

F. Section, Township & Range Description or reference/attach a Legal Description:
Township 7 South, Range 2 West, Section 27 and 28

G. Brief description of the existing environmental setting of the project site and its surroundings: The project site is comprised of 90.0 gross acres of vineyard. The land is at an elevation of approximately 1,400 feet.

The existing land use is the Mount Palomar Winery; it includes an active tasting room, production facility, special events area, and storage areas for wine production, sales, and promotion. The overall winery area includes vineyards on gradual rolling hillsides, citrus trees, and decorative landscaping within the event/winery area and along the main access entry to the site.

Rural residential homes are located to the north, open space with existing winery use is located to the south, open space, rural residential homes with orchard farming and existing winery use is located to the east, and orchard farming, existing winery use, and rural residential homes are located to the west of the project site.

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

1. **Land Use:** The project is consistent with the agricultural land use designation (minimum lot size of 10 acres) and other applicable land use policies within the General Plan.
2. **Circulation:** The project has adequate circulation to the site and is therefore consistent with the Circulation Element of the General Plan. The proposed project meets all other applicable circulation policies of the General Plan.
3. **Multipurpose Open Space:** The proposed project meets all applicable Multipurpose Open Space element policies.
4. **Safety:** The proposed project allows for sufficient provision of emergency response services to the future users of the project. The proposed project meets all other applicable Safety Element Policies.
5. **Noise:** The project will not generate noise levels in excess of standards established in the General Plan or noise ordinance. The project meets all other applicable Noise Element Policies.
6. **Housing:** The proposed project meets all applicable Housing Element Policies.
7. **Air Quality:** The proposed project meets all other applicable Air Quality element policies.

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

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

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

E. Overlay(s), if any: None

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

G. Adjacent and Surrounding:

1. **Area Plan(s):** Southwest Area to the north, south, east and west
2. **Foundation Component(s):** Agriculture (AG) to north, south, east, and west.
3. **Land Use Designation(s):** Agriculture: Agriculture (AG:AG) (10 Acre Minimum) to the south, east, and west, and Agriculture: Agriculture (AG:AG) (10 Acre Minimum) and Agriculture: Rural Community Estate Density Residential (AG:RC-EDR) to the north.
4. **Overlay(s), if any:** None

H. Adopted Specific Plan Information

1. **Name and Number of Specific Plan, if any:** Not Applicable
2. **Specific Plan Planning Area, and Policies, if any:** Not Applicable

I. Existing Zoning: Citrus Vineyard – 10 Acre Minimum (CV-10)

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

K. Adjacent and Surrounding Zoning: Citrus Vineyard (C/V), Citrus Vineyard – 10 Acre Minimum (CV-10), and Residential Agriculture – 2 Acre Minimum (R-A-2) to the north, and Citrus Vineyard (C/V) and Citrus Vineyard – 10 Acre Minimum (CV-10) to the south, east, and west.

III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

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

IV. DETERMINATION

On the basis of this initial evaluation:

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED

- ☐ I find that the proposed project **COULD NOT** have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared.
- ☒ I find that although the proposed project could have a significant effect on the environment, there

will not be a significant effect in this case because revisions in the project, described in this document, have been made or agreed to by the project proponent. **A MITIGATED NEGATIVE DECLARATION** will be prepared.

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

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED

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

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

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

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



Signature



Date

Matt Straite

For Steve Weiss AICP, Director

Matt Straife

Printed Name

V. ENVIRONMENTAL ISSUES ASSESSMENT

In accordance with the California Environmental Quality Act (CEQA) (Public Resources Code Section 21000-21178.1), this Initial Study has been prepared to analyze the proposed project to determine any potential significant impacts upon the environment that would result from construction and implementation of the project. In accordance with California Code of Regulations, Section 15063, this Initial Study is a preliminary analysis prepared by the Lead Agency, the County of Riverside, in consultation with other jurisdictional agencies, to determine whether a Negative Declaration, Mitigated Negative Declaration, or an Environmental Impact Report is required for the proposed project. The purpose of this Initial Study is to inform the decision-makers, affected agencies, and the public of potential environmental impacts associated with the implementation of the proposed project.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
AESTHETICS Would the project				
1. Scenic Resources				
a) Have a substantial effect upon a scenic highway corridor within which it is located?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and unique or landmark features; obstruct any prominent scenic vista or view open to the public; or result in the creation of an aesthetically offensive site open to public view?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan, Southwest Area Plan, Figure 9 "Scenic Highways"

Findings of Fact:

a) The project site is located approximately 4.8 miles southeast of Interstate 215 and 3.7 miles east of Interstate 15, which are County and State Eligible Scenic Highways, respectively. The project site is not located within the state eligible scenic highway corridor; therefore, the project will not have substantial effect upon this scenic highway.

b) The existing character of the project site is mostly agricultural and vineyards with some structures for the existing winery. The proposed project has views of the Santa Rosa Mountains to the west, the Santa Margarita Mountains and Agua Tibia range to the south, and the Black Hills to the east.

