries and equestrian operations, associated auxiliary uses, and other compatible uses, as deemed appropriate.

To achieve these goals, the Project incorporates the following objectives:

- To preserve and enhance the Wine Country region's viticulture potential, rural life style and equestrian activities.
- To continue to allow for an appropriate level of commercial tourist activities that is incidental to viticulture activities.
- To coordinate where, and under what circumstances, future growth should be accommodated.
- To develop provisions to ensure that future growth is balanced and coordinated with the appropriate public services, infrastructure and other basic necessities for a healthy, livable community.

## 3.5 BACKGROUND AND HISTORY

The Project is located in the southwestern portion of Riverside County and is covered by the Southwest Area Plan (SWAP) of the County's General Plan. This area contains some of the most important agricultural lands in the County. In response to the increased development activity that has occurred in the area over the past decade, County staff is currently conducting a comprehensive review of the region's vision, policies and development standards as part of the County's General Plan update, initiated in 2008. Previous efforts to guide development in the SWAP included the creation of two policy areas intended to promote agricultural and equestrian uses described below.

### CITRUS VINEYARD POLICY AREA

In 1989 the County recognized the special character of a portion of the Project area by creating the "Citrus Vineyard Policy Area" within the Southwest Area Plan. This Policy Area encompasses a majority of the agricultural uses within the Project area (east of Temecula and north/south of Rancho California Road as depicted on Exhibit 3.0-3, *Existing Policy Area Overlay*). The Citrus Vineyard Policy Area included specific policies to ensure the protection of the community's distinct character and to ensure continuation of its rural lifestyle along with the continued development of wine production in southwestern Riverside County. The wineries that dot this Policy Area are both a significant tourist attraction and an economic engine that provides significant benefit to the County and surrounding municipalities. The policies of the Citrus Vineyard Policy Area are also intended to protect against the development of uses that are incompatible with agriculture and which could lead to conflicts with adjacent uses. The following policies have been established for the Citrus Vineyard Policy Area:

- SWAP 1.1      Maintain a rural and agricultural character in the Citrus/Vineyard area through continued implementation of the C/V zone and judicious use of the C-C/V zone.

### 3.0 Project Description

These zones help achieve the desired character by requiring that commercial buildings, wineries, citrus processing operations, and bed and breakfast inns be designed in a “rural” or “wine-country” theme and by discouraging curbs, gutters, sidewalks, and street lights.

- SWAP 1.2 Require a minimum lot size of ten (10) acres for new residential tract maps and parcel maps.
- SWAP 1.3 Encourage clustered developments in conjunction with onsite provision of vineyards for new residential tract maps and parcel maps where appropriate. In case of a clustered development, the overall project density yield must not exceed one dwelling unit per five (5) acres. While the lot sizes in a clustered development may vary, require a minimum lot size of 1 acre, with at least 50% of the project area set aside for permanent provision of vineyards.
- SWAP 1.4 Continue to provide for incidental commercial uses, such as retail wine sales/sampling rooms, incidental gift sales, restaurants excluding drive-through facilities, and delicatessens in conjunction with wineries on 10 acres or more provided that at least:
- 75% of the project site is planted in vineyards;
  - 75% of the grapes utilized in wine production and retail wine sales are grown or raised within the county; and
  - The winery facility has a capacity to produce 3,500 gallons of wine annually.
- SWAP 1.5 Continue to provide for incidental commercial uses, such as bed and breakfast inns on 5 acres or more, and country inns and special occasion facilities on 10 acres or more, provided that at least 75% of the project site is planted in vineyards.
- SWAP 1.6 Continue to provide for incidental commercial uses, such as bed and breakfast inns on 10 acres or more, country inns on 15 acres or more, and hotels on 20 acres or more, in conjunction with wineries provided that at least:
- 75% of the project site is planted in vineyards;
  - 75% of the grapes utilized in wine production and retail wine sales are grown or raised within the county; and
  - The winery facility has a capacity to produce 3,500 gallons of wine annually.

### VALLE DE LOS CABALLOS POLICY AREA

This Policy Area is located east of the City of Temecula, west of the Vail Lake Policy Area and south of the Citrus Vineyard Policy Area (Exhibit 3.0-3, *Existing Policy Area Overlay*). The Valle de los Caballos area is characterized by gently rolling hills and equestrian, rural residential, and agricultural activities. Most of the land in the area is subdivided into parcels of 10 acres or more, which fosters a very low intensity, rural lifestyle. The primary policy established for this area is as follows:

- SWAP 2.1 Require a 10-acre minimum lot size for residential development within the Valle de los Caballos Policy Area, regardless of the underlying land use designation.

### 3.5.3 WINE COUNTRY COMMUNITY PLAN HISTORY

In 2008, the Riverside County Board of Supervisors (BOS) directed County staff to undertake the development of the Project in an effort to both preserve the area's distinct rural character and enhance its economic contribution to the County over the long term. The BOS approved funding for the Project in March 2009. As presently envisioned, the Project incorporates the Citrus Vineyard Policy Area, the Valle de los Caballos Policy Areas and additional, adjacent unincorporated areas with similar characteristics. Since its initiation, the Project has achieved the following milestones:

- June 2009 - County staff initiated the Wine Country Vision 2020 survey, which sought input from the Wine Country residents/property owners within the Project area to refine the vision for the Temecula Valley Wine Country, regarding this unique community's future.
- July 2009 - Planning staff introduced a land use proposal to reflect Supervisor Stone's vision to a smaller Advisory Committee comprised of vintners.
- December 2009 - The Advisory Committee expanded to include equestrian interests and environmental work efforts in support of the Project was initiated pursuant to California Environmental Quality Act (CEQA). Components of the Project included General Plan Amendment No. 1077 - Southwest Area Plan (Policy Area, Circulation and Trails Networks), an amendment to the County's Zoning Ordinance No. 348 to create the "Citrus Vineyard (C-V) and commercial Citrus Vineyard (C/C-V)" zones, and revisions to the adopted Citrus Vineyard Policy Area Design Guidelines.
- January 2010 - The Advisory Committee began holding monthly meetings to discuss issues associated with the Project.
- July 2010 - The Committee expanded further to include residential stakeholders and requested assistance for a Real Use Inventory of properties within the Project area.
- October 2010 - Following an open house, County staff addressed the issue of non-conforming uses within the Project area by changing focus on the General Plan.
- January 2011 – County staff initiated the process of retaining an environmental consultant to assist with the preparation of the Program EIR.
- May 2011 to Present – Beginning in May, County staff has been working closely with several stakeholders (including public agencies and other interested parties) as well as their consultants to complete the preparation of the Draft Program EIR. This process has included numerous meetings with County staff, other public agency staff, the environmental consultants, and technical consultants and the preparation of studies in support of the Program EIR's environmental analysis. Working together this group prepared the Draft Program EIR for release for public review.

