



TEMECULA VALLEY WINE COUNTRY Greenhouse Gas Reduction Workbook

regional issues relating to transportation, the economy and community development, and the environment.

Although SCAG is not an air quality management agency, it is responsible for developing transportation, land use, and energy conservation measures that affect air quality. SCAG's Regional Comprehensive Plan and Guide (RCPG) provide growth forecasts that are used in the development of air quality-related land use and transportation control strategies by the SCAQMD. The RCPG is a framework for decision-making for local governments, assisting them in meeting federal and state mandates for growth management, mobility, and environmental standards, while maintaining consistency with regional goals regarding growth and changes through the year 2015, and beyond. Policies within the RCPG include consideration of air quality, land use, transportation, and economic relationships by all levels of government. As the Metropolitan Planning Organization for the County of Riverside, SCAG is in the process of implementing SB 375 with participation from the County and other local cities and Counties. SCAG's reduction target for per capita vehicular emissions is 8 percent by 2020 and 13 percent by 2035 (CARB 2010b).

b. South Coast Air Quality Management District

The SCAQMD is the agency principally responsible for comprehensive air pollution control in the SoCAB. To that end, the SCAQMD, works directly with SCAG, county transportation commissions, local governments, and cooperates actively with all federal and state government agencies. The SCAQMD develops rules and regulations, establishes permitting requirements, inspects emissions sources, and enforces such measures through educational programs or fines, when necessary.

SCAQMD is directly responsible for reducing emissions from stationary (area and point), mobile, and natural sources. It has responded to this requirement by preparing a series of Air Quality Management Plans (AQMPs). The most recent of these was adopted by the Governing Board of SCAQMD on June 1, 2007. This AQMP, referred to as the 2007 AQMP, was prepared to comply with the federal and state Clean Air Acts and amendments, to accommodate growth, to reduce the high pollutant levels in the basins, to meet federal and state ambient air quality standards, and to minimize the fiscal impact that pollution control measures have on the local economy. It identifies the control measures that will be implemented to reduce major sources of pollutants. These planning efforts have substantially decreased the population's exposure to unhealthy levels of pollutants, even while substantial population growth has occurred within its jurisdictional boundaries.

Riverside Countywide Regulations

a. General Plan

Public and private decisions regarding land use, traffic circulation, and resource use can influence the resultant air pollutant and GHG emissions from, respectively, development patterns, vehicle use and congestion, and alternative energy sources. Thus, many policies within the County's General Plan under the Land Use, Circulation, and Multipurpose Open Space Elements, are designed to encourage development of public and private lands that result in less intensive energy use and emissions. For example, the Land Use Element supports concentrating growth near community centers, developing sites that capitalize upon multi-modal transportation opportunities, and promoting compatible land use arrangements that reduce



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reliance on the automobile. The Circulation Element, for example, supports transit through allowing higher densities, and encourages and supports the development of projects that facilitate and enhance the use of alternative modes of transportation, including pedestrian oriented retail and activity centers, dedicated bicycle lanes and paths, and mixed-use community centers. The Multipurpose Open Space Element contains policies that support implementation of the State Building Code and establishes mechanisms and incentives to encourage architects and builders to exceed minimum the energy efficiency standards.

b. Air Quality Element and Climate Action Plan

As part of the General Plan, the Air Quality Element contains policies which assist the county in meeting state and federal air quality guidelines and reducing pollutant emissions from mobile and stationary sources. The Air Quality Element, similar to the Land Use and Circulation Elements, account for growth within the region and balances the associated increase in pollutant emissions. Some policies within the Air Quality Element address mobile and stationary sources. With regard to mobile sources, the Air Quality Element contains policies such as encouraging use of mass transit, carpooling/ridesharing, and mixed-use development to reduce vehicle miles travelled within the region. With regard to stationary sources, such policies to reduce pollutant emissions include use of energy efficient building materials and use of energy efficient appliances (boilers, air conditioning and water usage reduction). In addition, the Air Quality Element takes into account nearby sensitive receptors during construction of new land uses to limit pollutant impacts to nearby existing sensitive uses (residential, school).

The County is currently (September 2011) developing an update to the Air Quality Element with the General Plan Update. New information and policies related to California laws and policies related to greenhouse gas (GHG) emission reduction will be incorporated into the revised chapter. The proposed update to the Air Quality Element will also be the footing for the County's greenhouse gas emission reduction strategy. The County's strategy will align with the AB32 goal to reduce the State's GHG emissions to 1990 levels by 2020, as well as its implementation mechanism, SB 375. These efforts to reduce greenhouse gas emissions will not only benefit the global climate, but improve the quality of life for Riverside County residents as well.

In addition, the County is currently (September 2011) developing the Climate Action Plan (CAP) in conjunction with the General Plan Update. The CAP for Riverside County will include GHG emission reduction goals and adopt implementation measures to achieve those goals through policies and programs for new developments, county operations and existing communities.

Upon the adoption of the General Plan Update, all individual projects which are able to demonstrate consistency with the revised Air Quality Element and CAP will be able to undergo streamlined CEQA review through tiering.



Chapter 3: Greenhouse Gas Emission Reduction Strategies for Wine Country

Pending adoption of an updated Air Quality Element and a Climate Action Plan for Riverside County, this section assesses the potential impacts of GHG emissions that could result from the cumulative build-out potential of the Wine Country Community Plan and new developments authorized pursuant to the plans and policies of the Wine Country Community Plan (proposed Project).

California Environmental Quality Act (CEQA) requires that Lead Agencies inform decision makers and the public regarding the following: potential significant environmental effects of proposed projects; feasible ways that environmental damage can be avoided or reduced through the use of feasible mitigation measures and/or project alternatives; and the reasons why the Lead Agency approved a project if significant environmental effects are involved (CEQA Guidelines §15002). CEQA also requires Lead Agencies to evaluate potential environmental effects based to the fullest extent possible on scientific and factual data (CEQA Guidelines §15064[b]). A determination of whether or not a particular environmental impact will be significant must be based on substantial evidence, which includes facts, reasonable assumptions predicated upon facts, and expert opinion supported by facts (CEQA Guidelines §15064[f]5).

Temecula Valley Wine Country Community Plan EIR

The County has prepared an Environmental Impact Report (EIR No. 524) assessing the potential direct and indirect impacts resulting from the Temecula Valley Wine Country Community Plan. The draft EIR analyzed GHG impacts due to the construction and operation of public and private improvements, such as the proposed trails network, roundabouts, and various implementing projects (residences, wineries, resorts, equestrian facilities, etc.) to be developed in accordance with the Community Plan. This EIR is programmatic in nature, and may not provide sufficient CEQA review for a specific implementing project. To the degree feasible, some individual projects will be allowed to tier off the analysis contained in the EIR thereby streamlining the CEQA process.

Thresholds

California law provides that climate change is an environmental effect subject to the California Environmental Quality Act ("CEQA"). Amendments to the State CEQA Guidelines adopted in February 2010 require lead agencies to consider the adverse effects of a project's cumulative contribution to greenhouse gas ("GHG") emissions on the environment and determine if a project's climate change impact may be significant. As amended, CEQA encourages lead agencies to estimate the amount of GHG emissions resulting from a development project, but also state that a lead agency retains the discretion to require a qualitative analysis. (State CEQA Guideline, § 15064.4.) The State CEQA Guidelines provide that significance thresholds may be quantitative, qualitative, or in the form of performance-based standards. Various agencies, including the California Air Resources Control Board ("CARB"), the Governor's Office of Planning and Research, and the South Coast Air Quality Management District, have been



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developing and drafting standards and guidelines for determining the cumulative significance of a project's GHG emissions on global climate change. The development, adoption, and application of GHG significance thresholds is in its infancy - there is currently no single accepted industry practice or methodology for analyzing GHG impacts.

The County has determined that there are three appropriate numeric thresholds to determine significance of the proposed Project. Specifically, GHG emissions were compared to the following three thresholds:

- **Mass Emissions.** A threshold of 3,000 MTCO₂e per year is adopted from the recommended SCAQMD's Interim Thresholds document for commercial, residential, mixed use, and industrial development projects; projects below this threshold are considered less than significant.
- **Per Capita Average Emissions.** A threshold of 4.1 MT per year per person, adopted from the SCAQMD efficiency based standard, is most applicable to larger projects, such as subdivisions and other projects of potential regional influence. The threshold is calculated on an emission rate per population or employee (service population) projected for Year 2035; developments which achieve emissions below this threshold are considered less than significant.
- **Reductions Consistent with State Goals.** A threshold of 28.5% below Business As Usual (BAU) emissions from future development projects. Project-specific emissions shall be calculated and compared to similar hypothetical development; if an implementing project achieves a reduction of at least 28.5% with incorporation of mandatory and voluntary measures, it is considered less than significant.

Results of the GHG Study

The Wine Country Community Plan EIR analyzed GHG impacts resulting from full build-out and operation of all implementing projects assumed in the Community Plan and proposed zoning. Analysis included construction emissions from individual projects and operational emissions from mobile sources (visitors, employees) and stationary sources (wine production, agricultural uses).

The findings of the GHG analysis conducted for EIR No. 524 are as follows:

- Construction of implementing projects would result in temporary and incremental increases in GHG emissions. Construction of multiple concurrent implementing projects could result in GHG emissions in excess of annual mass emission significance thresholds. However, SCAQMD recommends that construction emissions from individual Implementing Projects be amortized and significance be assessed in conjunction with long-term operational GHG emissions.
- Construction and operation of implementing projects would result in GHG emissions in excess of the SCAQMD draft mass emission thresholds and the proposed per capita threshold; therefore, full Build-out under the Community Plan would result in potentially significant and unavoidable cumulative impacts to global climate change.



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- Implementing projects designed and constructed with GHG reducing project features consistent with the Wine Country Policy Area GHG policies would be consistent with the State's GHG-reduction goals under AB 32, resulting in emissions at least 28.5% below the BAU case. Compliance with these requirements can be demonstrated by achieving the mandatory minimum points on the applicable Option Table (see Appendix A) or demonstrated through other approved quantitative method.
- Implementation projects which achieve the required reductions required under the Wine Country Community Plan would be consistent with Global Climate Change policies set forth by the federal, state, regional and local plans.

As a result of the aforementioned findings, nothing in this workbook shall be construed as limiting the County's authority to require a GHG study, to require an EIR, or adopt a statement of overriding consideration for a project due to its significant GHG impacts.

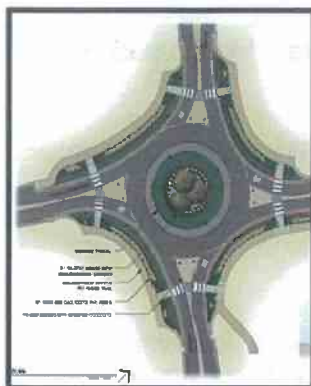
Community Plan Level Emissions Reduction Strategies

The Temecula Valley Wine Country Community Plan proposes a number of strategies at regional level to the Southwest Area Plan (SWAP) that reduce Greenhouse Gas Emissions through design features that are anticipated to reduce vehicle miles travelled.

a. Integrated Trails Network (Non-motorized Transportation including Pedestrian, Bike and Equestrian trails)

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 and GHGs. Within the Southwest Area Plan (SWAP), a network of trails is planned for the Wine Country region to provide pedestrians, visitors, equestrians, and bicyclists with alternative modes of travel and 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 Sub-committee 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 was revised through GPA No. 1077 and the following policy was added to the Temecula Valley Wine Country Policy Area.

SWAP 1.6 Develop and implement a 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.



b. Roundabouts

Through the Wine Country Community Plan process, five roundabouts are proposed along Rancho California Road to maintain rural character of this region while allowing efficient traffic calming and volume capacity. The roundabout at Rancho California Road and Anza Road will be the first of five roundabouts located at La Serena Way, Calle Contento Road, 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. The roundabout will accommodate the estimated 41,700 of daily vehicular traffic and a peak hour vehicular traffic of over 4,000.

c. Fair Share and Phasing Assessment

Through the Community Plan process, the County has developed a traffic impact fee program specifically to ensure timely construction of transportation improvements as outlined in the Wine Country Fair Share and Phasing Assessment. This program will collect fair share contributions toward improvements within the Wine Country Policy Area and within the City of Temecula, and the County will enter into an agreement with the City of Temecula to implement the identified improvements. Additionally, implementing projects within the Wine Country Policy Area will be required to prepare a focused traffic study that will assess the following to ensure consistency:

- Trip generation comparison to estimates assumed in the WCP assessment
- Parking assessment
- Site access and on-site circulation assessment
- Interaction of driveways with adjacent intersections (if appropriate)
- Additional assessment deemed appropriate by the County of Riverside Transportation Department

In addition, EIR No. 524 includes the following mitigation measures to mitigate air quality impacts that assist the County in achieving the GHG reduction goals as well:

AQ-1 The County shall require new commercial and industrial implementing projects to develop a voluntary 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 discretionary review applications, and in place prior to Certificate of Occupancy.

AQ-2 The County shall condition all implementing projects to implement that 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.



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- AQ-3 In addition, the County shall require implementing projects to incorporate bicycle parking areas and horse hitching posts where applicable.
- AQ-4 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.
- AQ-5 The County shall promote the expanded use of renewable fuel and low-emission vehicles within implementing projects. Implementing projects shall 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 parking for ultra-low emission, zero-emission, and alternative fuel vehicles; and provide electric vehicle charging stations within the development.
- AQ-6 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.
- AQ-7 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).

Implementing Project Level Emissions Reduction Strategies

In addition to the strategies being implemented on a regional basis, the Temecula Valley Wine Country Policy Area contains the following policy to require that the implementing projects achieve a reduction in GHG emissions.

- SWAP 1.9 *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.*



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The County has determined that no analysis of GHG emissions is required for the following types of implementing projects because they will not result in any potentially significant cumulative impact on global climate change:

- Plot Plans that are CEQA exempt and not circulated and which meet the criteria of subdivision (a)(1) of Section 18.30 of Riverside County Ordinance 348.
- Landscaping Plans pursuant to, and consistent with, the provisions of Riverside County Ordinance 859
- Accessory Structures
- Cellular Towers
- Lot Line Adjustments
- Any Activity Statutorily Exempt from CEQA
- Any Activity Categorically Exempt from CEQA for which an Exception in State CEQA Guidelines Section 15300.2 Does Not Apply

Projects not defined above, are the projects or development activities that could potentially create a cumulatively significant impact on global climate change. Those projects could elect to utilize one of the following two options to achieve their fair share of GHG reductions.

Option Tables for Achieving GHG Reductions

The County of Riverside has developed option tables to assist in the analysis of GHGs for individual projects tiering off of the Wine Country Community Plan EIR. The option tables were developed based on AB 32 targets and contain measures to reduce GHG emissions at least 28.5% below Business As Usual (BAU) emissions. Individual projects have the option to use these option tables in order to demonstrate that GHG emissions from the project are less than significant. The GHG reduction measures contained in the option table are assigned points. Projects which implement enough reduction measures and achieve a 100/70 point rating are considered to be consistent with the County's GHG reduction goals for the Wine Country region.

Two versions of the Option Table have been developed to assist the project proponents of these projects, one for residential projects and one for commercial projects. The Option Tables are included in Appendix A of this workbook. As noted above the County has developed a list of specific mitigation strategies applicable to certain implementing projects. The Option Tables provide a menu of additional options that both insures consistency in implementation of the measures and flexibility on how future development projects will achieve an overall reduction of GHG emissions, consistent with the reduction target established by the County in the Temecula Valley Wine Country Community Plan EIR.

Each Option Table assigns points for specific GHG reducing strategy incorporated into a project whether by regulation, statute, or policy, as mitigation or a project design feature (collectively referred to as "feature"). The point values correspond to the minimum emissions reduction expected from each feature, including those mandated as mitigation measures in the county's EIR No. 524 and by CALGreen Building Codes. The menu of features allows maximum flexibility



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and options for how development projects can implement the GHG reduction measures. Residential projects in the SWAP that garner at least 70 points will be consistent with the State's overall GHG reduction goals. Commercial projects will need to garner at least 100 points. As such, those projects that garner the minimum specified points or greater would not require quantification of project specific GHG emissions. Consistent with CEQA Guidelines, such projects would be determined to have a less than significant individual and cumulative impact for GHG emissions.