The project will not substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and unique or landmark features, or obstruct a prominent scenic vista or view open to the public, as these features do not exist on the project site. The site has been farmed for many years. In addition, the project will not create an aesthetically offensive site open to public view. The project is proposing a variance to a height requirement that would potentially permit a 124 foot tower element to the property. However, the tower will be architecturally consistent with the surrounding proposed architecture, and fully consistent with the Wine Country Design Guidelines. With that, the proposed project will have a less than significant impact on scenic resources.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

2. Mt. Palomar Observatory

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

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Source: GIS Database; Riverside County Land Information System; Ord. No. 655 (Regulating Light Pollution)

Findings of Fact:

a) The project site is located 16.5 miles away from the Mt. Palomar Observatory; which is within the designated 45-mile (ZONE B) Special Lighting Area that surrounds the Mt. Palomar Observatory. Ordinance No. 655 requires methods of installation, definition, requirements for lamp source and shielding, prohibition, and exceptions to reduce light pollution in the area. The project will be designed to incorporate lighting requirements of the Riverside County Ordinance No. 655. Condition of approval No. 10.Planning.3 requires shielding of lights to assure compliance. This is not considered mitigation as it is required of all projects. With incorporation Ordinance No. 655 lighting requirements into the proposed project, impacts will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

3. Other Lighting Issues

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

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b) Expose residential property to unacceptable light levels?

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Source: Ord. No. 655 (Regulating Light Pollution)

Findings of Fact:

a) The project consists of a Winery complex. Constructing new lighting sources will be authorized under this CUP. The new parking lot will result in a new source of light and glare from the addition of building exterior lighting, street lighting along interior drive aisles, parking lot lighting, as well as vehicular lighting from cars traveling on adjacent roadways. Proposed street and parking lot lighting includes 15-foot and 20-foot tall mounted LED luminaires. All lighting will be surrounding by landscaping and hoods to shield lighting. The project will be required to comply with County Ordinance No. 655, which restricts lighting hours, types, and techniques of lighting. Ordinance No. 655 requires the use of low pressure sodium fixtures and requires hooded fixtures to prevent spillover light or glare. The new structures pursuant to the subdivision include no reflective surfaces that could result in substantial glare during the night. Condition of approval No. 10.Planning.3 requires shielding of lights to assure compliance. This is not considered mitigation as it is required of all projects. As a result, compliance with Ordinance No. 655 will reduce the potential impact to the surrounding uses to less than significant.

b) The project consists of a Winery complex. The project will comply with County Ordinance No. 655 regarding lighting for the project. The project also includes an amphitheater, however the design places the uses, including the amphitheater far enough from any neighboring uses that the lighting will

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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not present any issues. The project will not expose residential property to unacceptable light levels and impacts will be reduced to less than significant levels.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

AGRICULTURE & FOREST RESOURCES Would the project

4. Agriculture

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

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

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c) Cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm")?

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

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Source: Riverside County General Plan Figure OS-2 "Agricultural Resources"; GIS database; California Department of Conservation, Farmland Mapping and Monitoring Program "Riverside County"; California Department of Conservation, Riverside County Williamson Act FY 2008/2009 Sheet 1 of 3

Findings of Fact:

a) The project site is designated as Prime Farmland, Farmland of Statewide Importance and Unique Farmland and is located within Rancho California Agriculture Preserve No. 4, under a Williamson Act Contract. The proposed project will not cause the conversion of any Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) to non-agricultural use except for the hotel, spa and fitness club, retail, wedding pavilion, and amphitheater uses proposed. All of these uses will promote the long term viability of the vineyards because they are ancillary to the primary use of Ag, which is the tourist draw for the nonagricultural uses. There will be no impacts.

b) The project is currently within a Williamson Act Agricultural Preserve. Agricultural Case No. 1047 proposes to remove 16.60 acres from Rancho California Agricultural Preserve No. 4. Agricultural Case No. 1048 proposes to restore 3.25 acres to Rancho California Agricultural Preserve No. 4. The hotel and resort are not allowed to be within the preserve. A previous design for the winery was previously removed from the preserve, in essence making a hole in the preserve. However, that design was never constructed. The applicant is now proposing a different design that also requires the boundary of the preserve to be modified to assure the resort is not in the preserve. The two agricultural changes are revising the boundaries from the previous cut out to form a new cut out for the new design. The cancellation of the affected contract and diminishment from the boundaries of

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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the agricultural preserve has been submitted and shall be tentatively approved prior to the issuance of grading permits. Without the proper changes to the boundaries of the agricultural preserve there could be significant impacts.