## 3.6 PROJECT CHARACTERISTICS

### OUTLINE OF INDIVIDUAL WINE COUNTRY COMMUNITY PLAN (PROJECT) COMPONENTS

The Project, which requires the approval of General Plan Amendment No. 1077 and Zoning Ordinance Amendment No. 348.4729, includes the following components:

- a) **An amendment of the existing Southwest Area Plan (SWAP) and other elements of the General Plan** including, but not be limited to:

### 3.0 Project Description

- Deletion of the policies of the Citrus Vineyard and Valle de Los Caballos Policy Areas, specifically policies SWAP 1.1 through SWAP 2.1; and the addition of the Temecula Valley Wine Country Policy Area;
  - Revisions to the SWAP Statistical Summary. Table 2;
  - Deletion of the boundaries of the Citrus Vineyard and Valle de Los Caballos Policy Areas (SWAP Policy Areas Figure 4) and addition of the boundary of the Temecula Valley Wine Country Policy Area [refer to Exhibit 3.0-4];
  - Revisions to the Circulation Network (SWAP Figure 7) [refer to Exhibit 3.0-7];
  - Revisions to the Trails and Bikeway Systems map (SWAP Figure 8) [refer to Exhibit 3.0-8];
  - Revisions to the General Plan Circulation Element Circulation Network (Figure C-1) [refer to Exhibit 3.0-7];
  - Revisions to the General Plan Circulation Element Trails Network (Figure C-7) [refer to Exhibit 3.0-8]; and
  - Amendment to any other portions of the General Plan reflecting changes arising from the proposed SWAP amendments.
- b) **An amendment to the Riverside County Zoning Ordinance No. 348** to add four new Zoning Classifications that implement the General Plan: Wine Country - Winery; Wine Country - Winery Existing; Wine Country - Residential; and Wine Country - Equestrian.
- c) **Replacement of the existing Citrus Vineyard Policy Area Design Guidelines with the Temecula Valley Wine Country Design Guidelines.**

Note that the Notice of Preparation and Initial Study (2009) for the Project included a “review and update of the existing County Ordinance... including... Ordinance No. 348” and a Change of Zone No. 7711, which was intended to include parcel “specific zoning map changes... to ensure consistency between the General Plan and County Ordinance No. 348”. However, through the collaborative process of Project development with the Advisory Committee, it was determined that consistency would be better implemented on a project-by-project basis in accordance with the proposed amendment to Zoning Ordinance No. 348. Therefore, Change of Zone No. 771 is no longer being proposed as part of this Project. The Project still includes the amendment to Riverside County Zoning Ordinance No. 348 under Ordinance Amendment No. 348.4729 as described above.

### WINE COUNTRY COMMUNITY PLAN LAND USES

The Project is intended to prepare for future controlled growth within southwestern Riverside County and to achieve the following four objectives within the Project area:

- Increase viticulture potential;
- Protect rural lifestyle and equestrian activities;
- Allow appropriate levels of commercial tourist activities; and
- Ensure that future growth within the Project area is coordinated to avoid land use conflicts and provide appropriate levels of public facilities, services, and infrastructure.

Unlike the parcel-specific land use designations of the usual General Plan Land Use Plans, the Project makes use of the Temecula Valley Wine Country Policy Area to depict the region’s three distinct



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districts: Winery, Residential, and Equestrian. As such, these Districts require unique methodologies for determining population, dwelling unit and employment/winery projections.

Table 3.0-2, *Wine Country Planning Assumptions* provides a typical land use breakdown for each District. The following are general guidelines intended to indicate an anticipated mix of uses and to provide a means for calculating estimated build out projections. In the course of Project implementation, the actual land use breakdown will be determined on a case-by-case basis as implementing projects occur and is expected to differ somewhat from the assumptions below. As described above, the Winery impact generation for commercial land uses in the Winery District differs from the commercial land use assumptions of the Residential and Equestrian Districts. Residential and Equestrian Districts use combination of assumptions in General Plan and Winery, since the two Districts could potentially have other commercial uses different from the Winery District, especially in the Equestrian District.

Table 3.0-2  
Wine Country Planning Assumptions

Land Use	Winery	Residential	Equestrian
Agriculture	54%	30%	75%
Rural Residential	9%	30%	16%
Rural Mountainous	-	5%	3%
Estate Density Residential (RC)	9%	33%	-
Open Space-Conservation Habitat	10%	-	-
Commercial Tourist (General Plan)	-	-	4%
Commercial Tourist 1 (Small)	3%	2%	2%
Commercial Tourist 2 (Medium)	6%	-	-
Commercial Tourist 3 (Large)	9%	-	-
<b>Acreage Total</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>

As previously noted, the Project covers approximately 18,990 acres of land proposed for winery, rural residential and equestrian uses in the unincorporated areas east of the City of Temecula (Exhibit 3.0-4, *Wine Country Community Plan Area*). The land uses that would be allowed by the Project are similar to the existing uses currently allowed by the existing General Plan and Zoning Ordinance No. 348; however, the apportionment of these uses would be altered. Refer to Table 3.0-3, *Land Use Designations by Foundation Components*. Foundation Components are a grouping of similar land uses designations. The General Plan Land Use Map consists of five broad Foundation Component land uses: Agriculture, Rural, Rural Community, Open Space, and Community Development.

Table 3.0-3  
Land Use Designations by Foundation Components

	Acres	Dwelling Units	Population	Employment/ Other
<b>Agriculture Foundation Component</b>				
Agriculture (AG)	9,644	482	1,452	482
<b>Agriculture Foundation Sub-Total:</b>	<b>9,644</b>	<b>482</b>	<b>1,452</b>	<b>482</b>
<b>Rural Foundation Component</b>				
Rural Residential (RR)	3,102	465	1,401	NA
Rural Mountainous (RM)	370	19	56	NA
<b>Rural Foundation Sub-Total:</b>	<b>3,472</b>	<b>484</b>	<b>1,457</b>	<b>0</b>
<b>Rural Community Foundation Component</b>				
Estate Density Residential (RC-EDR)	2,714	950	2,861	NA
<b>Rural Community Foundation Sub-Total:</b>	<b>2,714</b>	<b>950</b>	<b>2,861</b>	<b>0</b>
<b>Open Space Foundation Component</b>				
Open Space-Conservation Habitat (OS-CH)	985	NA	NA	NA
<b>Open Space Foundation Sub-Total:</b>	<b>985</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Community Development Foundation Component</b>				
Commercial Tourist (CT)	2,175	NA	NA	43,522
<b>CD Foundation Sub-Total:</b>	<b>2,175</b>	<b>0</b>	<b>0</b>	<b>43,522</b>
<b>SUB-TOTAL FOR ALL FOUNDATION USES:</b>	<b>18,990</b>	<b>1,916</b>	<b>5,770</b>	<b>44,004</b>
Source: Draft EIR Appendix J, Land Use Buildout Analysis				

Based on the land use assumptions for the Project, the County is anticipating that implementation of the Project, at full build-out, will result in approximately 1,916 dwelling units resulting in a population of 5,770 residents. In addition to this, approximately 44,004 employees and visitors are anticipated to work/ visit the Project area at buildout. It is anticipated that a majority of new implementing projects that occur will be focused on the vacant and agricultural lands within the Project area, which are scattered throughout the three Districts. The anticipated development is consistent with the primary objectives of the Project, which seeks to ensure that future growth is balanced and coordinated in such a way that the rural lifestyle, viticulture, and equestrian activities in the Project area are preserved and enhanced.

#### **County-Preferred Land Use Alternative**

During the development of the Project, County staff developed different land use scenarios for the Project area's various sub-regions. The development scenario described above, and analyzed in the Program EIR, is considered the "worst-case" scenario or most intense potential scenario within the 18,990-acre Project area. However, County staff has identified potential areas that may ultimately be excluded from the Project due to environmental issues and/or land use conflicts. CEQA requires the Program to base its impact analysis on the projected "worst-case" buildout scenario; however, the Program EIR environmental analysis and public hearing process is expected to result in the identification of a "County-Preferred Land Use Alternative" that would provide for the development of a modified plan that reduces identified impacts as compared to those analyzed in this Program EIR. This potential

reduction could result in a reduced Project footprint and/or land use changes that would result in less intense development than presently proposed in the “worst-case” development scenario. Refer to Exhibit 3.0-5, *Wine Country Policy Area with Districts*. This alternative may be considered and approved by the Board of Supervisors and incorporated into the identified Project implementation documents noted above.