Mixed use projects provide additional opportunities to reduce emissions by combining complimentary land uses in a manner that can reduce vehicle trips. Mixed use projects also have the potential to complement energy efficient infrastructure in a way that reduces emissions. For mixed use projects fill out both Option Table 1 and Table 2, but proportion the points identical to the proportioning of the mix of uses. As an example, a mixed use project that is 50% commercial uses and 50% residential uses will show $\frac{1}{2}$ point for each assigned point value in Table 1 and Table 2. Add the points from both tables. Mixed use projects that garner at least 100 points will be consistent with the reduction quantities in the County's GHG Plan and are considered less than significant for GHG emissions.

Other Mechanisms for Achieving GHG Reductions

Those projects that do not garnish the minimum points using the Option Tables discussed above (and presented in Appendix A) will require quantification of project specific GHG emissions and will need to provide mitigation measures to reduce GHG emissions at least 28.5% below Business As Usual (BAU) emissions.

A numerical analysis of GHG emissions and a discussion of impacts on global climate change is required for Residential and/or Commercial projects, as described below, and also for any mixed use projects involving more than one type of use. This study is also required for discretionary Agricultural projects.

1. The GHG study must quantify the GHG emissions for the project, and must also include, at a minimum, an analysis of GHG emissions for each type of GHG emission identified in California Health & Safety Code §38505 for construction impacts, if any, and operational impacts, if any.
 - a. GHGs to which this section applies include carbon dioxide, methane, nitrous oxide, hydro-fluorocarbons, perfluorocarbons, sulfur hexafluoride and nitrogen trifluoride, per Health and Safety Code §38505 and any amendments thereto.
 - b. Analysis of GHGs must not only quantify emissions but also discuss their relative potential to affect global climate change. For example, methane has a global warming potential many times that of carbon dioxide, such that a given quantity of methane may have an equal or greater effect on global climate change than a lesser amount of carbon dioxide.
 - c. In quantifying GHG emissions, the analysis must address:
 - i. For construction: The total amount of GHGs emitted by all construction activities including, but not limited to, equipment and machinery usage, energy usage, vehicle miles traveled by construction employees, emissions from architectural



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coatings, emissions from paving or road construction activities, and other reasonably fore-seeable emissions.

- ii. For operations: The total amount of GHGs emitted by all operational activities per year including, but not limited to, emissions from use of electricity, use of natural gas, and other energy consumption, emissions resulting from water demand, vehicular emissions, and other reasonably foreseeable emissions.
 - iii. For purposes of subdivisions 1 and 2, above, a rule of reason shall apply requiring only those emissions that are reasonably foreseeable to be quantified. If a particular emission is speculative, the analysis shall discuss the issue qualitatively and explain the reasons why any further analysis would be speculative and then conclude the analysis.
2. The GHG study must describe and analyze feasible mitigation measures for any potentially significant GHG emissions. All feasible mitigation measures must be adopted for potentially significant impacts. The types of mitigation measures that may be considered and shall be imposed, if feasible, depend on the type of project that is proposed. A demonstration by the project applicant that the project has reduced GHG emissions by 28.5% or more below a business.

In connection with any of the above categories of projects, the County Planning Department may impose any or all of the following Conditions of Approval to further reduce GHG emissions:

- Use energy-efficient designs such as those found in the Leadership in Energy and Environmental Design ("LEED") Green Building Ratings and/or comply with Title 24, Part 11, the California Green Building Standards Code.
- Incorporate public transit into project design through siting, location, and transit links.
- Include vehicle-reduction measures through carpooling, public transit incentives, and linkages or electric shuttle services to public transit as well as, to the extent possible, local and regional pedestrian and bike trails.
- Retrofit the building for energy efficient purposes.
- Use energy-efficient appliances and office equipment (e.g., Energy Star compliant).
- Implement waste reduction and recycling measures.
- Incorporate on-site renewable energy production (i.e., solar installations on rooftops), and/or waste heat capture (for industrial projects to provide process and/or building heat), and/or water reuse.
- Install direct gas use or electricity projects to capture and use emitted methane (applies to landfill projects).
- Promote mixed-use, compact, and higher-density development to reduce trip distance, promote alternatives to vehicle travel, and promote efficiency in delivery of services and goods (applies to planning documents).



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Chapter 4: Informational Resources

California Air Resource Board:

- o Assembly Bill 32
 - Scoping Plan <http://www.arb.ca.gov/cc/scopingplan/scopingplan.htm>
 - Reducing Emissions <http://www.arb.ca.gov/html/programs.htm>
- o Regulating Agricultural Related Activities
 - <http://www.arb.ca.gov/ag/ag.htm>
- o Land Preparations: <http://www.arb.ca.gov/ei/areasrc/fullpdf/full7-4.pdf>
- o Emission Calculation FOOD & AGRICULTURE WINE FERMENTATION
 - <http://www.arb.ca.gov/ei/areasrc/arbndprofandag.htm>
 - <http://www.arb.ca.gov/ei/areasrc/fullpdf/full5-1.pdf>

Non-profit Organizations:

- o Wine Institute Greenhouse Gas Protocol and accounting tool:
<http://www.wineinstitute.org/ghgprotocol>.
- o The California Sustainable Winegrowing Alliance (CSWA) Sustainable Winegrowing Program: <http://www.sustainablewinegrowing.org/aboutcswa.php>.



*Appendix A: Wine Country Option Tables – GHG
Reduction Implementation Measures (Residential and
Commercial Developments)*

Riverside County Wine Country Community Plan

Table 1: GHG Reduction Implementation Measures for Residential Development

Feature	Description	Assigned Point Values	Implementing Project Points
Implementation Measure: Energy Efficiency			
E1 Building Envelope- Insulation	Title 24 standard (required)	0 points	
	Modestly Enhanced Insulation (5% > Title 24)	1 point	
	Enhanced Insulation (15%> Title 24)	3 points	
	Greatly Enhanced Insulation (20%> Title 24)	5 points	
E2 Building Envelope - Windows	Title 24 standard (required)	0 points	
	Modestly Enhanced Window Insulation (5% > Title 24)	1 point	
	Enhanced Window Insulation (15%> Title 24)	3 points	
	Greatly Enhanced Window Insulation (20%> Title 24)	5 points	
E3 Building Envelope - Doors	Title 24 standard (required)	0 points	
	Modestly Enhanced Insulation (5% > Title 24)	1 point	
	Enhanced Insulation (15%> Title 24)	3 points	
	Greatly Enhanced Insulation (20%> Title 24)	5 points	
E4 Building Envelope- Air Infiltration	Minimizing leaks in the building envelope is as important as the insulation properties of the building. Insulation does not work effectively if there is excess air leakage.		
	Title 24 standard (required)	0 points	
	Modest Building Envelope Leakage (5% > Title 24)	1 point	
	Reduced Building Envelope Leakage (15%> Title 24)	3 points	
	Minimum Building Envelope Leakage (20% > Title 24)	5 points	
E5 Building Envelope- Thermal Storage of Building	Thermal storage is a design characteristic that helps keep a constant temperature in the building. Common thermal storage devices include strategically placed water filled columns, water storage tanks, and thick masonry walls. Note: Engineering details must be provided to substantiate the efficiency of the thermal storage device.		
	Thermal storage designed to reduce heating/cooling by 5°F within the building	3 points	
	Thermal storage to reduce heating/cooling by 10°F within the building	6 points	
E6 Heating/ Cooling Distribution System	Title 24 standard (required)	0 points	
	Modest Distribution Losses (5% > Title 24)	1 point	
	Reduced Distribution Losses (15%> Title 24)	3 points	
	Greatly Reduced Distribution Losses (15%> Title 24)	5 points	
E7 Indoor Space Efficiencies - Space Heating/ Cooling Equipment	Title 24 standard (required)	0 points	
	Efficiency HVAC (5% > Title 24)	1 point	
	High Efficiency HBAC (15%> Title 24)	3 points	
	Very High Efficiency HBAC (20%> Title 24)	5 points	

Feature	Description	Assigned Point Values	Implementing Project Points
E8 Indoor Space Efficiencies-Water Heaters	Title 24 standard (required) Efficiency Water Heater (Energy Star conventional that is 5% > Title 24) water heater that is 15%> High Efficiency Water Heater (Conventional water heater that is 20%> Title 24) High Efficiency Water Heater (Conventional water heater that is 20%> Title 24) Solar Water Heating System	0 points 1 point 3 points 5 points 7 points	
E9 Indoor Space Efficiencies - Daylighting	Daylighting is the ability of each room within the building to provide outside light during the day reducing the need for artificial lighting during daylight hours. All peripheral rooms within the living space have at least one window(required) All rooms within the living space have daylight (through use of windows, solar tubes, skylights, etc.) such that each room has at least 800 lumens of light during a sunny day All rooms daylighted to at least 1,000 lumens	0 points 1 points 3 points	
E10 Indoor Space Efficiencies - Artificial Lighting	Title 24 standard (required) Efficient Lights (5% > Title 24) High Efficiency Lights (LED, etc. 15%> Title 24) Very High Efficiency Lights (LED, etc. 20%> Title 24)	0 points 1 point 3 points 5 points	
E11 Indoor Space Efficiencies - Appliances	Title 24 standard (required) Efficient Appliances (5% > Title 24) High Efficiency Energy Star Appliances (15%> Title 24) Very High Efficiency Appliances (20%> Title 24)	0 points 1 point 3 points 5 points	
E12 Miscellaneous Residential Building Placement	North/South alignment of building or other building placement such that the orientation of the buildings optimizes natural heating, cooling, and lighting.	3 points	
E13 Miscellaneous Residential Independent Energy Efficiency Calculations	This allows innovation by the applicant to provide design features that increases the energy efficiency of the project not provided in the table. Note that engineering data will be required documenting the energy efficiency of innovative designs and point values given based upon the proven efficiency beyond Title 24 Energy Efficiency Standards.	0-5 points	
E14 Miscellaneous Residential Existing Residential Retrofits	The applicant may wish to provide energy efficiency retrofit projects to existing residential dwelling units to further the point value of their project.	0-5 points	
E15 Miscellaneous Residential Electric Vehicle Recharging	Provide circuit and capacity in garages of residential units for installation of electric vehicle charging stations Install electric vehicle charging stations in the garages of residential units	1 point 8 points	
E16 Miscellaneous Residential Wood Burning	As part of Rule 445 and the Healthy Hearths™ initiative, the South Coast Air Quality Management District adopted a rule for no permanently installed indoor or outdoor wood burning devices in new development. Project contains no wood burning stoves or fireplaces	10 points	

Feature	Description	Assigned Point Values	Implementing Project Points
E17 Photovoltaic	Solar Photovoltaic panels installed on individual homes or in collective neighborhood arrangements such that the total power provided augments: Solar Ready Homes (sturdy roof and electric hookups) 10 percent of the power needs of the project 20 percent of the power needs of the project 30 percent of the power needs of the project 40 percent of the power needs of the project 50 percent of the power needs of the project 60 percent of the power needs of the project 70 percent of the power needs of the project 80 percent of the power needs of the project 90 percent of the power needs of the project 100 percent of the power needs of the project	2 points 4 points 6 points 8 points 10 points 12 points 14 points 16 points 18 points 20 points 22 points	
Implementation Measure: Water Use			
W1 Water Efficient Landscaping	Limit conventional turf to < 20% of each lot (required) Eliminate conventional turf from landscaping Eliminate turf and only provide drought tolerant plants Xeroscaping that requires no irrigation	0 points 3 points 4 points 6 points	
W2 Water Efficient irrigation systems	Drip irrigation Smart irrigation control systems combined with drip irrigation (demonstrate 20 reduced water use)	1 point 3 points	
W3 Recycled grey water	Grey water (purple pipe) irrigation system on site	5 points	
W4 Showers	Title 24 standard (required) EPA High Efficiency Showerheads (15% > Title 24)	0 points 1 points	
W5 Toilets	Title 24 standard (required) EPA High Efficiency Toilets (15% > Title 24)	0 points 1 points	
W6 Faucets	Title 24 standard (required) EPA High Efficiency faucets (15% > Title 24)	0 points 1 points	
Implementation Measure: Solid Waste for Residential Development			
SW1 Recycling	County initiated recycling program diverting 80% of waste requires coordination in neighborhoods to realize this goal. The following recycling features will help the County fulfill this goal: Provide green waste composing bins at each residential unit Multi-family residential projects that provide dedicated recycling bins separated by types of recyclables combined with instructions/education program explaining how to use the bins and the importance of recycling.	4 points 3 points	
SW2 Recycling of Construction/ Demolition Debris	50% of construction waste recycled (required) Recycle 55% of debris Recycle 60% of debris Recycle 65% of debris Recycle 70% of debris Recycle 75% of debris	0 points 2 points 3 points 4 points 5 points 6 points	
Total Points Earned by Residential Project:		70 Points needed	0

Riverside County Wine Country Community Plan

Table 2: GHG Reduction Implementation Measures For Commercial Development

Feature	Description	Assigned Point Values	Implementing Project Points
Implementation Measure: Energy Efficiency			
E1 Building Envelope - Insulation	Title 24 standard (required)	0 points	
	Modestly Enhanced Insulation (5% > Title 24)	4 points	
	Enhanced Insulation (15%> Title 24)	8 points	
	Greatly Enhanced Insulation (20%> Title 24)	12 points	
E2 Building Envelope - Windows	Title 24 standard (required)	0 points	
	Modestly Enhanced Window Insulation (5% > Title 24)	4 points	
	Enhanced Window Insulation (15%> Title 24)	8 points	
	Greatly Enhanced Window Insulation (20%> Title 24)	12 points	
E3 Building Envelope - Doors	Title 24 standard (required)	0 points	
	Modestly Enhanced Insulation (5% > Title 24)	4 points	
	Enhanced Insulation (15%> Title 24)	8 points	
	Greatly Enhanced Insulation (20%> Title 24)	12 points	
E4 Building Envelope - Air Infiltration	Minimizing leaks in the building envelope is as important as the insulation properties of the building. Insulation does not work effectively if there is excess air leakage.		
	Title 24 standard (required)	0 points	
	Modest Building Envelope Leakage (5% > Title 24)	4 points	
	Reduced Building Envelope Leakage (15%> Title 24)	8 points	
	Minimum Building Envelope Leakage (20% > Title 24)	12 points	
E5 Building Envelope - Thermal Storage of Building	Thermal storage is a design characteristic that helps keep a constant temperature in the building. Common thermal storage devices include strategically placed water filled columns, water storage tanks, and thick masonry walls. Note: Engineering details must be provided to substantiate the efficiency of the thermal storage device.		
	Thermal storage designed to reduce heating/cooling by 5°F within the building	3 points	
	Thermal storage to reduce heating/cooling by 10°F within the building	5 points	
E6 Indoor Space Efficiencies - Heating/ Cooling Distribution System	Title 24 standard (required)	0 points	
	Modest Distribution Losses (5% > Title 24)	4 points	
	Reduced Distribution Losses (15%> Title 24)	8 points	
	Greatly Reduced Distribution Losses (15%> Title 24)	12 points	
E7 Indoor Space Efficiencies - Space Heating/ Cooling Equipment	Title 24 standard (required)	0 points	
	Efficiency HVAC (5% > Title 24)	4 points	
	High Efficiency HVAC (15%> Title 24)	8 points	
	Very High Efficiency HVAC (20%> Title 24)	12 points	
E8 Indoor Space Efficiencies - Commercial Heat Recovery Systems	Heat recovery strategies employed with commercial laundry, cooking equipment, and other commercial heat sources for reuse in HVAC air intake or other appropriate heat recovery technology. Point values for these types of systems will be determined based upon design and engineering data documenting the energy savings.	0-4 points	

Feature	Description	Assigned Point Values	Implementing Project Points
E9 Indoor Space Efficiencies- Water Heaters	Title 24 standard (required)	0 points	
	Efficiency Water Heater (Energy Star conventional that is 5% > Title 24)	4 points	
	High Efficiency Water Heater (Conventional water heater that is 15%>Title 24)	12 points	
	High Efficiency Water Heater (Conventional water heater that is 20%> Title 24) Solar Water Heating System	14 points	
E10 Indoor Space Efficiencies - Daylighting	Daylighting is the ability of each room within the building to provide outside light during the day reducing the need for artificial lighting during daylight hours. All peripheral rooms within building have at least one window or skylight	1 point	
	All rooms within building have daylight (through use of windows, solar tubes, skylights, etc.) such that each room has at least 800 lumens of light during a sunny day	5 points	
	All rooms daylighted to at least 1,000 lumens	7 points	
E11 Indoor Space Efficiencies - Artificial Lighting	Title 24 standard (required)	0 points	
	Efficient Lights (5% > Title 24)	4 points	
	High Efficiency Lights (LED, etc. 15%> Title 24)	6 points	
	Very High Efficiency Lights (LED, etc. 20%> Title 24)	8 points	
E12 Indoor Space Efficiencies - Appliances	Title 24 standard (required)	0 points	
	Efficient Appliances (5% > Title 24)	4 points	
	High Efficiency Energy Star Appliances (15%> Title 24)	8 points	
	Very High Efficiency Appliances (20%> Title 24)	12 points	
E13 Miscellaneous Building Efficiencies - Building Placement	North/South alignment of building or other building placement such that the orientation of the buildings optimizes conditions for natural heating, cooling, and lighting.	4 points	
E14 Miscellaneous Building Efficiencies- Other	This allows innovation by the applicant to provide design features that increases the energy efficiency of the project not provided in the table. Note that engineering data will be required documenting the energy efficiency of innovative designs and point values given based upon the proven efficiency beyond Title 24 Energy Efficiency Standards.	0-8 points	
E15 Miscellaneous Building Efficiencies- Existing Commercial Building Retrofits	The applicant may wish to provide energy efficiency retrofit projects to existing residential dwelling units to further the point value of their project. Retrofitting existing residential dwelling units within the unincorporated County is a key reduction measure that is needed to reach the reduction goal. The potential for an applicant to take advantage of this program will be decided on a case by case basis and must have the approval of the Riverside County Planning Department. The decision to allow applicants to ability to participate in this program will be evaluated.	0-8 points	
E16 Electric Vehicle Recharging	Provide circuit and capacity in garages/parking areas for installation of electric vehicle charging stations.	2 points/area	
	Install electric vehicle charging stations in garages/parking areas	8 points/station	
E17 Landscaping Equipment	Electric lawn equipment including lawn mowers, leaf blowers and vacuums, shredders, trimmers, and chain saws are available. When electric landscape equipment is used in place of conventional gas-powered equipment, direct GHG emissions from natural gas combustion are replaced with indirect GHG emissions associated with the electricity used to power the equipment.	2 points	
	Project provides electrical outlets on the exterior of all buildings so that electric landscaping equipment is compatible with all built facilities.		