## TEMECULA VALLEY WINE COUNTRY POLICY AREA

As depicted in Exhibit 3.0-5, *Wine Country Policy Area with Districts*, the Temecula Valley Wine Country Policy Area is divided into three Districts – Winery, Equestrian and Residential – to ensure the long-term viability of the area’s wine industry while protecting the community’s equestrian rural lifestyle. Each District of the Policy Area has a corresponding implementing zone, except the Winery District, which has two implementing zones: one for existing wineries (Wine Country - Winery Existing [WC-WE]) and another for proposed wineries (Wine Country - Winery [WC-W]).

The overarching policies for this region promote a strong identity for the Temecula Valley Wine Country. Additional policies applying to each District provide for complimentary uses distinct to the delineated District. These policies are intended to protect against the development of uses that would be incompatible with existing agricultural and equestrian uses, so as to avoid future land use conflicts. These policies would also establish the basis for future land use decisions and a framework for the Wine Country (WC) Zones and Design Guidelines, which have been established to further promote and preserve the distinctive character of the area. The following policies are applicable to the Temecula Valley Wine Country Policy Area:

- SWAP 1.1 Require boundary changes to the Temecula Valley Wine Country Policy Area to be subject to the Foundation Component Amendment process unless county-initiated amendment.
- SWAP 1.2 Maintain distinct characters of the Winery, Equestrian, and Residential Districts through implementing zones to promote harmonious coexistence of these uses.
- SWAP 1.3 Permit wineries that maintain established on site vineyards on 10 acres or more provided that at least:
- 75% of the project site is planted in vineyards;
  - 75% of the grapes utilized in wine production and retail wine sales are grown or raised within the county; and
  - The winery facility has a capacity to produce 3,500 gallons of wine annually.
- SWAP 1.4 Permit limited commercial uses such as wineries, sampling rooms, and retail wine sales establishments on a minimum lot size of ten (10) acres to promote viticulture potential of this region.
- SWAP 1.5 Require a density of ten (10) acres minimum for tentative approval of residential tract and parcel maps after (adoption date) regardless of the underlying land use designation except in the Wine Country – Residential district where a density of five (5) acres minimum shall apply.

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- SWAP 1.6 Allow small-scale cottage inns or cottage industries. Encourage agricultural operations, equestrian activities and vineyard planting with such uses to reflect the unique character of this Policy Area.
- SWAP 1.7 Develop and implement an integrated trails network that carefully considers equestrian uses, incidental commercial activities and agricultural operations, and includes, but is not limited to, regional trails, combination trails, bike paths, open space trails, historic trails, etc.
- SWAP 1.8 Pending adoption of an updated Air Quality Element and Climate Action Plan (CAP), ensure that new development selects greenhouse gas (GHG) reduction measures from the Option Tables to achieve the County's GHG emission reduction thresholds as set forth in the Greenhouse Gas Reduction Workbook (workbook). Alternatively, new developments may utilize other reduction mechanisms to achieve reduction thresholds as prescribe in the workbook.

#### **Wine Country – Winery District**

The Wine Country – Winery District generally encompasses the area formerly covered by the Citrus/Vineyard Policy Area and includes additional areas to the east and south. This District primarily consists of wineries and auxiliary uses, such as wine tasting rooms, hospitality accommodations, restaurants, and special facilities for weddings or other events. The primary purpose of the Winery District is to promote the establishment of additional commercial activities that support tourism associated with viticulture while ensuring long-term viability of the wine industry in the area. The secondary purpose of the Winery District is to recognize, and allow the expansion of, existing wineries that are an integral part of the Temecula Valley Wine Country economy. Policies proposed for the Winery District include:

- SWAP 1.9 Encourage new incidental commercial uses that promote tourist related activities for the wine industry as described in the Wine Country – Winery (WC-W) Zone.
- SWAP 1.10 Allow the 28 existing wineries shown on Figure 4a to expand as described in the Wine Country – Winery Existing (WC-WE) Zone.
- SWAP 1.11 Allow incidental commercial uses such as special occasion facilities, hotels, resorts, restaurants and delicatessens in conjunction with wineries on lots larger than 20 acres for WC-W zone and on lots larger than 10 acres for WC-WE zone.

#### **Wine Country – Equestrian District**

The Wine Country – Equestrian District generally encompasses the area formerly covered by the Valle de los Caballos Policy Area. This District consists primarily of large estate lots with custom home site, large commercial horse ranches, small independent ranches, stables, and other equestrian service facilities and amenities including facilities which hold national and international competition events. The purpose of the Equestrian District is to ensure continuation of and encourage future development of equestrian uses in the Temecula Valley Wine Country Policy Area to make this community a destination that would be unique in the nation. Policies specific to the Equestrian District include:



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- SWAP 1.12 Encourage equestrian establishments that promote the equestrian lifestyle as described in the Wine Country – Equestrian (WC-E) Zone.
- SWAP 1.13 Permit incidental commercial uses such as western stores, polo grounds, or horse racing tracks, petting zoos, event grounds, horse auction facilities, horse show facilities, animal hospitals, restaurants, delicatessens, and special occasion facilities in conjunction with equestrian establishments on lots larger than 10 acres to encourage equestrian tourism in this community.

#### **Wine Country – Residential District**

The Wine Country – Residential District is located in the central and northeastern portions of the Temecula Valley Wine Country Policy Area. This District consists of both small and large ranch estate communities, vineyards, and groves. The purpose of the Residential District is to encourage permanent residential estates in this region to balance the tourism related activities. Policies specific to the Residential District include:

- SWAP 1.14 Encourage residential development that complements the Temecula Valley Wine Country Policy Area as described in the Wine Country – Residential (WC-R) Zone.
- SWAP 1.15 Encourage residential tracts and parcel maps to cluster development in conjunction with on-site vineyards or equestrian land provided that the overall project density yield does not exceed one dwelling unit per five (5) acres. While the lot sizes in a clustered development may vary, require a minimum lot size of 1 acre, with at least 75% of the project area permanently set aside as vineyards or equestrian land.

#### **EXISTING WINERIES**

Currently, there are currently approximately 42 wineries operating within the Project area (Exhibit 3.0-6, *Existing Wineries*). These wineries are categorized as small, medium, or large based on the amenities offered onsite. Small winery operations typically have vineyards and tasting rooms, whereas medium wineries have vineyards, tasting rooms, and a combination of one or two additional ancillary uses such as restaurants, special occasion facilities, or lodging facilities. Large-size wineries typically include vineyards, tasting rooms, and resort-type uses (such as lodging, special occasion facilities, restaurants, spas, etc...).

#### **PROJECT CIRCULATION**

The vehicular circulation system in the Southwest Area Plan is anchored by Interstate 15 and Interstate 215, which run north towards the Cities of Corona and Moreno Valley, respectively. I-215 merges with I-15, in the City of Temecula. Access to the Project area is obtained via State Route 79 (South) or Rancho California Road from Interstate 15. The Project area can also be accessed from Winchester Road (State Route 79 North) where it intersects with Washington Street/Scott Road in French Valley and heads south changing its name to Buck and then to Borel Road at the northwest corner of the Project area before becoming Rancho California Road. Access from the northeast can also occur via DePortola Road and Sage Road, which connect the Project area to the southeastern portion of the City of Hemet. Rancho California and De Portola Roads are considered Mountain Arterials (110' ROW), generally run southwest to northeast through the Project area serving the rural areas east of Temecula. Major (118'

### 3.0 Project Description

right-of-way (ROW)) and Collector (74' ROW) roads branch off from these major roadways in a generally north-south direction and provide access to local neighborhoods. Due to the rolling topography of the Project area, the roadway network is less complex than found in more urbanized areas. Details of the proposed circulation system and roadway/traffic control improvements can be found in Section 4.14 of this Program EIR, *Transportation and Traffic*, and on Exhibit 3.0-7, *Proposed Circulation Map*. The following is a summary of existing circulation and proposed improvements.

The traffic study prepared for the Project recommends innovative street improvements, which would minimize/ reduce traffic impacts created by implementing projects allowed pursuant to the Project. These improvement include, but are not limited to:

- Roundabouts – Five roundabouts are proposed along Rancho California Road to maintain rural character of this region while allowing efficient volume capacity and traffic calming on this critical road. The roundabout at Rancho California Road and Anza Road will be the first of five roundabouts located at La Serena Way, Calle Contento, Monte De Oro Road and Glenoaks Road. These roundabouts will allow vehicular, equestrian, bicycle and pedestrian traffic to interact through the intersection more efficiently and safely while keeping its natural wine county landscape.
- Traffic Signalization/Signs – the construction of traffic signals/signs for pedestrians, bikers, and equestrians are proposed at strategic locations to promote non-motorized circulation in the Project area;
- Re-striping – re-striping of intersections/ roadways to accommodate additional traffic, additional turn lanes, or increase traffic flow;
- Number of Lanes – several roadways have been downgraded from the County's Circulation Element (as shown on Exhibit 3.0-7 and described in Section 6 of the TIA, Appendix I) to maintain the rural character of the Project area;
- Dedication of Lanes – dedication of lanes to particular uses, such as right turn only or left turn only lanes;
- Creation of Intersections – the creation of new signalized intersections or the creation of roundabouts to allow for greater vehicle movement within the Project area;
- Creation of new roadway linkages – the creation of new roadways within the Project area allowing for vehicular movement in areas where movement was previously unavailable.

With these improvements, the Project area circulation would become more efficient and accommodate additional traffic anticipated to result from the buildout of the Project area. It should be noted that many of the anticipated improvements associated with the Project could occur in areas outside of the Project area (i.e., "Offsite Improvements"). Such offsite improvements would be critical components of the overall circulation system and would help ensure that impacts associated with Project-facilitated development located outside of the Project area would be reduced and minimized. Implementation of these proposed roadway improvements may require the payment of fees and assessments to the affected jurisdictions or physical construction of the improvements by or in connection with future Project area development to ensure that Project-related traffic impacts are reduced/ minimized as Project area development proceeds over time.

In addition to the construction of physical improvements, the County is also proposing implementation of Traffic Demand Management strategies to reduce traffic impacts within the Project area and surrounding areas. The purpose of implementing these strategies would be to reduce the total number

of vehicles traveling through the Project area, while maintaining or increasing the number of people visiting the winery related establishments. These strategies may include development of park-and-ride facilities, bus tour facilities, and/or designated businesses that provide shuttle service to the wineries within the Project area.

### **Non-Vehicular Circulation**

The County of Riverside contains multi-purpose trails that accommodate hikers, bicyclists, and equestrian users as an integral part of the County's circulation system. These facilities serve both as a means of connecting the unique communities and activity centers throughout the County and as a means of facilitating modes of transportation with no emission of air pollutants or GHGs. Within the SWAP, a network of trails is planned for the Wine Country region to provide pedestrians, visitors, equestrians, and bicyclists with alternative modes of travel while providing attractive recreational opportunities. However, it does not connect all the existing wineries and other tourist destinations, such as Lake Skinner and Vail Lake, through equestrian and multi-purpose trails system. A Trails Subcommittee worked with the County Regional Parks and Open Space District and Planning Staff in the development of a trails network that was more conducive to this region's destination places and users' needs. As a result of their work effort, Figure 8 (Trails and Bikeway System Map) of the SWAP would be revised through GPA No. 1077. Exhibit 3.0-8, *Proposed Trails Network*, illustrates the revisions proposed under GPA No. 1077 to the current SWAP Trails and Bicycle System map (Figure 8).

### **Circulation Improvement Funding**

As this Program EIR is being prepared, the County is weighing the various options to fund the proposed circulation system improvements needed to address potential impacts to the area circulation system that would be created by the incremental implementation of development permitted pursuant to the Project. The County currently imposes development impact fees on projects located within the Southwest Area Plan. As part of an ongoing process, the County would review the adequacy of these fees to cover the costs associated with proposed street improvements designed to mitigate the anticipated traffic. At the time of this writing, the County is investigating the feasibility of such funding mechanisms as the creation of a Community Facilities District (CFD), the use of a Community Service Area (CSA) assessment, individual assessments and fee imposed on implementing projects as conditions of approval.

## **PROJECT INFRASTRUCTURE**

### **Domestic Water Distribution**

The majority of the Project area is served by the Rancho California Water District (RCWD), which provides water service for the cities of Temecula and Murrieta and adjacent unincorporated areas. A detailed discussion of water supply and water supply infrastructure for the Project area is contained in Section 4.13 of this Program EIR, *Public Services, Recreation and Utilities*.

At full buildout, assuming the "worst-case" development scenario possible pursuant to the Project, there would be an approximately 38 percent increase in water demand within the Project area as compared to the demand anticipated pursuant to the current General Plan land use designations (but not taking into account the Citrus Vineyard and Valle de los Caballos Policy Areas).

RCWD's Water Facilities Master Plan (WFMP) includes master planned facilities (pipelines, pump stations and reservoirs) to be built throughout the District's service area. Facilities within the Project

area are shown on Exhibit 3.0-9, *WFMP Proposed Facilities*. These facilities include the major infrastructure components anticipated for the Project area. The sizing of the master planned facilities as well as the distribution pipelines would require analysis when a future implementing project requests water service to ensure redundancy, hydraulic availability and constructability.

#### **Wastewater (Sewer) System**

Eastern Municipal Water District (EMWD), which currently provides sewer service to the City of Temecula, a portion of the City of Murrieta, and unincorporated area in Riverside County within the EMWD's Temecula Valley service area, would be expected to provide sanitary sewer service and wastewater treatment to the Project area. In May 2011, EMWD completed the Wine Country Infrastructure Study (WCIS) to assess the potential projected service needs of existing uses within the Project area as well as anticipated growth that would be facilitated by the adoption and subsequent implementation of the Project. Details of the proposed wastewater collection and treatment facilities that are planned to serve the Project area are provided in Section 4.13 of this Program EIR.

EMWD identified potential alternatives to accommodate Project sewer flows. Descriptions of these alternatives from the WCIS are provided below.<sup>2</sup> Note that this study is currently being refined by EMWD. In discussing these alternatives, it is helpful to differentiate the three subareas within the boundary of the Project area: Lower Wine Country (Lower WC) is the western portion of the Project area that generally can be connected to the existing Rancho California Road sewer without pumping; Upper Wine Country (Upper WC) is the northern portion of the Project area that would require pumping to connect to the existing system; and the Highway 79 area is the southern portion of Wine Country that is generally tributary to the existing sewer in Highway 79.

**Alternative A** is considered the base alternative where Lower WC is served by the Rancho California Road sewer, Upper WC is served by the Nicolas Road sewer, and the Highway 79 area is served by the Highway 79 sewer. Lower WC is naturally tributary to Ranch California Road and the Highway 79 area is generally tributary to the Highway 79 sewers. Upper WC will require pumping to route Project wastewater flows to the existing collection system along Nicolas Road. A network of regional facilities would be required to provide sewer service to the Project area for Alternative A. These regional facilities are defined in the EMWD Wine Country Infrastructure Study (WCIS).

**Alternative B** (the Nicolas Road Alternative) routes both Upper WC and Highway 79 area flows to the Nicolas Road sewer. The Lower WC area remains served by the Rancho California Road sewer, as in Alternative A. Alternative B routes flows from the Highway 79 area, through the Upper WC area, and ultimately towards the Nicolas Road sewers. A lift station located along Highway 79 (South Calle Contento Lift Station) would intercept the Highway 79 flow and deliver it via a force main to a proposed sewer in Upper WC. From that point, new sewers and a new lift station along Calle Contento, north of Rancho California Road, are needed to deliver the combined Highway 79 and Upper WC flows to the existing Nicolas Road sewer.