Feature	Description	Assigned Point Values	Implementing Project Points
E18 Photovoltaic	Solar Photovoltaic panels installed on commercial buildings or in collective arrangements within a commercial development such that the total power provided augments:		
	Solar Ready Roofs (sturdy roof and electric hookups)	2 points	
	10 percent of the power needs of the project	8 points	
	20 percent of the power needs of the project	14 points	
	30 percent of the power needs of the project	20 points	
	40 percent of the power needs of the project	26 points	
	50 percent of the power needs of the project	32 points	
	60 percent of the power needs of the project	38 points	
	70 percent of the power needs of the project	44 points	
	80 percent of the power needs of the project	50 points	
	90 percent of the power needs of the project	56 points	
	100 percent of the power needs of the project	62 points	
Implementation Measure: Water Use			
W1 Water Efficient Landscaping	Limit conventional turf to < 20% of each lot (required)	0 points	
	Eliminate conventional turf from landscaping	3 points	
	Eliminate turf and only provide drought tolerant plants	4 points	
	Xeroscaping that requires no irrigation	6 points	
W2 Water Efficient irrigation systems	Drip irrigation	1 point	
	Smart irrigation control systems combined with drip irrigation (demonstrate 20 reduced water use)	5 points	
W3 Storm water Reuse Systems	Innovative on-site stormwater collection, filtration and reuse systems are being developed that provide supplemental irrigation water and provide vector control. These systems can greatly reduce the irrigation needs of a project. Point values for these types of systems will be determined based upon design and engineering data documenting the water savings.	0-4 points	
W3 Potable Water - Showers	Title 24 standard (required)	0 points	
	EPA High Efficiency Showerheads (15% > Title 24)	3 points	
W4 Potable Water - Toilets	Waterless Urinals (note that commercial buildings having both waterless urinals and high efficiency toilets will have a combined point value of 6 points)	0-4 points	
W5 Potable Water - Faucets	Title 24 standard (required)	0 points	
	EPA High Efficiency faucets (15% > Title 24)	3 points	
W6 Commercial Dishwashers	Title 24 standard (required)	0 points	
	EPA High Efficiency dishwashers (20% water savings)	4 points	

Feature	Description	Assigned Point Values	Implementing Project Points
W7 Commercial Laundry Washers	Title 24 standard (required)	0 points	
	EPA High Efficiency laundry (15% water savings)	3 points	
	EPA High Efficiency laundry Equipment that captures and reuses rinse water	6 points	
W8 Commercial Water Operations Program	Establish an operational program to reduce water loss from pools, water features, etc., by covering pools, adjusting fountain operational hours, and using water treatment to reduce draw down and replacement of water. Point values for these types of plans will be determined based upon design and engineering data documenting the water savings.	0-3 points	
W9 Recycled Water	Graywater (purple pipe) irrigation system on site	5 points	
Implementation Measure: Transportation			
T1 Parking	Provide reserved preferential parking spaces for car-share, carpool, and ultra-low or zero emission vehicles.	1 point	
	Provide larger parking spaces that can accommodate vans or limos used for ride-sharing programs and reserve them for vanpools and include adequate passenger waiting/loading areas.		
	Provide Bike Racks	1 point	
	Provide Horse Hitching Posts	1 point	
	Provides Bike & Horse Renting/Sharing	1 point	
T2 Commercial Vehicle Idling Restriction	All commercial vehicles are restricted to 5-minutes or less per trip on site and at loading docks.	2 points (Required of all Commercial)	
T3 Public Transit	The point value of a projects ability to increase public transit use will be determined based upon a Transportation Impact Analysis (TIA) or Traffic Management Plan demonstrating decreased use of private vehicles and increased use of public transportation.	1-15 points	
Implementation Measure: Solid Waste			
SW1 Recycling	County initiated recycling program diverting 80% of waste requires coordination with commercial development to realize this goal. The following recycling features will help the County fulfill this goal:		
	Provide separated recycling bins within each commercial building/floor and provide large external recycling collection bins at central location for collection truck pick-up	2 points	
	Provide commercial/industrial recycling programs that fulfills an on-site goal of 80% diversion of solid waste	5 points	
SW2 Recycling of Construction/ Demolition Debris	Recycle 2% of debris (required) Recycle 5% of debris	1 point	
	Recycle 8 % of debris	2 points	
	Recycle 10% of debris	3 points	
	Recycle 12% of debris	4 points	
	Recycle 15% of debris	5 points	
	Recycle 20% of debris	6 points	
Total Points Earned by Commercial Project:		100 Points Needed	0

Attachment F:

Resolution No. 2014-044
Adopting the Wine Country Community Plan and
Certifying the Program EIR No. 524

RESOLUTION NO. 2014-044

**ADOPTING THE WINE COUNTRY COMMUNITY PLAN
AND CERTIFYING PROGRAM EIR NO. 524**

WHEREAS, pursuant to the provisions of Government Code Section 65450 et.seq., public hearings were held before the Riverside County Board of Supervisors (“Board”) in Riverside, California on September 24, 2013 and December 3, 2013 and before the Riverside County Planning Commission in Temecula, California on July 25, 2012, August 22, 2012 and September 26, 2012 and in Riverside California on December 5, 2012, December 19, 2012, November 6, 2013 and November 20, 2013, to consider the Wine Country Community Plan which is located east of the City of Temecula, approximately one half mile north of the Pechanga Reservation, south of Lake Skinner, and northwest of Vail Lake; and,

WHEREAS, all the procedures of the California Environmental Quality Act (CEQA) and the Riverside County Rules to Implement CEQA have been met, and Environmental Impact Report No. 524 (EIR No. 524), prepared in connection with the Wine Country Community Plan and related cases (referred to alternatively herein as the “Wine Country Community Plan” or the “Project”), is sufficiently detailed so that all the potentially significant effects of the project on the environment and measures necessary to avoid or substantially lessen such effects have been evaluated in accordance with the above-referenced Act and Rules; and,

WHEREAS, pursuant to CEQA Guidelines Section 15151, the evaluation of environmental effects is to be completed in light of what is reasonably feasible; and,

WHEREAS, the Wine Country Community Plan involves broad land use policies to guide the future growth of the Project Area. The Plan does not authorize site specific construction, ground disturbance or any other specific development. Therefore, a program level EIR was prepared to analyze the Project’s potential environmental impacts. As permitted by CEQA guidelines section 15168, subsequent implementing activities will be examined in light of this program level EIR to determine what level of additional CEQA review may be required.

FORM APPROVED COUNTY COUNSEL
BY: MICHELLE CLACK
DATE: 2/25/14

1 **WHEREAS**, Riverside County Planning Department (County) circulated a Notice of Preparation
2 (NOP) for a 30-day public review period commencing December 28, 2009 to January 26, 2010, and held
3 one public scoping meeting on January 19, 2010. The Project also was subject to numerous stakeholder
4 meetings through the Wine Country Community Plan (WCCP) Advisory Committee process, as well as
5 town hall meetings, focus groups and information sharing via a Project website. In addition to required
6 CEQA noticing, County staff provided all property owners with opportunity to provide input as part of
7 the July 2009 Vision 2020 survey and as part of the initial Planning Commission hearing notification in
8 July 2012. The County prepared a Draft Program EIR No. 524 (State Clearinghouse No. 2009121076) to
9 address the Wine Country Community Plan. The Draft Program EIR No. 524 was circulated for public
10 review and comment as specified in the State CEQA Guidelines for an extended 60-day period
11 (December 5, 2011 through February 2, 2012). Public comments were received by the County and have
12 been responded to by the County in accordance with CEQA requirements. The Project Final Program
13 EIR Responses to Comments document dated September 3, 2013 (the "Responses") also provides further
14 discussion regarding the Draft EIR notification and the purposes of the Program EIR (Response No. 29).

15 **WHEREAS**, the matter was discussed fully with testimony and documentation presented by the
16 public and affected government agencies; now, therefore,

17 **BE IT RESOLVED, FOUND, DETERMINED, AND ORDERED** by the Board of
18 Supervisors County of Riverside, in regular session assembled on March 11, 2014 that:

- 19 A. The Wine Country Community Plan involves a 17,910-acre policy area located east of the
20 City of Temecula, approximately one half mile north of the Pechanga Reservation, south of
21 Lake Skinner, and northwest of Vail Lake.
- 22 B. The Wine Country Community Plan is associated with General Plan Amendment (GPA)
23 No. 1077, Zoning Ordinance Amendment No. 348.4729, the Temecula Valley Wine
24 Country Design Guidelines and the Temecula Valley Wine Country Greenhouse Gas
25 Reduction Workbook, all of which were considered concurrently at the public hearings.
- 26 C. The Wine Country Community Plan and certain mitigation measures, as analyzed in EIR
27 No. 524, were modified in response to public comments and public testimony at the
28 public hearings. The approved Wine Country Community Plan and final mitigation

1 measures do not present "significant new information" as defined by State CEQA
2 Guidelines § 15088.5 as compared to that information already presented in EIR No. 524.
3 Instead, the minor revisions to the Project merely clarify and amplify existing
4 information, reduces the footprint of the Project in order to minimize impacts, does not
5 substantially increase the severity of a potential environmental impact and does not create
6 a new substantial environmental impact. Attachments A and B, attached hereto and
7 incorporated herein by this reference, along with the staff reports and memorandums
8 presented during the public hearings and other information in the record, further
9 document and explain that such modifications are individually and cumulatively
10 adequately addressed in EIR No. 524 and do not require recirculation of the EIR.

11 **BE IT FURTHER RESOLVED** by the Board of Supervisors that the following environmental
12 issues associated with the Wine Country Community Plan are determined to have no environmental
13 impacts in consideration of existing regulations and Project Design Features.

14 A. Agricultural and Forestry Resources

15 *Conflict with Forest Land and Timberland Zoning*

16 **Threshold:** *Would the Project conflict with existing zoning for, or cause rezoning of,*
17 *forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined*
18 *by Public Resources Code section 4526), or timberland zoned Timberland Production (as*
19 *defined by Government Code section 51104(g)).*

20 1. No Impact:

21 No land zoned as forest land or timberland occurs within the area under
22 consideration for the Project. No timber resources or related activities would be
23 affected by the Project.

24 *Loss of Forest Land*

25 **Threshold:** *Would the Project result in the loss of forest land or conversion of forest*
26 *land to non-forest use.*

27 2. No Impact:

28 No timber resources, forest land, or related activities occur within the boundary of

1 the Project.

2 B. Hazards and Hazardous Materials

3 *Airport Master Plan*

4 **Threshold:** *Would the project result in an inconsistency with an Airport Master Plan?*

5 1. No Impact:

6 The Project is not located within an Airport Influence Area and would not result
7 in an inconsistency with an Airport Master Plan.

8 *Airport Land Use Commission*

9 **Threshold:** *Would the project require review by the Airport Land Use Commission?*

10 2. No Impact:

11 The Project is not located within an Airport Influence Area and would not require
12 review by an Airport Land Use Commission.

13 *Public Airport Hazards*

14 **Threshold:** *For a project located within an airport land use plan or, where such a plan
15 has not been adopted, within two miles of a public airport or public use airport, would the
16 project result in a safety hazard for people residing or working in the project area?*

17 3. No Impact:

18 The Project is not located within two miles of a public airport or public use
19 airport. Activities authorized under the Project would not result in a safety hazard
20 for people residing or working in the Project area.

21 C. Mineral Resources

22 *Loss of Locally-Imported Mineral Resource Recovery Site*

23 **Threshold:** *Would the project result in the loss of availability of a locally-important
24 mineral resource recovery site delineated in the local general plan, specific plan, or other
25 land use plan?*

26 1. No Impact:

27 According to the SWAP, the Project area does not include any locally-important
28

1 mineral resources recovery sites. The Project does not propose to change this.
2 Therefore, the Project would not have the potential to result in the loss of
3 availability of a locally-important mineral resource recovery site delineated in the
4 General Plan, Specific Plans, or any other land use plan.

5 D. Noise

6 *Noise from Public Use Airport*

7
8 **Threshold:** *For a project located within an airport land use plan or, where such a plan*
9 *has not been adopted, within two miles of a public airport or public use airport, would the*
project expose people residing or working in the project area to excessive noise levels?

10 1. No Impact:

11 The Project study area is not within two miles of a public airport or public use
12 airport. Therefore, implementing project activities authorized pursuant to the
13 Project would not expose people to excessive airport-related noise sources.

14 E. Population and Housing

15 *Displacement of Existing Housing*

16 **Threshold:** *Would the project displace substantial number of existing housing,*
17 *necessitating the construction of replacement housing elsewhere?*

18 1. No Impact:

19 While isolated residential structures may be located within areas designated for
20 commercial uses, the Project would not include changes that would result in the
21 substantial displacement of housing.

22 *Displacement of Substantial Number of People*

23 **Threshold:** *Would the project displace substantial numbers of people, necessitating the*
24 *construction of replacement housing elsewhere?*

25 2. No Impact:

26 While isolated residential structures may be located within areas designated for
27 commercial uses, the Project would not include changes that would result in the
28

1 substantial displacement of people that would necessitate the construction of
2 replacement housing.

3 *Cumulative Impacts*

4 3. No Impact:

5 Because the Project will have no impact as to either of the Population and
6 Housing thresholds discussed above, the Project will likewise result in no
7 cumulatively considerable impacts under either of these thresholds. Thus,
8 cumulative impacts will be less than significant. With regard to the Project's
9 potential to contribute to growth inducement, the County makes the findings set
10 forth in the Resolution, below, regarding potential economic and population
11 growth.

12 **BE IT FURTHER RESOLVED** by the Board of Supervisors that the following environmental
13 impacts associated with the Wine Country Community Plan are determined to be less than significant in
14 consideration of existing regulations and Project Design Features.

15 A. Aesthetics, Light and Glare

16 *Impact 4.1-2. Mt. Palomar Observatory*

17 **Threshold:** *Project construction and implementation would not interfere with the*
18 *nighttime use of the Mt. Palomar Observatory, as protected through Riverside County*
19 *Ordinance No. 655.*

20 1. Project Impact:

21 Development of the Project area is expected to occur over a 25-year period and
22 will involve constructing buildings, signage, lighting and utilities. The Project
23 would introduce new sources of light within 15-45 miles of the Palomar
24 Observatory. However, compliance with existing regulatory programs, including
25 General Plan policies (Policy LU 4.1), Southwest Area Plan policies (Policy 13.1),
26 County ordinances (Riverside County Ordinance No. 460, Ordinance No. 655,
27 and Ordinance No. 915), and standard conditions or requirements will reduce
28 impacts to the operation of the Palomar Observatory to less than significant.

1 2. Cumulative Impact:

2 The incremental amount of light and glare from the Project's implementing
3 projects would be limited and would make a minimal contribution to the
4 cumulative impact in the region due to existing regulatory programs, including
5 General Plan policies, County ordinances, and standard conditions or
6 requirements currently in place.

7 The Project has incorporated various Project Design Features specifically intended
8 to maintain and protect the rural Wine Country character, including limitations on
9 the location, nature and allowed density of the implementing project, and
10 requirements for all future implementing projects to adhere to the proposed
11 Temecula Valley Wine Country Design Guidelines. Therefore, no significant
12 impacts are anticipated with implementation of the Project and cumulatively
13 impacts related to aesthetics, light or glare are not considered significant.

14 Additionally, as an informational item, the Project is generally consistent with the
15 City of Temecula's and County General Plan EIR's from on overall land use plan,
16 type, and density basis (resulting in substantially less overall development, and
17 creating similar or improved aesthetic conditions through the Design Guidelines),
18 and as such the cumulative impacts of the Project have been factored into the City
19 of Temecula's and County General Plan EIRs, and consequently, potential
20 impacts would be no greater than those previously evaluated in these two
21 documents.

22 In light of the above, implementation of the Project would not result in cumulative
23 impacts to aesthetics, light and glare.

24 B. Agricultural and Forestry Resources

25 *Impact 4.2.2: Encroachment and Conflicts with Existing Agriculture*

26 **Threshold:** *Project construction and implementation would not conflict with existing*
27 *zoning for, or cause rezoning of, forest land, timberland, or timberland zoned Timberland*
28 *Production.*

1 *Impact 4.2-3: Other Environmental Changes*

2 **Threshold:** *Project construction and implementation would not result in the loss of*
3 *forest land or conversion of forest land to non-forest use.*

4 *Impact 4.2-3: Other Environmental Changes*

5 **Threshold:** *Project construction and implementation would not involve other changes*
6 *in the existing environment which, due to their location or nature, could result in*
7 *conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest*
8 *use.*

9 1. Project Impact:

10 No land zoned as forest land or timberland occurs within the area under
11 consideration for the Project. According to Riverside County GIS data, no timber
12 resources or related activities would be affected by the Project. The County does
13 not identify any existing or currently proposed zoning of forest land, timberland or
14 Timberland Production Zones within the County. Thus, no impacts would occur
15 in this regard.

16 No timber resources, forest land, or related activities occur within the boundary of
17 the Project. Thus, no such resources would be affected by the Project.

18 Although the Project would potentially result in the introduction of new
19 development within 300 feet of agriculturally zoned property in portions of the
20 Project area, the objectives of the Project are to ensure that the Temecula Valley
21 Wine Country Policy Area develops in an orderly manner that minimizes conflicts
22 between agricultural and urban uses and decreases the likelihood that conversions
23 from Farmland would occur. The intent of the Project is to prevent the
24 diminishing effects of urbanization on the rural and agricultural character of the
25 community by restricting incompatible uses. Therefore, less than significant
26 impacts would occur.

27 Since the intent of the Project is to preserve the viticulture of the Project area and
28 promote agricultural activities throughout the entire Project area, less than
significant impacts associated with "other environmental changes" are identified.

1 Construction related impacts are expected to be minimal, and temporary in nature.
2 Therefore, less than significant impacts would occur. Most infrastructure
3 including sewer lines, domestic water transmission lines, and dry utilities will be
4 placed underground, and therefore would not disturb existing or proposed
5 agricultural activities. In the event that infrastructure (such as an underground
6 transmission line) would need to traverse an area used for agricultural purposes,
7 such a disturbance would be temporary in nature and would not permanently
8 reduce the potential to use a particular area for agricultural uses. There is a
9 possibility that certain infrastructure improvements (i.e., pump stations, etc.)
10 could occur within areas designated for agricultural uses. Additionally, it should
11 be noted that California Government Code Section 53091(d), "building
12 ordinances of a county or city shall not apply to the location or construction of
13 facilities for the production, generation, storage, treatment, or transmission of
14 water, wastewater, or electrical energy by a local agency." The Code (Section
15 53091[e]) also states, "Zoning ordinances of a county or city shall not apply to the
16 location or construction of facilities for the production, generation, storage,
17 treatment, or transmission of water" In addition, these infrastructure
18 facilities could be constructed in agricultural areas with or without the Project.

19 2. Cumulative Impact:

20 The conversion of farmland in western Riverside County, and in the Temecula
21 Valley in particular, may have an adverse cumulative effect on the County's
22 agricultural economy. However, the intent of the Project is to encourage the
23 preservation and expansion of land designated within the Agriculture Foundation
24 Component. While the proposed zoning and policies would increase the acreage
25 of designated Agricultural land uses, it is possible that implementing project sites
26 could be located on Prime Farmland (or another designation indicating
27 agricultural suitability) and would allow development consistent with Policy
28 SWAP 1.4 which allows up to 25 percent of a subject site to be developed with

1 winery and associated facilities (e.g., delicatessens, tasting rooms, special event
2 facilities, etc.). Additionally, under the Project active agricultural land would be
3 allowed to convert only 25 percent of its land to non-agricultural uses. As a
4 result, this Project site's impact on farmland would not be considered
5 cumulatively considerable and would be less than significant.

6 Project construction and implementation would not result in cumulative impacts
7 to agricultural resources because it would not impede the future use of such
8 resources.

9 C. Air Quality

10 *Impact 4.3-4: Objectionable Odors*

11 **Threshold:** *Project construction and implementation would not create objectionable*
12 *odors affecting a substantial number of people.*

13 1. Project Impact:

14 Potential sources that may emit odors during construction activities include the
15 use of architectural coatings and solvents. SCAQMD Rule 1113 limits the
16 amount of volatile organic compounds from architectural coatings and solvents.
17 Via mandatory compliance with SCAQMD Rules, no construction activities or
18 materials are proposed which would create objectionable odors. Therefore, no
19 impact would occur with regards to odors.

20 Potential odors associated with the Project would result from maintenance and
21 cultivation of the vineyards and the wine-making process itself. Objectionable
22 odors associated with the vineyards would result primarily from the use of
23 fertilizers and the wine-making process itself; crushing and fermentation of grapes
24 and decomposition of pomace (grape waste). However, vineyards are currently
25 maintained and operated in the Project area, so the implementing projects would
26 not introduce any new types of odors beyond what currently exists today.

27 Another source of potential odors from the implementing projects would be
28

1 equestrian uses in the area. Odors would result primarily from horses and their
2 waste. As new equestrian facilities would be built in the Equestrian district which
3 currently has equestrian uses, no new types of odors beyond what currently exists
4 would be introduced by the implementing projects. Wastes would be disposed of
5 in accordance with any applicable requirements.

6 Currently operating and future agricultural or equestrian facilities are required to
7 comply with Rule 402, which limits the amount of nuisance odors. Agricultural
8 operations, which are exempt from Rule 402, are nonetheless subject to applicable
9 Best Management Practices, Southwest Area Plan policies (Policies 1.2, 1.9 and
10 1.18), and any site-specific conditions imposed by the County. Therefore, impacts
11 from objectionable odors are less than significant.

12 D. Biological Resources

13 *Impact 4.4-2: Adverse Effect on Endangered or Threatened Species*

14 **Threshold:** *Project construction and implementation would not have a substantial*
15 *adverse effect, either directly or through habitat modifications, on any endangered or*
16 *threatened species.*

17 I. Project Impacts:

18 The Project is located within Southwest Area Plan of the Western Riverside
19 County's Multiple Species Habitat Conservation Plan (MSHCP). The MSHCP
20 provides for the long-term survival of protected and sensitive species by
21 designating a contiguous system of habitat to be added to existing public/quasi-
22 public lands. The Project contains areas designated by the MSHCP as proposed
23 Core, proposed Extension of Existing Core, and proposed Constrained Linkage.
24 Implementing projects within the Project area, depending on their location, may
25 be required to undergo the Habitat Acquisition and Negotiation Strategy (HANS)
26 process, prepare habitat assessments and conduct focused surveys to verify the
27 biological resources located within an implementing project site. The HANS
28 process outlines a methodology for permittees to utilize in order to negotiate for,

1 set-aside or purchase of areas needed for conservation. Existing General Plan
2 policies (Policies OS 8.1, OS 17.1 through 17.5, and OS 18.1); and compliance
3 with the MSHCP are intended to protect species and their habitats within Western
4 Riverside County. Since implementing projects will be required to comply with
5 these General Plan policies and MSHCP requirements as part of the development
6 process, impacts associated with the adverse effects on threatened or endangered
7 species are considered to be less than significant.

8 *Impact 4.4-3: Adverse Effect on Candidate, Sensitive, or Special Status Species*

9 **Threshold:** *Project construction and implementation would not have a*
10 *substantial adverse effect, either directly or through habitat modifications, on any*
11 *species identified as a candidate, sensitive, or special status.*

12 2. Project Impacts:

13 Migratory birds are regulated and protected under the MSHCP and the Migratory
14 Bird Treaty Act, among other regulations. The MSHCP has as a major focus the
15 identification, preservation and protection of key wildlife corridors, referred to as
16 “linkages” or “corridors” in the MSHCP. In addition, the “Project” itself is not
17 proposing any specific development, and as such it would be speculative to
18 provide a detailed assessment of potential site-specific effects on migratory birds
19 or corridors. The Project does provide for extensive wildlife mitigation simply
20 through requiring that 75% of every commercial equestrian, clustered subdivision
21 or winery project be set aside for open space, as well as requires larger lot sizes.
22 Therefore, less than significant impacts to migratory species would occur.

23 *Impact 4.4-4: Interfere with the Movement of Migratory Species*

24 **Threshold:** *Project construction and implementation would not interfere substantially*
25 *with the movement of any native resident or migratory fish or wildlife species or*
26 *with established native resident or migratory wildlife corridors, or impede the use*
27 *of native wildlife nursery sites.*

28 3. Project Impacts:

1 Migratory species are regulated and protected under the MSHCP. Additionally,
2 migratory birds are regulated and protected the Migratory Bird Treaty Act, among
3 other regulations. The MSHCP has as a major focus the identification, preservation
4 and protection of key wildlife corridors, referred to as “linkages” or “corridors” in
5 the MSHCP. In addition, the “Project” itself is not proposing any specific
6 development, and as such it would be speculative to provide a detailed assessment
7 of potential site-specific effects on migratory birds or corridors. In part, the Project
8 avoids significant impacts to wildlife by requiring that 75% of every commercial
9 equestrian, clustered subdivision or winery project be set aside for open space, as
10 well as requires larger lot sizes. Implementing projects within the Project area,
11 depending on their location, may be required to undergo the Habitat Acquisition
12 and Negotiation Strategy (HANS) process, prepare habitat assessments and conduct
13 focused surveys to verify the biological resources located within an implementing
14 project site. The HANS process outlines a methodology for permittees to utilize in
15 order to negotiate for, set-aside or purchase of areas needed for conservation. Less
16 than significant impacts to migratory species would occur.

17
18 *Impact 4.4-6: Adverse Effect on Federally Protected Wetlands*

19 ***Threshold:*** *Project construction and implementation would not have a substantial*
20 *adverse effect on federally protected wetlands as defined by Section 404 of the Clean*
21 *Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct*
22 *removal, filling, hydrological interruption, or other means.*

23 **4. Project Impacts:**

24 Given the programmatic nature of the EIR, the size of the study area, and the long
25 buildout timeframe for implementing projects, it is not practical to conduct site-
26 specific jurisdictional delineations at this time. Exhibits 4.4-1 and 4.4-2a-c of EIR
27 No. 524 (Pages 4.4-29 – 4.4-36 of the Final Program EIR No. 524) show
28 “waterways” and “streams,” which roughly correspond to potential jurisdictional
drainages.

1 The Project area contains a number of native creeks and streams. Prior to
2 development of implementing projects within the Project area, a habitat
3 assessment and MSHCP Consistency Report would be prepared to demonstrate
4 that there would be no indirect effect on conservation areas. All implementing
5 projects proposed within the Project area would be required to comply with the
6 wetlands permitting process (Sections 401 and 404 of the Clean Water Act as
7 administered by the Regional Water Quality Control Board and the U.S. Army
8 Corps of Engineers, respectively, and Section 1600 of the State's Fish and Game
9 Code, as administered by the California Department of Fish and Game) as well as
10 meet the requirements of the MSHCP. These processes and plans prevent and
11 reduce impacts to federally protected wetlands by requiring analysis of the
12 affected resource and the creation of adequate mitigation over equal or greater
13 biological/ hydrological value. Compliance with these existing laws and
14 regulations, including the MSHCP and General Plan policies would reduce
15 impacts to less than significant.

16 *Impact 4.4-7: Conflict with Local Policies or Ordinances*

17 **Threshold:** *Project construction and implementation would not conflict with any local*
18 *policies or ordinances protecting biological resources, such as a tree preservation policy*
19 *or ordinance.*

20 5. Project Impacts:

21 The Project is located within the MSHCP and contains 34 criteria cells.
22 Implementing projects within criteria cells must undergo the HANS process to
23 determine if the development will be consistent with the conservation
24 requirements of the MSHCP. Implementing projects outside criteria cells may still
25 require habitat assessments and focused surveys to verify the biological resources
26 within the area proposed for development and to ensure that these resources
27 would not be impacted as a result of the proposed development. Since future
28 implementing projects allowed under the Project would be required to be

1 compliant with the MSHCP and General Plan, and these regulatory documents are
2 intended to minimize conflicts with conservation plans, impacts associated with
3 the Project are considered to be less than significant. Therefore, the project would
4 not conflict with the General Plan or MSHCP policies protecting biological
5 resources.

6 6. Cumulative Impacts:

7 A significant component of any MSHCP and, in particular the Western Riverside
8 County MSHCP, is the recognition and advanced planning to cover potential
9 cumulative impacts on sensitive habitats and covered species. Since
10 implementing projects that would occur within the Project area will be in
11 compliance with the Project policies, zoning, and guidelines and would comply
12 with the MSHCP which provides full CEQA mitigation for all species and habitat-
13 related impacts, cumulative impacts associated with the Project would be
14 considered less than significant.

15 Therefore, Project construction and implementation would not result in
16 cumulative impacts associated with implementation of the Wine Country
17 Community Plan.

18 E. Geology, Soils and Seismicity

19 *Impact 4.6-1: Fault Rupture, Ground Shaking, Ground Failure and Landslides*

20 **Threshold:** *Project construction and implementation would not expose people or*
21 *structures to potential substantial adverse effects from fault rupture.*

22 1. Project Impacts:

23 There are no known active Alquist-Priolo earthquake faults in the Project area;
24 however, the Project area lies approximately four miles from the Elsinore fault,
25 which runs through the Cities of Murrieta and Temecula to the west/northwest,
26 then south to San Diego County (Exhibit 4.6-2, Alquist-Priolo Fault Zones, Page
27 4.6-35 of the Final Program EIR No. 524). There are County fault zones which
28

1 traverse the Project area; refer to Exhibit 4.6-3, Fault Hazard Map (Page 4.6-37 of
2 the Final Program EIR No. 524).