**Alternative C**, proposes that all flows are routed to the Rancho California Road sewer from the Project area. To accomplish this, Alternative C requires that both the Highway

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<sup>2</sup> Eastern Municipal Water District, Wine Country Infrastructure Study, pgs. 5-1 through 5-14 (May 2011). Note that this study is currently in draft form.



## 3.0 Project Description

79 and Upper WC areas be pumped to Lower WC. Alternative C routes flows from the Highway 79 area, via a lift station and force main along Butterfield Stage Road. Upper WC is routed to Lower WC, via a lift station and force main along Rancho California Road, just west of Calle Contento.

EMWD developed flow scenarios for their analysis assuming that at buildout 4.21 million gallons per day (mgd) of total effluent will be generated by the Project area. Based on the analysis conducted by EMWD, it was determined that each alternative could accommodate anticipated flows.

### Septic Facilities

Numerous properties within the Project area currently utilize septic systems for wastewater disposal. At this time, the San Diego Regional Water Quality Control Board (RWQCB) is concerned about the use of onsite wastewater treatment systems (OWTS) within the Project area due to groundwater quality concerns. In response to this, RWQCB has requested that all commercial implementing projects proposing OWTS with an average aggregate (total) wastewater flow greater than 1,200 gallons per day (gpd) must be referred to them for assessment of compliance with water quality standards.<sup>3</sup> Note that the 1,200 gallon per day standard is under review by RWQCB and may not remain in place throughout the life of the Project. Residential projects would be limited to the 1,200 gpd average aggregate wastewater flow regardless of the number of family units. It is possible that future implementing projects within the Project area Country may include OWTS as the wastewater solution (refer to Section 4.13, *Public Services and Utilities* for additional details).

### Drainage Facilities

As build out of the Project occurs, incremental onsite drainage improvements would be constructed to control any increased flows above the natural condition and the need for additional major public storm water management infrastructure improvements is not anticipated. The onsite detention and slow release of incremental flows would be expected to prevent any increase in downstream erosion or sediment load. Preservation of existing natural drainages and their associated habitat is anticipated as implementing projects within the Project area are proposed due to the continued enforcement of existing federal, State, and regional/local regulations. Refer to Section 4.9, *Hydrology & Water Quality* for additional discussion.

## 3.7 PROJECT PHASING

Build out of the Project area is anticipated to occur in year 2035 and would be driven by market demand and conditioned by the availability of infrastructure capacity. For planning purposes, a build-out projection was performed by County staff. Table 3.0-4, *Wine Country Buildout Projection*, illustrates a potential development pattern for wineries based on the Project-wide land use capacity pursuant to the Project. Based on this analysis, a total of 56 new wineries of various sizes would be constructed and added to the existing 32 wineries operating in the Winery District. Currently there is one existing winery in the Residential District (Briar Rose Winery) and no wineries in the Equestrian District. To calculate the number of wineries, a land use study was conducted that:

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<sup>3</sup> San Diego Regional Water Quality Control Board. *Temecula Valley Wine Country Memorandum*. Submitted to Mr. Steve Van ,Stockum, Director of Riverside County Department of Environmental Health (May 27, 2010).

### 3.0 Project Description

1. Analyzed existing and proposed winery uses to determine the appropriate proportion of commercial, agricultural, and manufacturing uses;
2. Inventoried parcel sizes in the area to determine the land use capacity based on acreages; and
3. Examined existing and proposed winery records maintained by the County Planning Department and Temecula Valley Winegrowers' Association (TVWA) to determine the development trend in the area for forecasting purposes.

As Table 3.0-4, *Wine Country Buildout Projection*, indicates, the total available land for development of wineries would accommodate approximately 88 wineries, inclusive of those already in operation as of the date of the study, with a mix consisting of 21 large, 37 medium, and 30 small-sized operations in the Winery District and approximately 105, with 21 large, 37 medium and 47 small-sized operation for the entire Project area. It should be noted that this study was conducted at a time when 32 wineries existed within the Project area. Since that time 8 additional wineries have been identified and currently operate within the Project area. At this time it is anticipated that 65 additional wineries will be developed in the Project area based on the buildout analysis prepared by the County and the number of existing wineries currently in operation.

Table 3.0-4  
Wine Country Buildout Projection

	2010	2015	2020	2025	2030	2035 (build-out)	Existing Wineries in Winery District	Proposed Wineries in Winery District	Total Wineries in Winery District
Small	20	6	4	0	0	0	20	10	30
Medium	8	5	5	5	6	8	8	29	37
Large	4	3	5	3	3	3	4	17	21
<b>TOTAL</b>	<b>32</b>	<b>14</b>	<b>14</b>	<b>8</b>	<b>9</b>	<b>11</b>	<b>32</b>	<b>56</b>	<b>88</b>
Note: Small Size Wineries = Vineyard and tasting room Medium Size Wineries = Vineyards, tasting room, and combination of one or two more uses such as restaurants, special occasion facilities, or lodging facilities, Large Size Wineries = Vineyard, tasting room and resort type of uses 105 Total Wineries have been assumed for the entire Project area (47 Small, 37 Medium, 21 Large). 88 in Winery, 6 in Equestrian, and 11 in Residential. All wineries in Equestrian and Residential Districts are small size wineries. Refer to Appendix J for detailed information and assumptions.									

As noted in Table 3.0-4 above, the land capacity for wineries at buildout is approximately 6 and 11 in the Equestrian and Residential District, respectively. All wineries in these Districts would be small sized wineries. In addition, at buildout the projected total amounts of dwelling units in the Equestrian and Residential Districts are 199 and 978, respectively. Within the Winery District 739 units are anticipated. The amount of residential and non-residential development in any given year would depend on a variety of factors, including the cyclical nature of the housing and non-residential markets, funding, and regulatory process.

### PROJECT DESIGN FEATURES

The following Project Design Features have either been incorporated into the Project or have been otherwise stipulated by the County. These following features are considered in each impact section

(i.e., Sections 4.1 through 4.14 of the EIR) and either avoid, reduce, offset, or otherwise minimize identified potential adverse impacts of the Project or serve as “betterments” providing significant benefit to the community and/or to the physical environment:

#### **Aesthetics/Light and Glare**

1. The Project will require that implementing projects adhere to the new development standards proposed under the Zoning Ordinance Amendment. This will include additional setbacks on major roadways, consistent allowable maximum height requirements, etc.
2. The Project will require that implementing projects comply with the Temecula Valley Wine Country Policy Area Design Guidelines which provides recommendation and design guidance for implementing projects and expansion of roadways and trail facilities within the Project area.
3. The Project will require 75% of implementing project on future winery sites be planted with vineyards on 10 acres or more (revised SWAP Policy 1.3 and 1.4). This minimum planting requirement will effectively reduce building mass, increase open space, and promote the rural agricultural feel of the Project site.
4. The Project (revised SWAP Policy 1.5) will require a minimum lot size of ten (10) acres for new residential tract maps and parcel maps except in the Wine Country – Residential District. This large lot size requirement will preserve and enhance the rural feel in the Project area.
5. The Project (revised SWAP Policy 1.6) will encourage agricultural operations, equestrian activities and vineyard planting which will reflect the unique character of this Policy Area.
6. The Project (revised SWAP Policy 1.2) will maintain distinct rural, agricultural and equestrian characters in the Project area through implementation of the Wine Country Districts and corresponding zones.
7. The Project (proposed SWAP Policy 1.11) will allow incidental commercial uses such as special occasion facilities, hotels, resorts, restaurants and delicatessens in conjunction with wineries on lots larger than 20 acres for WC-W zone and on lots larger than 10 acres for WC-WE zone, which will effectively reduce building mass, increase open space, and promote the agricultural feel of the Wine Country – Wine District.
8. The Project (proposed SWAP Policy 1.12) will encourage equestrian establishments and permit incidental commercial uses that compliment existing equestrian establishments on lots larger than 10 acres. This will promote the equestrian and rural nature of the Wine Country – Equestrian District.
9. The Project (proposed SWAP Policy 1.15) will encourage residential tract and parcel maps with an overall project density yield not to exceed one dwelling unit per five (5) acres. This large lot size requirement will preserve and enhance the rural feel in the Wine Country – Residential District.
10. The Circulation Element Amendment is anticipated to reduce average daily trips while maintaining the rural feel of Wine Country through adherence to the Temecula Valley Wine Country Design Guidelines. In addition, the Proposed Circulation Map (refer to Exhibit 3.0-7) shows several roadways would be downgraded from the current County’s Circulation Element, and several intersections would be improved through the creation of roundabouts which would enhance or maintain the rural character of the Project area.
11. The Project through the Temecula Valley Wine Country Policy Area Design Guidelines would recommend that all exterior lighting fixtures be directed downward and properly aimed at targeted areas, which will minimize light spillover. The Guidelines would also recommend that, if grading is necessary, contoured slopes or rounded slopes should be manufactured and buffer