3 All implementing projects would be required to comply with design measures
4 given in the California Building Code (CBC) to ensure impacts from fault rupture
5 are reduced to less than significant levels. In addition, future implementing
6 projects would be required to comply with County Ordinance No. 547, which
7 subjects all development proposed within an identified earthquake fault zone, as
8 shown maps prepared by the State Geologist, to the requirements of the Alquist-
9 Priolo Act and the criteria identified within the Ordinance No. 547. Similarly,
10 implementing project would be required to adhere to General Plan Policy S 2.1 for
11 County Fault Zones to ensure impacts from fault rupture are reduced to less than
12 significant levels. Before an implementing project can be permitted within an
13 Alquist-Priolo Earthquake Fault Zone, County Fault Zone, or within 150 feet of
14 any other potentially active or active fault mapped in published U.S. Geological
15 Survey (USGS) or California Geologic Survey (CGS) (formerly known as the
16 California Division of Mining and Geology) reports, a geologic investigation must
17 demonstrate that proposed buildings will not be constructed across active faults.
18 If an active fault is found, a structure for human occupancy must be set back 50
19 feet from the fault, unless adequate evidence, as determined and accepted by the
20 County Engineering Geologist, is presented to support a different setback. Prior
21 to approval of a grading permit, applicants would be required to prepare a site-
22 specific geotechnical evaluation to determine potential geological hazards and to
23 adhere to recommendations made in the report to reduce potential risk of damage
24 to structures or other improvements. This is a standard condition of approval that
25 will prevent potentially significant impacts from occurring, such that no
26 mitigation is required pursuant to CEQA.

27 Additionally, implementing projects would be subject to the requirements of
28 County Ordinance 547, which identify requirements for development subject to

1 the provisions of the Alquist-Priolo Earthquake Fault Zoning Act, as well as
2 pertinent requirements of the State Mining and Geology Board, to reduce potential
3 structural damage caused by fault rupture.

4 Implementing projects within the Project area would also be subject to County of
5 Riverside General Plan Policy S.2.1 of the Safety Element Policy (see Section
6 4.6.1, above) which specifically addresses the potential effects of fault rupture and
7 requires enforcement of the Alquist-Priolo Earthquake Fault Zoning Act
8 provisions through preparation of a site-specific geotechnical analysis for those
9 areas located within fault zones.

10 All implementing projects would be subject to the above-described State and local
11 regulations, ordinances, General Plan policies, and standard conditions or
12 requirements, which are intended to reduce damage to structures and loss of life
13 caused by an earthquake. Such conformance would be adequate to ensure that
14 potential impacts from the effects of fault rupture on any habitable structure,
15 critical facility, or other infrastructure will remain less than significant, and no
16 CEQA mitigation measures are required or proposed. This analysis is consistent
17 with the requirements of a program EIR and future site-specific implementing
18 projects proposed within the Project area will require site-specific CEQA analysis
19 at a later date.

20 *Impact 4.6-2: Soil Erosion/Loss of Topsoil*

21 ***Threshold:*** *Project construction and implementation would not result in substantial soil*
22 *erosion or the loss of topsoil.*

23 2. Project Impacts:

24 As lands within the Project area develop over the next 25 years, an increase in the
25 disturbance of existing land surfaces from grading, development, or removal of
26 existing vegetation/topsoil would potentially occur. As a result, the potential for
27 erosion caused by wind and/or water would increase.

1 Implementing projects within the Project area are required to comply with County
2 of Riverside Ordinance No. 484, which provides requirements intended to reduce
3 the potential for blowing sand within areas designated as Agricultural Dust
4 Control Areas. Ordinance No. 484 identifies certain restrictions on land
5 disturbance activities within these areas and identifies procedures necessary to
6 obtain valid permit. As needed, an erosion control plan would be prepared and
7 submitted to the County to identify methods by which potential soil run-off during
8 rain events and erosion hazards would be minimized to ensure that no adverse
9 effects on water quality occur to downstream properties or water bodies.

10 Additionally, implementing projects in the Project area are required to comply
11 with County of Riverside General Plan Policies S 3.5 and S 3.6 to minimize the
12 potential effects of soil erosion and loss of topsoil. These policies require the
13 identification of design and/or other measures to address onsite and offsite slope
14 instability, debris flow, and erosion hazards on properties where substantial land
15 disturbance is required to allow for the proposed implementing project.

16 As applicable, proposed implementing projects are required to comply with
17 National Pollutant Discharge Elimination System (NPDES) requirements and Best
18 Management Practices (BMPs) to reduce potential effects on downstream water
19 bodies, as the result of erosion. Applicants of implementing projects within the
20 Project area are required to include erosion and sediment control measures as part
21 of the grading plan in order to minimize land modification and potential erosional
22 effects. Specific design measures would be implemented on a project-specific
23 basis, thereby reducing potential impacts caused by erosion and/or the loss of
24 topsoil to less than significant.

25 *Impact 4.6-4: Expansive Soils*

26 **Threshold:** *Project construction and implementation would not potentially expose*
27 *people and/or structures to potential impacts associated with expansive soils.*
28

1 3. Project Impacts:

2 The potential exists for expansive soils, as defined in Section 1803.5.3 of the 2010
3 California Building Code (previously defined in Table 18-1-B of the Uniform
4 Building Code), to occur sporadically throughout the Project area. Currently, no
5 comprehensive mapping of expansive soils exists for the Project area. If not
6 managed properly, implementing projects occurring on such soils within the
7 Project area could pose a significant risk to life and property, in particular
8 structural damage and/or the disruption of utility facilities. Construction activities
9 would also have the potential to create risk to existing structures by disturbing or
10 altering underlying soils or geologic conditions.

11 All implementing projects within the Project area would be required to comply
12 with the requirements of the California Building Standards Code in Title 24 for
13 construction occurring within areas subject to expansive soils. Prior to any
14 construction in such areas, a site-specific geotechnical assessment would be
15 required to identify potential adverse impacts and appropriate recommendations to
16 ensure stability of a specific site if implementing projects are to occur. Prior to the
17 issuance of a grading permit, applicants would be required to prepare grading
18 plans consistent with recommendations of the geotechnical study to ensure that
19 impacts relative to expansive soils remain less than significant.

20 Implementing projects within the Project area would also remain subject to all
21 applicable mitigation measures imposed through General Plan EIR No. 441,
22 including Mitigation Measure 4.10.7A and other geology related measures, to
23 reduce potential impacts with regard to expansive soils.

24 *Impact 4.6-5: Soils Incapable of Supporting Wastewater Disposal Systems*

25 **Threshold:** *The project would not result in adverse impacts as a result of soils*
26 *incapable of adequately supporting the use of septic tanks or alternative wastewater*
27 *disposal systems where sewers are not available for the disposal of wastewater.*

28 4. Project Impacts:

1 Extensive areas of unincorporated territory within Temecula Valley Wine Country
2 lie outside of existing special districts that provide sewer services. As a result,
3 implementing projects on such lands would be required to rely on the use of septic
4 tanks or alternative wastewater disposal systems. Within certain areas, soils have
5 moderate to severe limitations that restrict the potential use of septic tanks or
6 alternative wastewater disposal systems (refer to Exhibit 4.6-6, *Wine Country*
7 *NRCS Soils Mapping*, Page 4.6-43 of the Final Program EIR No. 524). Therefore,
8 to the extent that the Project would accommodate future implementing projects in
9 these areas, there is the potential for resulting effects on soils that cannot
10 adequately support the use of septic tanks or alternative wastewater disposal
11 systems.

12 Prior to approval of a grading permit, all future implementing project applicants
13 would be required to demonstrate compliance with State and/or County
14 requirements and prepare a site-specific geotechnical investigation to determine
15 underlying soil type, permeability, structural loads, design and integrity, and to
16 evaluate the properties of onsite soils and their potential to adequately
17 accommodate septic tanks or alternative wastewater systems.

18 5. Cumulative Impacts:

19 Geologic hazards are generally localized in nature, as they are related to the soils
20 and geologic character of a particular site. Cumulative impacts could occur related
21 to an earthquake, depending on the magnitude of the earthquake and location of
22 the fault(s) traversing the region. Impacts due to seismic activity would be
23 cumulative if State and local building and development codes and regulations
24 were not actively being implemented throughout the region.

25 All implementing projects within the Project area, as well as all future
26 development within surrounding areas, would be subject to applicable State and
27 local building codes, ordinances, and policies, and site-specific design measures
28 intended to reduce the potential for significant damage to occur as the result of

1 seismic activity, landslides, and other such geologic hazards.

2 For the reasons stated above, the Project is not considered to result in significant
3 cumulative impacts relative to geology or soils. Impacts would be less than
4 significant, and no additional mitigation measures are required or proposed. This
5 analysis is consistent with the requirements of a program EIR and future site-
6 specific implementing projects proposed within the Project area will require site-
7 specific CEQA analysis at a later date.

8 F. Hazards and Hazardous Materials

9 *Impact 4.8-2: Release of Hazardous Materials into the Environment*

10 **Threshold:** *Project construction and implementation would not create a significant*
11 *hazard to the public or the environment through reasonably foreseeable upset and*
12 *accident conditions involving the release of hazardous materials in the environment.*

13 1. Project Impacts:

14 Implementing projects would require the use of hazardous materials during
15 construction and operation of facilities. Typical hazardous materials on a
16 construction site include concrete curing compounds, asphalt products, paints,
17 petroleum products from equipment operation and maintenance, and pesticides.
18 Typical hazardous materials found on agricultural sites include Ammonium nitrate
19 and Anhydrous Ammonia fertilizers, pesticides and herbicides, and fuels for farm
20 equipment such as diesel fuel, gasoline, and propane. Typical hazards associated
21 with equestrian uses include pesticides, fertilizers, manure, and fuels for
22 machinery.

23 Future agricultural, viticulture or winery-related uses would be subject to
24 implementing project site-specific development review pursuant to the County's
25 standard development review process, as modified and expanded through this
26 Project. Draft PEIR No. 524 Chapter 4.2 (page 4.2-7) addresses the County's
27 "Right to Farm" Ordinance, which protects existing agricultural operations.
28 Additionally, all implementing projects within the Project area would be subject

1 to applicable State and local regulations intended to manage the transport, use,
2 storage, manufacture, and disposal of hazardous materials ensuring that these
3 materials do not impact people and the environment. Therefore, conformance with
4 these state regulations and existing standard conditions or requirements will
5 ensure that impacts remain less than significant.

6
7 *Impact 4.8-3: Emergency Response of Evacuation Plan*

8 **Threshold:** *Project construction and implementation would not impair implementation*
9 *of, or physically interfere with an adopted emergency response plan or emergency*
10 *evacuation plan*

11 2. Project Impacts:

12 The Riverside County Operational Area Emergency Operation Plan (EOP)
13 describes the operations of the Riverside County Emergency Center (EOC). The
14 EOP is designed to establish the framework for implementation of the California
15 Standardized Emergency Management System (SEMS) for Riverside County,
16 which is located within Mutual Aid Region VI as defined by the Governor's
17 Office of Emergency Services. By extension, the EOP also implements the
18 National Incident Management System (NIMS). The EOP is intended to facilitate
19 multi-agency and multi-jurisdictional coordination, particularly between Riverside
20 County and local governments, including special districts and state agencies, in
21 emergency operations.

22 The County has mutual aid agreements with local jurisdictions (24 cities) and
23 special districts or other governmental entities (e.g., school district, water districts,
24 Soboba Indian Tribe, etc.) that developed the Riverside County Multi-
25 Jurisdictional Local Hazard Mitigation Plan (LHMP) which identifies and
26 analyzes an extensive list of the hazards (natural and technical) faced by the
27 County. Implementing projects would be in compliance with the EOP and
28 comply with County standards and all implementing projects would be consistent
with the goals and policies of the EOP and therefore, would not reduce the

1 effective response of emergency services.

2 *Impact: Hazardous and Hazardous Materials – A – Airport Master Plan, B – Airport Land*
3 *Use Commission, and C – Public Airport Hazards.*

4 ***Threshold:*** *The Project is not located within an airport land use plan or within two*
5 *miles of a public airport or public use airport.*

6 3. Project Impacts:

7 The French Valley Airport is located more than 2 miles beyond the boundary of
8 the Project area. The Project is not located within the French Valley Airport
9 Influence Area. Therefore, the Project would not result in an inconsistency with
10 the *French Valley Airport Master Plan*. There are no other Airport Influence
11 Areas within the Project.

12 *Impact: Hazardous and Hazardous Materials – D – Private Airport Hazards*

13 ***Threshold:*** *The Project would not result in in a safety hazard for people residing or*
14 *working in the vicinity of a private airport.*

15 4. Project Impacts:

16 A private airstrip, historically known as Billy Joe Airport, is located in the western
17 portion of the Project area, within the proposed western Residential District. The
18 airstrip is paved and is infrequently used. Permission must be granted by the
19 owner of the airstrip prior to landing. Currently, this facility is not covered by the
20 Riverside County Airport Land Use Compatibility Plan Policy Document. Due to
21 the infrequent use of the airstrip and the lack of an existing airport land use plan
22 governing this facility, impacts are considered to be less than significant.

23 In addition, a private-use heliport was approved by the Planning Commission in
24 2009 through Conditional Use Permit No. 3551. This site is located in the
25 southerly portion of the Project area in the proposed Equestrian District. The
26 Conditions of Approval for the heliport specify that the helicopter pad may be
27 operated a maximum of two round trips daily between the hours of 7:00 a.m. to
28 7:00 p.m., and the project applicant will be required to demonstrate compliance to

1 the Riverside County Planning Department that all conditions stated by the
2 Federal Aviation Administration (FAA) in their formal 2007 letter will be met
3 prior to and during operation, as appropriate. Similar to the private airstrip,
4 permission must be granted by the owner of the airstrip prior to use. This facility
5 is also not covered by the Riverside County Airport Land Use Compatibility Plan
6 Policy Document. Due to the infrequent use of the airstrip and compliance with
7 FAA's conditions of approval, impacts would be considered to be less than
8 significant.

9 G. Hydrology and Water Quality

10 *Impact 4.9-10: Seiche, Tsunami, or Mudflow*

11 **Threshold:** *Project construction and implementation would not be subject to inundation*
12 *by seiche, tsunami, or mudflow.*

13 1. Project Impacts:

14 Two lakes (Lake Skinner and Vail Lake) are located near the Project; however, it
15 is not likely that the Project would be inundated by seiche from either body of
16 water due to intervening topography and distance from the site. The Project is
17 located approximately 44 miles inland from the Pacific coast and protected by the
18 Santa Margarita Mountains. It is unlikely that the Project would be inundated by
19 a tsunami. Mudflow could occur in any area, especially with the mixture of
20 wildfires and rain. There is a high potential for mudflows to occur in some areas
21 of unincorporated Riverside County which contain areas with steep slopes.

22 The Project area includes slopes that are greater than 15%. Slope stability would
23 be specific to the physical characteristics of a site, such as underlying soil and
24 rock type, slope steepness, and water content of the soils.

25 All implementing projects within the Project area would be required to comply
26 with the requirements of the California Building Standards Code in Title 24. In
27 areas where steep slopes occur that are susceptible to mudflow hazards,
28

1 proponents for implementing projects would be required to prepare a site-specific
2 geologic and geotechnical investigation to identify potential impacts and provide
3 recommendations as to slope stability and design requirements to reduce potential
4 hazards.

5 2. Cumulative Impacts:

6 The Project would not directly result in degradation of surface water quality,
7 groundwater, drainage or erosion, or flooding impacts. Compliance with Federal,
8 State, and local requirements on a project-by-project basis would reduce
9 cumulative impacts to a less than significant level at the time of a implementing
10 project is developed. In addition, cumulative impacts to surface water resources
11 are also regulated and mitigated by regional plans, permits and programs managed
12 by the Riverside County Flood Control and Water Conservation District and U.S.
13 Army Corps of Engineers.

14 H. Land Use and Relevant Planning

15 *Impact 4.10-1: Divide a Community*

16 ***Threshold:*** *The Project would not divide any established communities.*

17 1. Project Impacts:

18 The Project includes land use policies, zoning regulations, development standards,
19 and design guidelines that apply to 17,910-acres with the intent to promote land use
20 and community cohesion. The associated General Plan Amendment, Zoning
21 Ordinance Amendment, and Design Guidelines further integrate these uses and
22 protect Wine Country from suburban development.

23 The purpose of the Project is to provide for a compatible pattern of development.
24 The goals and policies direct future growth and development, while minimizing
25 existing and potential land use conflicts. Properties within the Project's three
26 Districts would be required to comply with the corresponding zone of their
27 respective District at the time an implementing project approval is sought. The
28

1 implementing zones each contain similar development standards, including
2 similar height requirements, setbacks, and open space requirements. In addition,
3 the implementing zones and revised design guidelines contain standards to ensure
4 compatible architectural themes throughout the Project area.

5 Implementation of the Project would not create a physical divide in established
6 communities, but rather implementation of the Project would—as previously
7 mentioned—consolidate and preserve the existing communities within the Project
8 area. Likewise, the proposed circulation improvements would also serve as a
9 means of better connecting the unique communities and activity centers
10 throughout the Project area.

11
12 *Impact 4.10-2: Plan Consistency*

13 ***Threshold:*** *The Project would not conflict with any applicable habitat conservation*
14 *plan or natural community conservation plan.*

15 2. Project Impacts:

16 The General Plan includes provisions to ensure that future development, such as
17 the proposed Project, does not conflict with existing conservation plans. In
18 particular, the MSHCP would apply to all future implementing projects within the
19 Project area. The implementing projects resulting from the implementation of the
20 Project will be subject to existing General Plan policies and mitigation measures
21 relating to applicable conservation plans. The Project would interact with the
22 MSHCP in the same manner as the existing land uses and policies. Compliance
23 with these requirements will ensure that impacts related to habitat plan
24 consistency will be less than significant. In addition, this impact is addressed in
25 Chapter 4.4 of EIR No. 524, Biological Resources. Implementing projects within
26 criteria cells must undergo the HANS process to determine if the development
27 will be consistent with the conservation requirements of the MSHCP.
28 Implementing projects outside criteria cells may still require habitat assessments

1 and focused surveys to verify the biological resources within the area proposed for
2 development and to ensure that these resources would not be impacted as a result
3 of the proposed development. Project impacts are less than significant because
4 future implementing projects resulting from the Project are required to be
5 compliant with the MSHCP and General Plan, and these regulatory documents are
6 intended to minimize conflicts with conservation plans.

7 3. Cumulative Impacts:

8 The proposed Project would not result in any adverse cumulative impacts to land
9 use and planning within the Project area. The Project would help to guide
10 development in a way that preserves the existing land uses and rural feel while
11 allowing for growth consistent with the established vision. The land use Districts
12 proposed in the Project includes Winery, Residential, and Equestrian. These
13 Districts are part of the Project to guide development and meet the goals of the
14 Project: to increase viticulture potential; protect rural lifestyle and equestrian
15 activities; allow appropriate levels of commercial tourist activities; and so that
16 future growth is coordinated to avoid land use conflicts and provide appropriate
17 levels of public facilities, services, and infrastructure. Project implementation
18 would nonetheless increase development in the future; however, it would reduce
19 the density of land uses currently permitted under the General Plan, SWAP,
20 Citrus/Vineyard Policy Area and Valle de los Caballos Policy Area.

21 Therefore the incremental impact of the Project, when considered in combination
22 with development within the subregion and within the Project area (i.e.,
23 implementing projects), is not anticipated to result in cumulatively considerable
24 land use impacts. If future implementing projects are consistent with the Project
25 (including the associated General Plan Amendment, Zoning Ordinance
26 Amendment and revised design guidelines), their cumulative impacts would be
27 consistent with the Project-related land use impacts identified and evaluated in
28 this EIR (Section 4.10) and would thus be less than significant. In addition, the

1 land use changes anticipated under the proposed Project would comply with the
2 growth projections, goals, and vision identified by SCAG (Southern California
3 Association of Governments); thus significant Project-related cumulative land use
4 impacts are not anticipated. Therefore, Implementation of the Project would not
5 result in significant cumulative land use impacts.

6 I. Mineral Resources.

7 *Impact: 4.3-1: Loss of Availability of Known Mineral Resources*

8 **Threshold:** *Project construction and implementation would not result in the loss of*
9 *availability of a locally-important mineral resource recovery site delineated in the local*
10 *general plan, specific plan, or other land use plan.*

11 1. Project Impacts:

12 According to the Southwest Area Plan, the Project area does not include any
13 locally-important mineral resources recovery sites. The Project does not propose
14 to change this. Therefore, the Project would not have the potential to result in the
15 loss of availability of a locally-important mineral resource recovery site delineated
16 in the General Plan, Specific Plans, or any other land use plan.

17 J. Public Services, Recreation and Utilities

18 *Impact 4.3-1: Law Enforcement*

19 **Threshold:** *Project construction and implementation would not result in the need for*
20 *new law enforcement facilities.*

21 1. Project Impacts:

22 The Project would facilitate future implementing projects, and therefore, could
23 indirectly increase the demand for law enforcement services within the Project area.
24 The County Sheriff's Department would provide law enforcement services to the
25 Wine Country area as it does now. It currently meets the General Plan-stated goal
26 (General Plan EIR No. 441, Mitigation Measure 4.15.2C) of 1.5 officers for each
27 1,000 residents. Additionally As noted in the Project Description, Table 3.0-2,
28 Wine Country Planning Assumptions, implementation of the Project would result

1 in an overall 33 percent reduction in the number of permanent residents within the
2 Plan area as compared to what it is provided for in the current General Plan.
3 Accordingly, the Sheriff's Department would not be required to increase staffing
4 beyond previously anticipated levels to serve the resident population.

5 *Impact 4.13-3: Public Education*

6 **Threshold:** *Project construction and implementation of the Project would not result in*
7 *the need for additional schools.*

8 2. Project Impacts:

9 The Project would result in a reduction in the number of residential units
10 constructed within the Project area as compared to the number anticipated
11 pursuant to the current General Plan and anticipated by the Temecula Valley
12 Unified School District, which would serve the Project area. As shown in Table
13 4.13-9, Wine Country Student Generation (Page 4.13-21 of the Final Program EIR
14 No. 524), residential implementing projects within the Project area would not
15 exceed 1,433 students at full build-out, spread between elementary, middle
16 school, and high school.

17 As shown in Table 4.13-3 (Page 4.13-6 of the Final Program EIR No. 524), the
18 Temecula Unified School District has school facilities available to serve the
19 Project area with unused capacity sufficient to accommodate 1,406 elementary
20 students, 1,268 middle school students, and 868 high school students and,
21 therefore, will have sufficient capacity to handle additional numbers of students
22 generated by implementing projects facilitated by the Project, and since all
23 residential and non-residential implementing projects would be required to pay
24 school impact fees in effect at the time of development, which are intended to
25 fully mitigate project impacts on public schools, the Project's impact on public
26 school facilities would be less than significant.

27 K. Traffic and Circulation

1 *Impact 4.14-3: Air Traffic Patterns*

2 **Threshold:** *The project will not result in a change in air traffic patterns.*

3
4 1. Project Impacts:

5 The closest municipal airport to the Project is the French Valley Airport, located
6 approximately three (3) miles northwest of the project boundary. The Project is
7 outside of the French Valley Airport's zone of influence, and would not result in a
8 change in the air traffic patterns for French Valley Airport. The Project area has
9 one or more small private airstrips or heliports that would not be affected by the
10 Plan, in terms of changing air traffic activity levels. Hot air balloon rides takes
11 place within the Project's area, however, the Project will not increase the use of the
12 balloons beyond what is currently contemplated in the County's General Plan.

13 **BE IT FURTHER RESOLVED** by the Board of Supervisors that the following environmental
14 impacts associated with the Wine Country Community Plan are potentially significant unless otherwise
15 indicated, but each of these impacts will be avoided or substantially lessened to a level of less than
16 significant by the identified existing regulations, Project Design Features or mitigation measures
17 specified in the attached Mitigation Monitoring and Reporting Program which is incorporated herein by
18 this reference. Accordingly, the County makes the following finding as to each of the following impacts
19 pursuant to State CEQA Guidelines section 15091(a): "Changes or alterations have been required in, or
20 incorporated into, the project which avoid or substantially lessen the significant environmental effect as
21 identified in the final EIR."

22 A. Aesthetics/Light & Glare

23 *Impact 4.1-1: Scenic Highways and Scenic Resources*

24 **Threshold:** *Construction and implementation of the Project would not result in impacts*
25 *to a scenic highway corridor or substantially damage scenic resources, including through*
26 *the degradation of the existing visual character or quality of the site, with the*
27 *implementation of mitigation measures (refer to Project Resolution Attachment "B",*
28 *Mitigation Monitoring and Reporting Program).*

1 1. Impacts:

2 SR-79, which runs east to west through the southern portion of the Project area, is a
3 County Eligible Scenic Highway and may one day be designated as a State Scenic
4 Highway. The construction of buildings, fencing, signage, and lighting could
5 detract from the scenic country feel for travelers using this highway.

6 Operational impacts will mainly be associated with the change in visual character
7 of the Project area resulting from implementing projects associated with new
8 wineries and equestrian uses on vacant/ agricultural lands and/or the expansion of
9 existing uses (i.e., wineries, equestrian facilities, single-family homes).
10 Construction activities will comply with applicable County policies and standard
11 conditions, as well as the mitigation measures from General Plan EIR No. 441.

12 Additionally, the approved Project, while allowing Wine Hotels to have three (3)
13 habitable stories for terraced designs, it maintains the overall building height
14 limitation to 40 feet. Based on the above, and even with the implementation of the
15 Temecula Valley Wine Country Design Guidelines and Temecula Valley Wine
16 Country Sign Program, potential visual impacts from construction and
17 implementation of future projects within the Project area could occur.

18 2. Mitigation:

19 These above impacts would be reduced to less than significant through Mitigation
20 Measures AES-1 and AES-2. Mitigation Measure AES-1 requires the County
21 shall to work with utility and infrastructure providers to make sure that all sewer,
22 water, and storm drain infrastructure improvements located along the Highway 79
23 South corridor do not significantly detract from the scenic quality of this area, or
24 affect the County's ability to designate this roadway as a County Scenic Highway
25 at a later date. Mitigation Measure AES-2 requires all implementing projects to
26 provide signage plans to ensure that signage does not obstruct or degrade scenic
27 vistas or views, or result in the creation of public views that are aesthetically
28 offensive -- thus preserving the existing visual character and quality of future

1 development sites to the fullest extent feasible. The Wine Country Design
2 Guidelines – which includes a signage plan – sets out performance standards and
3 examples of acceptable and unacceptable signage for future implementing projects.
4 In addition, the approved Project imposed further restrictions on Class V Wineries
5 by a requiring a Conditional Use Permit. Additionally, a 3rd habitable story was
6 allowed for Wine Country Hotels only if the hotel included a split-level or terraced
7 design that conformed to the natural topography with slopes of 10% or greater and
8 no more than two habitable stories are visible from a road way. Current C/V Policy
9 Area zoning allows for three-story hotels. Therefore, with the implementation of
10 mitigation, the Project will not result in any potentially significant environmental
11 impacts.

12 *Impact 4.1-3: Other Lighting Issues*

13 ***Threshold:*** *Construction and implementation of the Project would not result in impacts*
14 *to surrounding uses due to light and glare, or expose residential property to unacceptable*
15 *light levels during construction with the implementation of mitigation measures (refer to*
16 *Project Resolution Attachment “B”, Mitigation Monitoring and Reporting Program).*

17 3. Impacts:

18 Implementation of the Project could increase the effects of light and glare upon
19 existing day or nighttime views by introducing development into previously
20 undeveloped areas. Construction and infrastructure-related lighting impacts will
21 not be significant due to their short-term natures and underground locations,
22 respectively, and the application of requirements already imposed under Riverside
23 County’s existing ordinances and policies. However, operational lighting impacts
24 could be potentially significant unless limited by a Mitigation Measure.

25 4. Mitigation:

26 Mitigation Measure AES-3 requires all implementing projects to provide lighting
27 plans to ensure that proposed lighting does not create new sources of substantial
28 light or glare that would adversely affect day or nighttime views or expose

1 residential properties to unacceptable light levels. The Wine Country Design
2 Guidelines – which includes requirements for lighting – sets out performance
3 standards and examples of lighting requirements that must be met as part of any
4 future lighting plan. As examples, the Design Guidelines require that all lighting
5 be directed downwards, and limited to the minimum number of fixtures necessary.
6 Therefore, with the implementation of mitigation, the Project will not result in any
7 potentially significant environmental impacts.

8 B. Agricultural and Forestry Resources

9 *Impact 4.2-2: Encroachment and Conflicts with Existing Agriculture*

10 ***Threshold:*** *Implementation of the Project would not conflict with existing zoning for*
11 *agricultural use, or a Williamson Act contract with the implementation of mitigation*
12 *measures, nor would it involve other changes to the environment which, due to their*
13 *location or nature, could result in conversion of Farmland to non-agricultural uses (refer*
to Project Resolution Attachment “B”, Mitigation Monitoring and Reporting Program).

14 1. Impacts:

15 The Project establishes new General Plan policies for the 17,910-acre area to, in
16 large part, preserve and protect the agricultural value of the Temecula Valley Wine
17 Country. The Project establishes 9,734 acres of Winery Districts, in addition to
18 establishing 75% vineyard set-asides for Clustered Subdivisions and Wineries
19 within the Residential District and a 75% vineyard set-aside for Wineries within the
20 Equestrian District. Additionally, and although the Project does not require the
21 cancellation of any Williamson Act contracts, it is possible that future
22 implementing projects may propose development inconsistent with existing
23 Williams Act contracts.

24 2. Mitigation:

25 The Project includes a general plan amendment, zoning ordinance amendment, and
26 design guidelines with the purpose of reducing/ eliminating land use and zoning
27 conflicts. Through the zoning ordinance amendment, four new zoning
28

1 classifications would be established. At the time a development proposal for an
2 implementing project is submitted to the County, the project would be
3 required to conform to its new corresponding zoning classification.

4 Adherence to existing programs, ordinances and General Plan policies would
5 ensure that impacts associated with the Project remain less than significant.
6 Implementing projects proposed within the Project area will also require individual
7 site-specific CEQA analysis at a later date to evaluate potential project-specific
8 impacts. In addition, in order ensure that conflicts do not occur with respect to
9 Williamson Act Land Conservation Contract, Mitigation Measure AG-1 requires
10 all implementing projects within an agricultural preserve to cancel the applicable
11 contract where incidental commercial uses are proposed within the Equestrian or
12 Winery Districts or where clustered lots are proposed in the Residential District,
13 and further requires all implementing projects to diminish or disestablish the
14 subject site from the boundaries of such agricultural preserve prior to issuance of a
15 grading permit for any of these uses.

16 Therefore, the Project resolves any agricultural land use and zoning issues through
17 the GPA and Zoning Amendment, and because the Mitigation Measure AG-1
18 requires that all Williamson Act conflicts be resolved before the development of a
19 site-specific uses, less than significant impacts related to existing zoning for
20 agricultural use or Williamson Act contracts would occur.

21 C. Air Quality

22 *Impact 4.3-1: Air Quality Management Plan*

23 ***Threshold:*** *Implementation of the Project would not conflict with or obstruct*
24 *implementation of the applicable air quality plan with the implementation of mitigation*
25 *measures (refer to Project Resolution Attachment "B", Mitigation Monitoring and*
Reporting Program).

26 1. Impacts:

1 The improvements planned under the Project would serve to accommodate
2 anticipated growth within the County of Riverside and southern California.
3 Specifically, the Project contains land use planning policies and programs designed
4 to comply with the implementation of all applicable air quality plans. In addition,
5 the California Air Resources Board (CARB) has regulatory authority over motor
6 vehicle emissions, and the South Coast Air Quality Management District
7 (SCAQMD) has regulatory authority over stationary source emissions and is
8 empowered to enact regulations toward implementing the South Coast Air Basin's
9 Air Quality Management Plan. The Project is consistent with overall land use
10 density contained in the current County General Plan (actually representing a
11 substantial reduction in density that is allowed under current zoning, as discussed
12 below and in DEIR Section 6, Alternatives), and is therefore consistent with
13 regional growth planning by CARB and SCAQMD. Therefore, the Project will
14 result in less than significant impact with mitigation with respect to clean air
15 attainment plans. Although the Project's accommodation of growth and provision
16 of jobs is consistent with the applicable Air Quality Management Plan, the
17 Project's implementing projects will increase vehicle miles traveled as they will
18 bring in more tourism, employment, and residential land uses to the area. The
19 emissions resulting from this increase in VMT could be potentially significant,
20 such that mitigation is required to ensure consistency with the Air Quality
21 Management Plan's requirements.

22 2. Mitigation:

23 Mitigation Measures AQ-1 through AQ-7 will reduce vehicle miles traveled and
24 the resultant air emissions, as well as furthering compliance with the other
25 applicable air quality management and attainment plans. Specifically, Mitigation
26 Measures AQ-1 through AQ-4 will reduce VMT by taking cars off the road and
27 making it convenient and easy for workers and residents to travel within Wine
28 Country via trails, bikeways, on-horseback, and through carpooling, vanpooling

1 and other ride-share options. Mitigation Measures AQ-4, AQ-5, and AQ-7 will
2 further reduce emission from VMT by providing incentives to use alternative-fuel
3 vehicles, providing infrastructure to service those vehicles throughout wine
4 country, and by working with wine growers and local transit providers to make
5 mass transit services available to those who live and work in wine country. Finally,
6 Mitigation Measure AQ-6 will reduce emissions by imposing idling restrictions on
7 heavy duty diesel trucks who visit Wine Country.