zones should be provided between buildings and vineyards for an easy transition from built areas to grapevines.

### **Air Quality**

1. The Project's amendment to County Zoning Ordinance No. 348 will require that the minimum lot size for special occasion facilities be 10 acres in the WC-WE zone, 20 acres in the WC-W zone, and 100 acres in the WC-E zone and a maximum of 5 guests shall be permitted per gross acre for these facilities. This would greatly reduce air quality impacts on neighboring properties.
2. Refer to Aesthetics/Light and Glare, Project Design Features #3, 4, 7, 8, and 9 above which will require large minimum lot sizes from 5 to 20 acres and a minimum vineyard planting or equestrian land requirement of 75%. This will reduce the overall land use density and intensity of the Project site, resulting in fewer average daily trips which will in turn decrease air quality impacts in the Project area and surrounding communities.

### **Agricultural Resources**

1. The Project will require 75% of implementing projects on future winery sites be planted with vineyards on 10 acres or more (revised SWAP Policy 1.3 and 1.4). This minimum planting requirement will effectively reduce building mass, increase open space, and promote the rural agricultural feel of the Project site.
2. Within the Winery District, implementing project which propose incidental commercial uses will be allowed only on winery sites larger than 20 acres for the WC-W zone and 10 acres for the WC-WE zone.
3. Within the Equestrian District, implementing project which propose incidental commercial uses will be allowed only on equestrian establishments on lots larger than 10 acres.
4. The Project will require 75% of implementing projects involving commercial equestrian establishments be set aside for permanent equestrian lands (proposed Draft Wine Country Zone, Development Standard F.2).
5. Within the Residential District, implementing projects which propose residential tracts or parcel maps will be required to cluster development in conjunction with onsite vineyards or equestrian land such that the overall project density yield does not exceed one dwelling unit per five (5) acres. At least 75% of the implementing project area will be permanently set aside as vineyards or equestrian land.
6. At buildout, the Project is anticipated to result in a total of 9,644 acres of land designated for agriculture-related uses, including equestrian lands.
7. The proposed Wine Country – Equestrian (WC-E) and Residential (WC-R) zones would allow as a permitted use the grazing, keeping or boarding of horses, cattle, sheep, goats, or other farm stock, in addition to other similar agriculture-promoting uses.

### **Biological Resources**

1. The Project will require 75% of implementing projects on future winery sites be planted with vineyards on 10 acres or more (revised SWAP Policy 1.3 and 1.4). This minimum planting requirement will effectively reduce building mass, increase open space, and promote the rural agricultural feel of the Project site.
2. The Project (revised SWAP Policy 1.5) will require a minimum lot size of ten (10) acres for new residential tract maps and parcel maps except in the Wine Country – Residential District. This large lot size requirement will preserve and enhance the rural feel in the Project area.



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3. The Project (proposed SWAP Policy 1.11) will allow incidental commercial uses such as special occasion facilities, hotels, resorts, restaurants and delicatessens in conjunction with wineries on lots larger than 20 acres for WC-W zone and on lots larger than 10 acres for WC-WE zone, which will effectively reduce building mass, increase open space, and promote the agricultural feel of the Wine Country – Winery District.
4. The Project (proposed SWAP Policy 1.12) will encourage equestrian establishments and permit incidental commercial uses that complement existing equestrian establishments on lots larger than 10 acres. This will promote the equestrian and rural nature of the Wine Country – Equestrian District.
5. The Project (proposed Zoning Ordinance Amendment No. 348.4729) within the Wine Country – Equestrian (WC-E) Zone will allow the following uses related to biological resources:
  - commercial equestrian establishments;
  - the grazing, keeping or boarding of horses, cattle, sheep, goats or other farm stock, excluding hogs;
  - selective or experimental breeding and raising of horses, cattle, sheep, and goats
  - petting zoo;
  - polo grounds or horse show facility;
  - horse racing track or rodeo arena;
  - large animal hospital provided that temporary boarding facilities are established for the purposes of boarding sick or injured animals.

#### **Cultural Resources**

1. Refer to Aesthetics/Light and Glare, Project Design Features #3, 4, 7, 8, and 9 above, which will require large minimum lot sizes from 5 to 20 acres. This would make it reasonable to preserve more open space and reduce the amount of deep excavation and grading within the Project site, reducing the potential for impacts to cultural resources. This would allow more physical space to design to avoid and preserve cultural resources.

#### **Geology, Soils, and Seismicity**

1. As part of the Wine Country Infrastructure Study (WCIS), EMWD identified potential alternatives to accommodate Project sewer flows, reducing reliance on onsite septic treatment facilities. Descriptions of these alternatives are provided above.
2. On-site drainage improvements would be made at the time implementing projects occur to control any increased flows and ensure erosion of downstream environments do not occur.

#### **Greenhouse Gas Emissions**

1. The Project's amendment to County Zoning Ordinance No. 348 will require that the minimum lot size for special occasion facilities be 10 acres in the WC-WE zone, 20 acres in the WC-W zone, and 100 acres in the WC-E zone and a maximum of 5 guests shall be permitted per gross acre for these facilities. This would greatly reduce air quality impacts on neighboring properties.
2. Refer to Aesthetics/Light and Glare, Project Design Features #3, 4, 7, 8, and 9 (refer to Chapter 3.0 Project Description), which will require large minimum lot sizes from 5 to 20 acres and a minimum vineyard planting or equestrian land requirement of 75%. This will reduce the overall land use density and intensity of the Project site, resulting in fewer average daily trips which will in turn decrease air quality impacts in the Project area and surrounding communities.
3. The Project (revised SWAP Policy 1.8) will require that pending adoption of an updated Air

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Quality Element and Climate Action Plan (CAP), the County will ensure that new development selects greenhouse gas (GHG) reduction measures from the Option Tables to achieve the County's GHG emission reduction thresholds as set forth in the Greenhouse Gas Reduction Workbook (workbook). Alternatively, new developments may utilize other reduction mechanisms to achieve reduction thresholds as prescribe in the workbook.

### **Hazards and Hazardous Materials**

There are no Project Design Features that have been developed with specific respect to hazards and hazardous materials.

### **Hydrology and Water Quality**

1. The Project includes requirements to limit the intensity and density of implementing projects, including retention of at least 75% of all winery project acreage as agricultural production, and requiring minimum lot sizes in the Winery, Winery-Existing, and Equestrian Districts, thereby reducing impervious surfaces and associated stormwater runoff.