8 D. Biological Resources

9 *Impact 4.4-1: Conflict with any Conservation Plan*

10 ***Threshold:*** *The Project would not conflict with the provisions of an adopted Habitat*
11 *Conservation Plan, Natural Conservation Community Plan, or other approved local,*
12 *regional, or state conservation plan with the implementation of mitigation measures (refer*
13 *to Project Resolution Attachment "B", Mitigation Monitoring and Reporting Program).*

14 1. Impacts:

15 The Project is located within the MSHCP and contains 34 criteria cells.
16 Implementing projects within criteria cells must undergo the HANS process to
17 determine if the development will be consistent with the conservation requirements
18 of the MSHCP. Implementing projects outside criteria cells may still require habitat
19 assessments and focused surveys to verify the biological resources within the area
20 proposed for development and to ensure that these resources would not be impacted
21 as a result of the proposed development. Absent confirmation that site-specific
22 implementing projects comply with the MSHCP and other biological requirements,
23 a potential conflict with plans that protect biological resources could occur.

24 2. Mitigation:

25 Discretionary implementing projects, or those projects that wish to benefit from the
26 provisions of the Wine Country Community Plan, would be required to obtain a
27 change of zone. Pursuant to Mitigation Measure LU-1, a project specific CEQA
28 analysis would be required during the review process for such change of zone,

1 which would include any necessary studies for biological resources. Depending
2 upon the location of the implementing project, Planning staff shall recommend that
3 a restrictive zoning classification (such as an open space zone) be placed on areas
4 where sensitive resources require protection. Therefore, implementation of the
5 above Mitigation Measure will reduce any potentially significant impacts with
6 regard to consistency with biology resource plans to less than significant levels.

7
8 *Impact 4.4-5: Adverse Effect on Riparian or Sensitive Natural Communities*

9 **Threshold:** *The Project would not have a substantial adverse effect on any riparian*
10 *habitat or other sensitive natural community identified in local or regional plans, policies,*
11 *regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife*
Service with the implementation of mitigation measures (refer to Project Resolution
Attachment "B", Mitigation Monitoring and Reporting Program).

12 3. Impacts:

13 The Project area includes a variety of riparian and sensitive habitats, including
14 streams, vernal pools, and riparian and riverine areas. Individual, site-specific
15 implementing projects could have potential impacts with respect to riparian habitat
16 or other sensitive natural communities.

17 4. Mitigation:

18 Discretionary implementing projects, or those projects that wish to benefit from the
19 provisions of the Wine Country Community Plan, would be required to obtain a
20 change of zone. Pursuant to Mitigation Measure LU-1, a project specific CEQA
21 analysis would be required during the review process for such change of zone,
22 which would include any necessary studies for biological resources. Depending
23 upon the location of the implementing project, Planning staff shall recommend that
24 a restrictive zoning classification (such as an open space zone) be placed on areas
25 where sensitive resources require protection. Therefore, implementation of the
26 above Mitigation Measure will reduce any potentially significant impacts with
27 regard to consistency with biology resource plans to less than significant levels.

28 E. Cultural Resources

1 *Impact 4.5-1: Historical Resources*

2 **Threshold:** *Construction of the Project would not cause a substantial adverse change in*
3 *the significance of a historical resource as defined in Section 15064.5 with the*
4 *implementation of mitigation measures (refer to Project Resolution Attachment "B",*
5 *Mitigation Monitoring and Reporting Program).*

6 1. Impacts:

7 While substantial historical resources exist in the vicinity of the Project area, no
8 known historical-era resources are identified within the boundaries of the Project.
9 The existing structures and facilities within the Project area are less than 50 years
10 of age and do not meet the established criteria for historical landmarks or historic
11 resources pursuant to federal, State, or County criteria at this time. However, over
12 the life of the Project, original structures and features associated with winery and
13 equestrian uses or other potentially significant structures and sites, may attain
14 historic status, or become eligible for historic status. Portions of the original Wolf
15 Ranch and Vail Ranch are included in the Project area, and there is potential for
16 historic artifacts associated with these ranches, or the ranchos that preceded them,
17 to be unearthed within the Project area.

18 Ground-disturbing activities associated with implementing projects within the
19 Project area could unearth previously unknown historic resources, including
20 historic infrastructure or buried resources.

21 2. Mitigation:

22 Mitigation Measures CUL-1, and CUL-2 would ensure that impacts are reduced to
23 a level of less than significant. Mitigation Measure CUL-1- specifies procedures
24 and requirements for archeological field surveys, studies, monitoring and tribal
25 consultation to ensure that the potential presence of significant of historical
26 resources, as defined in Section 15064.5 of the CEQA Guidelines is properly
27 evaluated for implementing projects before any discretionary project approval is
28 granted by the County. Mitigation Measure CUL-2 addresses instances where

1 previously unknown cultural resources are identified during grading activities,
2 including requirements and procedures for the evaluation, treatment and disposition
3 of artifacts found on a project site to ensure that the viability of such artifacts is not
4 compromised. With the implementation of these mitigation measures, potential
5 impacts to historic resources would be less than significant.

6 *Impact 4.5-2: Archaeological Resources*

7 **Threshold:** *Construction of the Project would not cause a substantial adverse change in*
8 *the significance of an archaeological resource with the implementation of mitigation*
9 *measures (refer to Project Resolution Attachment "B", Mitigation Monitoring and*
10 *Reporting Program).*

11 3. Impacts:

12 Adoption of the Project could facilitate development that has the potential to
13 disturb or destroy archaeological resources, and thus the Project could indirectly
14 result in impacts to these resources. Although the County has complied with
15 Traditional Tribal Cultural Places Law ("Senate Bill 18") as defined in California
16 Government Code 65352 and other analysis and notification requirements
17 concerning the identification of archeological resources, there remains a possibility
18 that unanticipated discoveries will be made during actual construction.
19 Accordingly, mitigation is required.

20 4. Mitigation:

21 Mitigation Measures CUL-1 and CUL-2 provide protection these resources as
22 discussed under Impact 4.5-1, above. Additionally, Mitigation Measure LU-1
23 requires surveys and site-specific studies be completed as part of the review of
24 future implementing projects. With implementation of Mitigation Measures CUL-
25 1, CUL-2, and LU-1, the County's extensive development review process,
26 mandatory CEQA statutes, compliance with "Senate Bill 18", and other regulation
27 identified above, future implementing projects allowed pursuant to the Project are
28 anticipated to result in less than significant impacts.

1 *Impact 4.5-3: Human Remains*

2 **Threshold:** *Construction of the Project would not disturb any human remains;*
3 *including those interred outside of formal cemeteries with the implementation of*
4 *mitigation measures (refer to Project Resolution Attachment "B", Mitigation Monitoring*
5 *and Reporting Program).*

6 5. Impacts:

7 The Project area has a long history of occupation by Native American peoples and
8 may include areas of prehistoric habitation where human remains may have been
9 interred. Ground-disturbing activities in the Plan area such as grading, excavation,
10 or tilling have the potential to disturb as yet unidentified human remains.

11 6. Mitigation:

12 As set forth in Mitigation Measure CUL-3, if human remains are found, those
13 remains would require proper treatment in accordance with applicable laws. State
14 of California Public Resources Health and Safety Code Section 7050.5-7055
15 describes the general provisions for treatment of human remains. Specifically,
16 Health and safety Code Section 7050.5 prescribes the requirements for the
17 treatment of any human remains that are accidentally discovered during excavation
18 of a site. As required by State law, the procedures set forth in Public Resources
19 Code Section 5087.98 would be implemented, including evaluation by the County
20 Coroner and notification of the Native American Heritage Commission.
21 Compliance with State regulations as required by Mitigation Measure CUL-3
22 would ensure that impacts in this regard would be less than significant and no
23 additional mitigation measures are required.

24 It should be noted that the provided analysis is consistent with the requirements of
25 a program EIR and future site-specific implementing projects proposed within the
26 Project area will require additional site-specific CEQA analysis at a later date.

27 F. Paleontological Resources

28 *Impact 4.5-4: Paleontological Resources*

1 **Threshold:** *Construction of the Project would not directly or indirectly destroy a unique*
2 *paleontological resource or site or unique geologic feature with the implementation of*
3 *mitigation measures (refer to Project Resolution Attachment "B", Mitigation Monitoring*
4 *and Reporting Program).*

5 1. Impacts:

6 The County's General Plan identified the Project area as an area with high
7 sensitivity for the presence of paleontological resources. Additionally, significant
8 resources have been uncovered within or abutting the Project area. Implementing
9 projects facilitated by the Project could indirectly result in ground-disturbing
10 activities, including excavation for site development, grading, and trenching.
11 Given the underlying geology of the area, such excavation required for
12 implementing projects could result in disturbance or destruction of paleontological
13 resources. In addition, maintenance activities associated with future infrastructure
14 installed to support implementing projects facilitated by the Project could result in
15 additional ground-disturbing activities such as additional excavation that could
16 result in the disturbance or destruction of paleontological resources. The Project is
17 required to comply with existing policies and regulations intended to protect the
18 integrity of paleontological resources. These policies and regulations correspond to
19 policies contained in the County's General Plan and would be applied to all
20 implementing projects, both public and private, that could arise out of the adoption
21 of the proposed Project. Nonetheless, mitigation is required to ensure that any
22 potentially significant impacts are reduced to a level of less than significant.

23 2. Mitigation:

24 Mitigation Measure CUL-4 specifies procedures and requirements for
25 paleontological field surveys, studies and monitoring to ensure that the potential
26 presence of significant of paleontological resources are properly evaluated for
27 implementing projects before any discretionary project approval is granted by the
28 County. Mitigation Measure CUL-5 addresses instances where previously unknown
 paleontological resources are identified during grading activities, including

1 requirements and procedures for the evaluation, treatment and disposition of
2 artifacts found on a project site to ensure that the viability of such artifacts is not
3 compromised. Implementation of Mitigation Measures CUL-4 and CUL-5 would
4 ensure impacts are reduced to a less than significant level.

5 3. Cultural Resources Cumulative Impacts:

6 Future implementing projects facilitated by the Project within the Project area
7 boundaries would likely involve grading, tilling, subsurface excavation, and other
8 ground-disturbing activities that may uncover cultural resources. However, each
9 such project would be subject to applicable federal, state, and local laws
10 protecting Native American archaeological and historical resources such that
11 significant resources, if any, would be preserved through avoidance or
12 preservation to the fullest extent feasible. Nonetheless, mitigation is required to
13 further reduce any potential cumulative impact.

14 4. Mitigation:

15 Implementation of mitigation measures: CUL-1 which requires all implementing
16 projects to provide archeological field surveys/studies/monitoring as appropriate;
17 CUL-2, which specific requirement if previously unknown unique cultural
18 resources are discovered during grading; and CUL-3, which addresses discovery
19 of previously unknown human remains during grading would further reduce
20 potential cumulative impacts to cultural resources to a less than significant level.

21 5. Paleontological Resources Cumulative Impacts:

22 Future implementing projects facilitated by the Project within the Project area
23 boundaries would likely involve grading, tilling, subsurface excavation, and other
24 ground-disturbing activities that may uncover paleontological resources.
25 However, compliance with existing applicable federal, State, and local laws and
26 regulations protecting paleontological resources basis, will help to ensure that
27 significant resources, if encountered, would be preserved through avoidance or
28 preservation in an appropriate repository or by other appropriate measures.

1 Nonetheless, mitigation is required to further reduce any potential cumulative
2 impact.

3 6. Mitigation:

4 Implementation of Mitigation Measure CUL-4 requires all implementing projects
5 to provide all necessary and appropriate paleontological field
6 surveys/studies/monitoring which would be required as part of the permitting
7 approval process for individual projects. In addition, Mitigation Measure CUL-5,
8 addresses the discovery during grading activities of previously unknown
9 paleontological resources and specifies requirement and procedures for the
10 evaluation, removal and disposition of such resources. Accordingly, implementing
11 projects facilitated by the proposed Project are not anticipated to result in potential
12 cumulative impacts to paleontological resources within the region.

13 G. Geology, Soils & Seismicity

14 *Impact 4.6-1: Ground Shaking*

15 ***Threshold:*** *Project construction and implementation would not expose people or*
16 *structures to potential substantial adverse effects from strong seismic ground shaking with*
17 *the implementation of mitigation measures (refer to Project Resolution Attachment "B",*
18 *Mitigation Monitoring and Reporting Program).*

19 1. Impacts:

20 Implementation of the Project would potentially increase exposure of future
21 development associated with implementing projects within the Project area to
22 damage caused by seismic shaking associated with an earthquake event.

23 Additionally, implementation of the Project would potentially increase exposure of
24 future development associated with implementing projects within the Project area
25 to damage caused by secondary seismic impacts such as ground failure, soil
26 settlement, subsidence or liquefaction during an earthquake associated with an
27 earthquake event.
28

1 The Project area includes slopes that are greater than 15%. Although landslides
2 may occur as the result of seismic activity or other natural processes, the potential
3 for such events can also be increased as the result of human activities such as
4 grading or manufactured slope construction.

5 As identified in the Final Program EIR No. 524, areas subject to subsidence and
6 liquefaction are found within the Project area (Exhibit 4.6-4, *Liquefaction Zones*,
7 and Exhibit 4.6-5, *Subsidence Areas*). Areas subject to landslide hazards are
8 identified on General Plan Figure S-4, *Earthquake-Induced Slope Instability Map*.

9 All implementing projects would be subject to the provisions of the California
10 Building Standards Code in Title 24, which provides regulations for structural
11 design and construction with regard to seismic safety, as well as local regulations,
12 ordinances, General Plan policies, and standard conditions or requirements.
13 Nonetheless, mitigation is required to ensure that impacts remain less than
14 significant.

15 2. Mitigation:

16 Mitigation measures GEO-1 and LU-1 require implementing projects to prepare a
17 site-specific assessment as determined by the County Geologist to ascertain all site-
18 specific geologic/geotechnical information, including, but not limited to, ground
19 shaking potential, liquefaction potential, fault rupture potential and landslide/slope
20 instability potential. Mitigation measure GEO-1 further requires the assessment and
21 associated report to be prepared by a California-licensed geologist and/or
22 geotechnical engineer which is subject to approval for by the County Geologist.

23 This report shall include site-specific measures such as grading recommendations,
24 foundation design recommendations, slope stability recommendations, and the
25 alternative siting of structures, as appropriate, to reduce the significance of
26 potential geologic and/or geotechnical hazards associated with the proposed
27 implementing project. Compliance with the recommendations in this report would
28 reduce potential damage to structures and loss of life caused by an earthquake, and

1 thus reduce potential impacts to a less than significant level. Furthermore, and
2 even though the impact is already less than significant with the implementation of
3 GEO-1, mitigation measure GEO-1a was added in response to comments and will
4 further reduce the already insignificant impact by requiring that future
5 developments within the Project area consider retention of topsoil during any
6 grading, so that the topsoil can be re-applied to areas proposed for viticulture
7 production or other agricultural use.

8
9 *Impact 4.6-1: Seismic - Related Ground Failure including Liquefaction*

10 **Threshold:** *Project construction and implementation would not expose people or*
11 *structures to potential substantial adverse effects from seismic related ground failure,*
12 *including liquefaction, with the implementation of mitigation measures (refer to Project*
13 *Resolution Attachment "B", Mitigation Monitoring and Reporting Program).*

14 *Impact 4.6-3: Landslide, Lateral Spreading, Subsidence, Liquefaction, or Collapse*

15 **Threshold:** *Project construction and implementation would not result in a geologic unit*
16 *or soil to become unstable as a result of the project, resulting in on- or off-site landslide,*
17 *lateral spreading, subsidence, liquefaction, or collapse with the implementation of*
18 *mitigation measures (refer to Project Resolution Attachment "B", Mitigation Monitoring*
19 *and Reporting Program).*

20 3. Impacts:

21 Implementation of the Project would potentially increase the risk of exposure of
22 persons and property associated with future development within the Project area
23 due to damage caused by hazards such as landslide, lateral spreading, subsidence,
24 liquefaction, or collapse during an earthquake. All implementing projects would be
25 subject to the provisions of the California Building Standards Code in Title 24,
26 which provides regulations for structural design and construction with regard to
27 seismic safety, as well as local regulations, ordinances, General Plan policies, and
28 standard conditions or requirements. This would include compliance with General
Plan Policies S 2.2 through S 2.8 to minimize potential effects of landslides and
rockfalls on new development and/or infrastructure. Nonetheless, mitigation is
required to ensure that impacts remain less than significant.