### **Land Use and Relevant Planning**

1. The Plan would establish three distinct Districts within the General Plan Policy Area to maximize the area's viticulture and related uses, and balance the need to protect existing rural lifestyles in the area.
2. The Project is itself "self mitigating" in that it provides additional policies, land use controls, and design guidelines that are estimated to result in substantially reduced overall land use density and intensity, as well as better coordinated land use planning that allows all three primary land uses to function with minimal conflict.

### **Mineral Resources**

1. The Project reduces the overall density of development in the Project area, thereby reducing the permanent footprint of structures and roads, preserving the option for future mineral extraction;
2. Within the Winery District, the proposed Project requires a minimum of 75% of land set aside for agricultural production (viticulture). This land would remain available for potential future mineral extraction.

### **Noise**

1. The Project's amendment to County Zoning Ordinance No. 348 will require that the minimum lot size for special occasion facilities be 10 acres in the WC-WE zone, 20 acres in the WC-W zone, and 100 acres in the WC-E zone and a maximum of 5 guests shall be permitted per gross acre for these facilities. This would greatly reduce noise impacts on neighboring properties.
2. Refer to Aesthetics/Light and Glare, Project Design Features #3, 4, 7, 8, and 9 above, which will require large minimum lot sizes from 5 to 20 acres and a minimum vineyard planting or equestrian land requirement of 75%. This will reduce the overall land use density and intensity of the Project site, resulting in fewer average daily trips which will in turn decrease ambient traffic-generated, operational, and site development noise in the Project area and surrounding communities.
3. The Project will require special occasion facilities that propos indoor events to conduct a Noise Study prior to Plot Plan/CUP approval. Similarly, special occasion facilities that propose outdoor

events will be required to conduct an Acoustical Analysis prior to Plot Plan/CUP approval.

### **Public Services, Recreation and Utilities**

1. The Project proposes the expansion of roadways and trail facilities within the Project area as illustrated in Exhibit 3.0-7 and 3.0-8.
2. As part of the Wine Country Infrastructure Study (WCIS), EMWD identified potential alternatives to accommodate Project sewer flows. Descriptions of these alternatives are provided above.
3. As stated in the Final Integrated Regional Water Management Plan for the Upper Santa Margarita Watershed Planning Region, RCWD is planning to improve groundwater recharge facilities and construct up to 18 new groundwater wells to increase water supply and conjunctive use storage for its service area.
4. RCWD's Water Facilities Master Plan (WFMP) includes master planned facilities (pipelines, pump stations and reservoirs) to be built throughout the District's service area. Facilities within the Project area are shown on Exhibit 3.0-8, WFMP Proposed Facilities.

### **Traffic and Circulation**

1. The Project will require that implementing projects comply with the Temecula Valley Wine Country Policy Area Design Guidelines which provides recommendation and design guidance for implementing projects and expansion of roadways and trail facilities within the Project area.
2. The Project will design and develop the vehicular roadway system per Figure 7 (Circulation) of the SWAP, and in accordance with the functional classifications and standards specified in the General Plan Circulation Element.
3. The Project will maintain the County's roadway Level of Service standards as described in the Level of Service section of the General Plan Circulation Element.

## **3.8 REQUIRED PERMITS AND APPROVALS**

### **PERMITS/APPROVALS CURRENTLY BEING SOUGHT**

The County of Riverside exercises discretionary authority over the Project and is, therefore, the Lead Agency pursuant to CEQA. Implementation of the Project could require the following permits and approvals from the County. The following list is not exhaustive and is based on the best data available at the time of Draft Program EIR was prepared.

- Adoption of General Plan Amendment No. 1077 (GPA 1077), which includes revisions, updates, and additions to the Southwest Area Plan (SWAP) of the Riverside County General Plan, including but not limited to:
  - Deletion of policies of the Citrus Vineyard and Valle de Los Caballos Policy Areas, specifically policies SWAP 1.1 through SWAP 2.1;
  - Addition of the Temecula Valley Wine Country Policy Area and applicable policies.
  - Revision to Statistical Summary Table 2 of the SWAP
  - Deletion of the boundaries of the Citrus Vineyard and Valle de Los Caballos Policy Areas and the addition of the boundary of Temecula Valley Wine Country Policy Area to SWAP Policy Areas Figure 4
  - Revision to SWAP Circulation Network Figure 7
  - Revision to SWAP Trails and Bikeway Systems Figure 8

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- Revision to General Plan Circulation Element Circulation Network Figure C- 1
- Revision to General Plan Circulation Element Trails Network Figure C- 7
- Amendment of any other portions of the General Plan or SWAP required to reflect changes arising from the proposed SWAP amendments and various Project components.
- Adoption of revisions to the Riverside County Zoning Ordinance No. 348.4729 to add four new Zoning Classifications that would implement the Temecula Valley Wine Country Policy Area: Wine Country – Winery; Wine Country – Winery Existing; Wine Country – Residential; and Wine Country – Equestrian.
- Approval / Amendments to supporting regulatory or advisory documents, such as replacing the Citrus Vineyard Design Guidelines with the proposed Temecula Valley Wine Country Design Guidelines.

### **Current Wine Country Proposals**

In addition to the permits/ approvals currently being sought, there are approximately 67 existing planning cases for projects located within the Project area that are currently under review by the County Planning Department (refer to Section 4.0, *Overview of EIR Methodology*). The types of cases being reviewed include: Conditional Use Permits, General Plan Amendments, Parcel Maps, Plot Plans, and Tentative Tract Maps. These pending planning cases are in various stages of the process ranging from the initial submittal of applications to projects that have been tentatively approved and are awaiting final approval by County staff. Some of these implementing projects may conflict with the Project and would require special consideration, especially if these conflicts generate impacts to surrounding uses.

### **Potential Future Permit/Approvals**

Future site-specific implementing projects will require subsequent discretionary review and approval by the County of Riverside. As part of this review it is anticipated that these implementing projects would require a variety of future permits and approvals. Table 3.0-5, *Potential Future Permits and Approvals*, summarizes some of the anticipated requirements for these future implementing projects.



### 3.0 Project Description

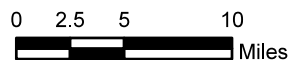
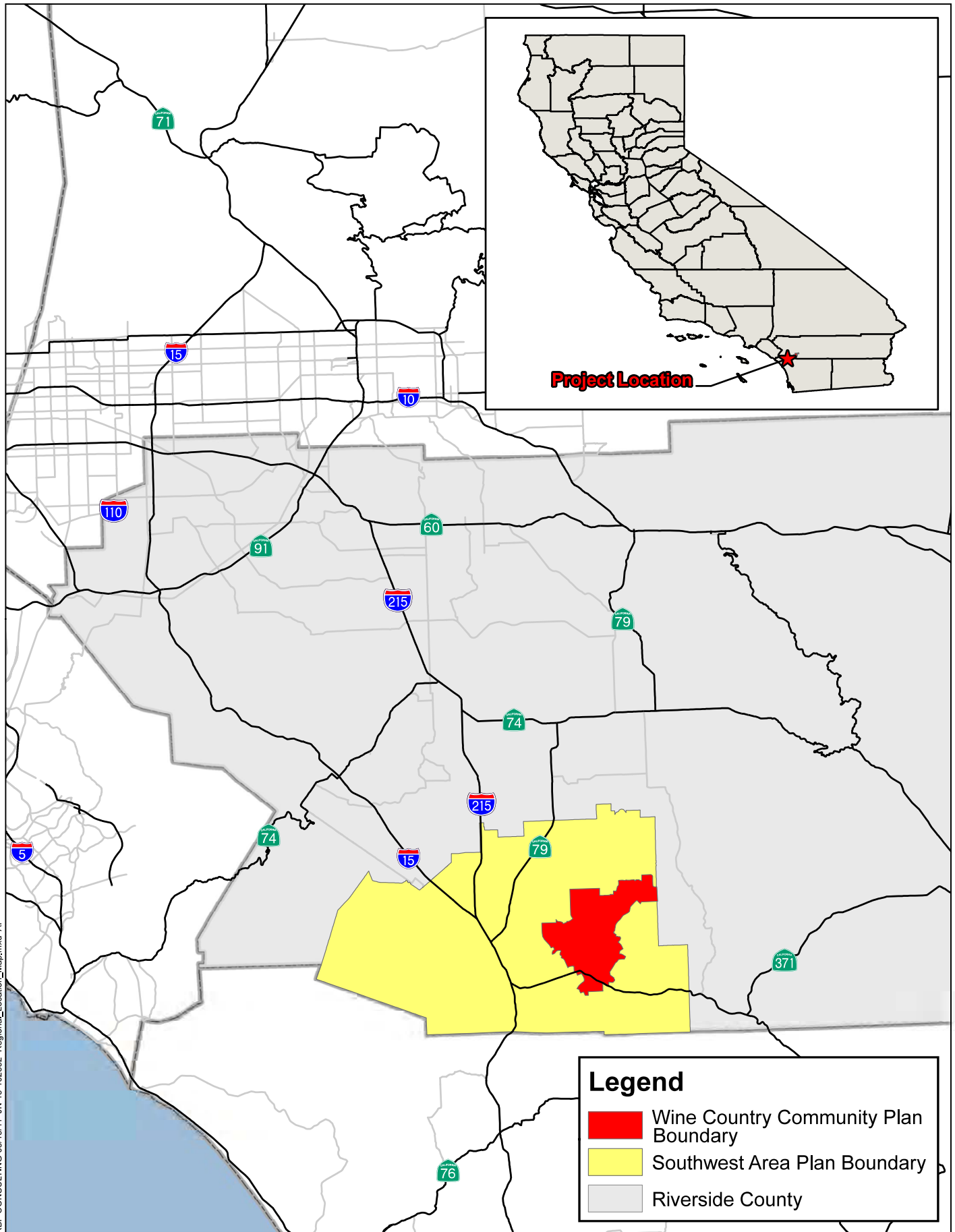
Table 3.0-5  
Potential Future Permits and Approvals

- Changes of Zone Approvals (implementing projects would require a Change of Zone to comply with their respective proposed underlying zoning classification [i.e., WC-W, WC-WE, WC-E, or WC-R])
- Land Use Planning Approvals (Specific Plans, General Plan Amendments, Conditional Use Permits, Plot Plans, etc.)
- Subdivision Mapping Approvals (Tentative Tract Maps, Parcel Maps, etc.)
- Engineering Plan Approvals (Grading, Building and Infrastructure Plans/Permits)
- Biological Resources Permitting (MSHCP consistency analysis, Section 404 Permit, California Endangered Species Act permitting [if necessary], Section 1602 Streambed Alteration Agreement)
- Water Quality Plans and Permits (Section 401 Water Quality Certification, Stormwater Pollution Prevention Plan [SWPPP], National Pollutant Discharge Elimination System [NPDES] permits)
- Air quality permits
- Compliance with this Program EIR No. 524 Mitigation Monitoring and Reporting Program and related Conditions of Approval

## 3.0 Project Description

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RB CONSULTING 08/15/11 JUN 15-102352\_Regional\_Location\_Map.mxd AP



Source: ESRI Relief Map, National Highway Planning Network

# WINE COUNTRY COMMUNITY PLAN EIR Regional Location Map



### 3.0 Project Description

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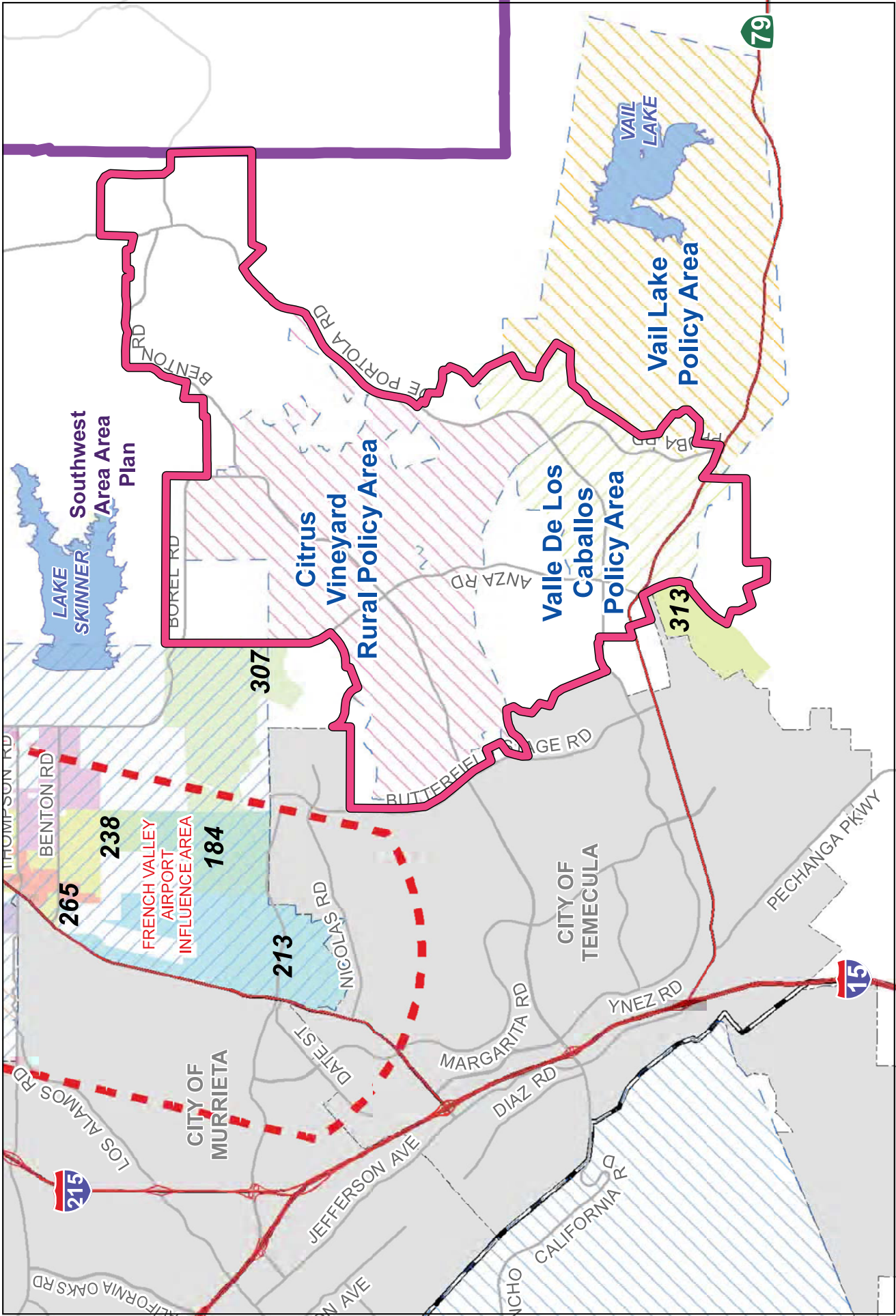




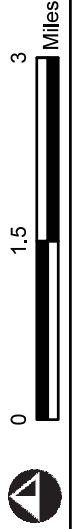
## 3.0 Project Description

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# Existing Policy Area Overlay



Source: Southwest Area Plan Existing General Plan Policy Areas and Overlays 3.3 - provided by Riverside County Planning, July 5, 2011