1 4. Mitigation:

2 As discussed above, compliance with Mitigation Measures GEO-1 and LU-1 and
3 the geotechnical studies they require will reduce damage to structures and loss of
4 life caused by an earthquake. Such conformance would be adequate to ensure that
5 potential impacts from the effects of ground shaking on any habitable structure,
6 critical facility, or other infrastructure would be reduced to less than significant.

7 Similarly, in areas where steep slopes occur that are susceptible to landslide
8 hazards, implementing projects would be required to prepare a site-specific
9 geologic and geotechnical investigation to identify potential impacts and provide
10 recommendations as to slope stability and design requirements to reduce potential
11 hazards resulting from landslides to a less than significant level (Mitigation
12 Measure GEO-1). Accordingly, with the implementation of mitigation, no
13 potentially significant impacts will result.

14 H. Greenhouse Gas (GHG) Emissions

15 *Impact 4.7-2: Consistency with Applicable Plans, Policies, and Regulations*

16 **Threshold:** *Project construction and implementation would not conflict with any*
17 *applicable plan, policy or regulation of an agency adopted for the purpose of reducing the*
18 *emissions of greenhouse gases with the implementation of mitigation measures (refer to*
19 *Project Resolution Attachment "B", Mitigation Monitoring and Reporting Program).*

20 1. Impacts:

21 Implementation of numerous policies of the Southwest Area Plan (SWAP) and
22 proposed zoning, the implementing projects would comply with the goals and
23 policies established by AB 32, and would meet or exceed CalGreen requirements
24 for reducing emissions.

25 2. Mitigation:

26 The Project would result in a reduction of 32 percent from "business as usual"
27 (BAU) forecasted emissions levels based on Project build-out conditions, when
28 considering Project Design Features, existing General Plan policies, and EIR

1 Mitigation Measures GHG-1 and GHG-2 and would therefore exceed the BAU
2 threshold, which is 28.5 percent (See Table 4.7.4 of the DEIR). The Project
3 includes a Greenhouse Gas Emission Reduction Workbook to ensure future
4 implementing projects achieve the desired GHG emission reduction targets. In
5 addition, the CARB and SCAQMD are each empowered to regulate GHG
6 emissions, with CARB playing a major role due to regulating motor vehicle
7 emissions (which account for over 70% of Project GHG emissions), and SCAQMD
8 regulating the region's major stationary sources such as electricity generating
9 stations. Utilities, such as Southern California Edison, are also regulated by CARB
10 to achieve AB32 targets, including a 33% renewable energy portfolio for all
11 electricity generation by 2020. Therefore, Project GHG impacts would be reduced
12 to a less than significant level with respect to GHG-reducing plans, policies, and
13 regulations.

14 I. Hazards and Hazardous Materials

15 *Impact 4.8-1: Transport of Hazardous Materials*

16 ***Threshold:*** *Project construction and implementation would not create a significant*
17 *hazard to the public or the environment with the implementation of mitigation measures as*
18 *a result of routine transport, use or disposal of hazardous materials (refer to Project*
19 *Resolution Attachment "B", Mitigation Monitoring and Reporting Program).*

20 1. Impacts:

21 The Project includes a proposed change in land use policy intended to promote the
22 expansion and co-existence of winery, residential, and equestrian uses within this
23 part of the County. Implementing projects allowed pursuant to the Project would
24 require the use of hazardous materials during construction and operation of
25 facilities. Typical hazardous materials on a construction site include concrete
26 curing compounds, asphalt products, paints, petroleum products from equipment
27 operation and maintenance, and pesticides. Pesticides are substances or mixtures of
28 substances intended for preventing, destroying, repelling or mitigating any pest.

1 The term pesticide also applies to herbicides, fungicides and various other
2 substances used to control pests. Typical hazardous materials found on agricultural
3 sites include Ammonium nitrate and Anhydrous Ammonia fertilizers, pesticides/
4 herbicides/fungicides, and fuels for farm equipment such as diesel fuel, gasoline,
5 and propane. Typical hazards associated with equestrian uses include pesticides,
6 fertilizers, manure, and fuels for machinery. The use of these materials, however,
7 is not anticipated to result in potentially significant impacts regarding the transport
8 of materials because such uses are subject to federal, State, and local regulations,
9 ordinances, General Plan policies, and standard conditions.

10 Moreover, future agricultural, viticulture or winery-related uses would be subject to
11 implementing project site-specific development review pursuant to the County's
12 standard development review process, including detailed development review
13 process as well as site specific CEQA review. Likewise, implementing projects
14 would be subject to the same site- specific/CEQA review, including the potential
15 impacts of proximate agricultural operations on the new implementing project. All
16 implementing projects will be required to comply with federal, state, and local
17 regulations regarding pesticide use for agricultural purposes. The California
18 Environmental Protection Agency Department of Pesticide Regulation (DPR) is the
19 agency responsible for a statewide pesticide regulatory program and has the
20 authority to oversee, evaluate and improve local pesticide enforcement programs.
21 Impacts regarding pesticide use are anticipated to be less than significant because
22 the DPR scientists perform continuous evaluation and reevaluation of registered
23 pesticides or pesticides being considered for registration. Under California law
24 (statutes of 1969, Chapter 1169) the DPR must eliminate from use any pesticide
25 that endangers the agricultural or nonagricultural environment. The DPR conducts
26 a human health risk assessment to estimate the nature and likelihood of adverse
27 health effects in humans who may be exposed to pesticides now and in the future.
28 The DPR ensures safe pesticide use because of they perform the following actions:

- 1 - Scientific evaluation of products before they can be sold or used.
- 2 - Examination and licensing of individuals and businesses that recommend,
- 3 perform or supervise pest control.
- 4 - Surveillance of products sold in the marketplace to ensure they are registered
- 5 and meet state health, environmental and safety standards.
- 6 - Site specific permitting for the use of certain hazardous pesticides.
- 7 - Full reporting of agricultural pesticide use.
- 8 - Sampling and residue testing of fresh produce.
- 9 - Strict laws, regulations and programs to protect workers and the environment,
- 10 including field inspections and monitoring of air, soil and water.
- 11 - Grants and outreach promoting greater use of pest management strategies that
- 12 lower risks associated with pesticides and reduce pesticide use where possible.
- 13 - Local enforcement agents in all 58 counties that conduct safety inspections and
- 14 investigations. The Riverside County Agricultural Commissioner's Office has 4
- 15 District offices in 4 different regions of Riverside County (Corona District, San
- 16 Jacinto District, Coachella Valley District, and Palo Verde Valley District). The
- 17 Riverside County Pesticide Use Enforcement Work Plan (years 2011 -- 2013)
- 18 has been developed using the California Department of Pesticide Regulation
- 19 Enforcement Letter ENF 08-18, *Pesticide Use Enforcement Program Planning*
- 20 *and Evaluation Guidance*. This document is used as guidance to target core
- 21 program priorities and evaluate the County pesticide use enforcement program.
- 22 This document is used by the Agricultural Commissioner to analyze resources
- 23 available to focus on core enforcement programs (restricted materials
- 24 permitting, compliance monitoring and enforcement response) to assure high
- 25 levels of compliance by the regulated community regarding pesticide laws and
- 26 regulations. Riverside County pesticide enforcement program statistics can be
- 27 found in the Pesticide Regulatory Activities Monthly Report and the DPR
- 28 Regulation Pesticide Use Report Database.

1 Pesticide use for agricultural purposes has been ongoing in the Wine Country
2 Community Plan region and pesticides are anticipated to continue to be used in the
3 future with implementing projects. The DPR has been and continues to monitor air,
4 water and fresh produce to find out if there are residues of concern. The DPR also
5 monitors pesticide exposure in the workplace and other settings, investigates and
6 tracks pesticide illness and injury issues, and utilizes local enforcement to ensure
7 laws and regulations are being obeyed. The DPR has a web-based database that is
8 continually updated that includes enforcement actions and penalty actions on
9 noncompliance pesticide use throughout the state. Other Project features that will
10 help reduce impacts in regards to pesticide use is the Wine Country Community
11 Plan area large lot size requirement of 10 acres per dwelling unit (1 acre minimum
12 in clustered development) and the 50 foot minimum structural setback from the lot
13 line requirements, which will create a buffer from pesticides used on an adjacent
14 property. Furthermore, General Plan Land Use Element Policy 23.6 requires that
15 commercial projects abutting residential properties are to protect the residential use
16 from the impacts of noise, light, fumes, odors, vehicular traffic, parking, and
17 operational hazards. Because pesticide use is strictly regulated in California (as
18 noted above), direct, indirect, and cumulative impacts associated with pesticide
19 usage are anticipated to be less than significant.

20 The Environmental Impact Report prepared for the Project is a “Program EIR”,
21 which evaluates broad-scale impacts of the Project that can be expected to result
22 from the revision of the General Plan, Zoning Ordinance No. 348, and Design
23 Guidelines pursuant to the Project. The EIR does not and cannot evaluate site
24 specific impacts of each potential individual implementing project, because the
25 location, extent, and timing of individual implementing projects is unknown. Any
26 implementing project will be required to prepare appropriate CEQA compliance
27 documentation in regards to hazards and hazardous materials. However, it is
28 possible that – during construction – unanticipated hazardous materials (such as

1 underground storage tanks) could be encountered. Such unanticipated discoveries
2 could result in potentially significant impacts requiring mitigation.

3 2. Mitigation:

4 Mitigation Measure HAZ-1 specifies the protocols and requirements that must be
5 met in the event of an unanticipated discovery of potentially hazardous materials,
6 and provides the necessary information and guidance to effectively respond and
7 address a release of hazardous materials ensuring limited impact to the
8 environment. Such conformance would be adequate to ensure that potential
9 impacts from the effects of a release of hazardous materials on any habitable
10 structure, critical facility, or other infrastructure would be reduced to less than
11 significant.

12 *Impact 4.8-4: School Safety*

13 ***Threshold:*** *Project construction and implementation would not emit hazardous*
14 *emissions or handle hazardous or acutely hazardous materials, substances or waste within*
15 *one-quarter mile of an existing or proposed school with the implementation of mitigation*
16 *(refer to Project Resolution Attachment "B", Mitigation Monitoring and Reporting*
Program).

17 3. Impacts:

18 Crowne Hill Elementary School is located within a quarter mile of the Project's
19 Residential District, and one existing private school is located within the Project
20 area. Given that the Project approvals do not authorize any site-specific
21 development, and given that the timing and nature of future implementing projects
22 is unknown, it is possible that the Project could generate construction-related
23 impacts resulting from hazardous emissions or the handling of hazardous or acutely
24 hazardous materials, substances or wastes within a quarter-mile of a school. Future
25 agricultural, viticulture or winery-related uses would be subject to implementing
26 project site-specific development review pursuant to the County's standard
27 development review process, as modified and expanded through this Project,
28 including a detailed development review process and project-level CEQA review.

1 Likewise implementing project proposals for school expansions or new schools
2 would be subject to the same review process and procedure and would necessarily
3 take into consideration potential impacts from existing proximate land uses,
4 including agricultural operations. Additionally, existing federal, State, and local
5 school district policies and procedures, including the Federal CERCLA Program,
6 Federal RCRA Program, Federal HMTA, State HWCL, State Health and Safety
7 Code, State CCR Titles 22 and 26, and County Ordinance Nos. 615, 651, 718, and
8 348 (refer to Section 4.8.3 above for details regarding these regulations), would
9 minimize risks to school facilities, students, faculty, as well as the general public
10 related potential hazardous materials impacts. Nonetheless, mitigation for potential
11 implementing projects is required.

12 4. Mitigation:

13 As described above, Mitigation Measure HAZ-1 would reduce the potential hazards
14 impacts of unanticipated future discoveries to a less than significant level by
15 specifying the procedures and requirements for the identification and removal of
16 leaking underground storage tanks or other potential environmental concerns.

17 *Impact 4.8-5: Hazardous Material Site*

18 **Threshold:** *Project construction and implementation would not create a significant*
19 *hazard to the public or the environment with the implementation of mitigation as a result*
20 *of being included on a list of hazardous materials sites (refer to Project Resolution*
21 *Attachment "B", Mitigation Monitoring and Reporting Program).*

22 5. Impacts:

23 There is one hazardous material site within the Project area (refer to Exhibit 4.8-1
24 *Hazards Material Site*). The Temecula Bomb Target #107 is a 160 acre property
25 acquired by the Navy before October 1945. There is no information available
26 detailing history of the site as a bombing target for rocket firing. The State actively
27 began cleaning the site and disposing of unexploded ordnance on February 15,
28 2007. Development on or near the site could result in a potentially significant

1 hazardous materials impact to the public by exposing the public to unexploded
2 ordnance and other hazards, such that mitigation is required.

3 6. Mitigation:

4 Implementation of Mitigation Measures HAZ-2 through HAZ-3 will ensure that
5 impacts are reduced. These measures require special surveys to be conducted
6 within a one mile radius of the hazardous materials site and prevention of
7 construction activities within the site until the cleanup is complete, and
8 requirements in the event that an unexploded ordnance is encountered during
9 construction activities. Adherence to Mitigation Measures HAZ-2 through HAZ-3
10 will ensure that impacts associated with development of a site identified on a list of
11 hazardous materials sites are less than significant.

12 *Impact 4.8-6: Wildland Fires*

13 **Threshold:** *Project construction and implementation would not expose people or*
14 *structures to a significant risk of loss, injury or death involving wildland fires with the*
15 *implementation of mitigation(refer to Project Resolution Attachment "B", Mitigation*
16 *Monitoring and Reporting Program).*

17 7. Impacts:

18 As shown in Exhibit 4.8-3 of EIR No. 524, *Wildfire Susceptibility*, the northeastern
19 and southern portions of the Project are located in areas with high fire hazard risk.
20 Portions of the Project's Residential and Equestrian Districts are located in high
21 fire hazard areas. This will increase both the number of people and property
22 potentially exposed to fire hazards. Additionally, there is the potential for an
23 increase in the occurrence of fire, particularly in urban-wildland interface areas,
24 due to increasing human encroachment. Accordingly, mitigation is required to
25 reduce these impacts to a less than significant level.
26
27
28

1 8. Mitigation:

2 Implementation of existing laws and regulations in conjunction with Mitigation
3 Measure HAZ-4 will help reduce potential fire safety impacts on land uses within
4 the Project area to less than significant levels.

5 Mitigation Measure HAZ-4 requires the Fire Department to evaluate all
6 implementing projects located within areas of wildfire susceptibility to determine
7 whether the Department's Urban-Wildland Interface requirements should be
8 implemented as part of the development. If the Department determines that either
9 an interim or permanent condition of high fire risk would be present, a Fuel
10 Modification Plan that meets the current requirements of the Fire Department shall
11 be prepared and shall be approved by the Fire Department prior to approval of the
12 implementing project. This will ensure that conditions of high fire risk are abated,
13 such that the risk of wildlands fires is reduced to a level of less than significant.

14 9. Cumulative Impacts:

15 In the case of the Project, hazards within the Project area would be addressed in
16 accordance with their respective applicable regulations, laws, programs, and
17 policies. Based on these existing regulations and guidance, some hazardous
18 conditions cannot be adequately mitigated. To further reduce impacts,
19 implementation of Mitigation Measures HAZ-1 through HAZ-4 are required, which
20 reduces impacts associated with Hazards and Hazardous Materials to a less than
21 significant level. As a result, the Project would not be expected to contribute to any
22 new cumulative adverse impacts as a result of implementation of the Project.

23 10. Mitigation:

24 The Project would comply with all federal, State, and local regulations regarding
25 hazardous materials, airports and aircraft hazards, and wildland fires. Therefore,
26 implementation of applicable federal, State, and local regulations, in conjunction
27 with implementation of Mitigation Measures HAZ-1 through HAZ-4,
28 will reduce potential impacts related to hazardous materials, airport and aircraft