However, condition of approval 60.Planning.17 requires changes to the boundaries of the preserve (diminishment) prior to the grading. With this the impacts will be less than significant.

c and d) At the time of the comprehensive General Plan update, the Board of Supervisors found that there were no feasible mitigation measures or alternatives that could have satisfied the loss of Prime Farmland designated for statewide importance. Therefore, the Board of Supervisors adopted findings of overriding considerations on October 7, 2003. With that, the impacts are considered less than significant.

Mitigation: Condition of approval 60.Planning.17 requires changes to the boundaries of the preserve (diminishment) prior to the grading.

Monitoring: Monitoring will be accomplished through the Building and Safety Plan check process and by Planning.

5. Forest

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

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b) Result in the loss of forest land or conversion of forest land to non-forest use?

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

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Source: Riverside County General Plan, Southwest Area Plan "Land Use Map"

Findings of Fact:

a) The County has no designation of "forest land" (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g)). Therefore, the proposed project will not impact land designated as forest land, timberland, or timberland zoned Timberland Production.

b) According to the Southwest Area Plan Land Use Map, the project is not located within forest land and will not result in the loss of forest land or conversion of forest land to non-forest use; therefore, no impact will occur as a result of the proposed project.

c) The County has no designation of forest land, timberland, or timberland zoned areas. Therefore, the project will not involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use.

Mitigation: No mitigation measures are required.

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

AIR QUALITY Would the project

6. Air Quality Impacts

a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Expose sensitive receptors which are located within 1 mile of the project site to project substantial point source emissions?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Involve the construction of a sensitive receptor located within one mile of an existing substantial point source emitter?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

Source: South Coast Air Quality Management District. CEQA Air Quality Handbook. 1993; PCR Services Corporation, Air Quality Impact Assessment. April 2015, EIR No. 524 for the Wine Country Community Plan

Findings of Fact:

CEQA Guidelines indicate that a project will significantly impact air quality if the project violates any ambient air quality standard, contributes substantially to an existing air quality violation, or exposes sensitive receptors to substantial pollutant concentrations.

This section provides a comparison of the proposed project emissions and air quality impacts to the emissions and impacts from the prior Wine Country Community Plan Certified Program EIR (EIR No. 524).

a) Pursuant to the Air Quality Study for the project and EIR No. 524 a project will not have an impact if it: (1) does not increase the frequency or severity of an air quality standards violation or cause a new violation and (2) is consistent with the growth assumptions in the AQMP. Consistency review is presented below:

(1) The project will result in short-term construction emissions that are less than the CEQA significance emissions thresholds established by the SCAQMD, as demonstrated in the Air Quality Report and no long-term pollutant emissions. Long term operations will basically only see emissions from vehicles visiting and maintaining the establishments. The study shows that all operational impacts will be less than significant, no mitigation is required. Therefore, the project will not result in an increase in the frequency or severity of any air quality standards violation and will not cause a new air quality standard violation.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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(2) The Air Quality study indicates that consistency with AQMP growth assumptions must be analyzed for new or amended General Plan Elements, Specific Plans, and *significant projects*. Significant projects include airports, electrical generating facilities, petroleum and gas refineries, designation of oil drilling districts, water ports, solid waste disposal sites, and off-shore drilling facilities. This project does not involve a General Plan Amendment, and is therefore not considered a *significant project*.

During construction, the proposed project would result in an increase in short-term employment compared to existing conditions. Being relatively small in number and temporary in nature, construction jobs under the proposed project would not conflict with the long-term employment projections upon which the AQMP is based. Control strategies in the AQMP with potential applicability to short-term emissions from construction activities include strategies denoted in the AQMP, which are intended to reduce emissions from on-road and off-road heavy-duty vehicles and equipment by accelerating replacement of older, emissions-prone engines with newer engines meeting more stringent emission standards. The proposed project would not conflict with implementation of these strategies. Additionally, the proposed project would comply with CARB requirements to minimize short-term emissions from on-road and off-road diesel equipment and would utilize equipment meeting stringent emissions standards. The proposed project would also comply with SCAQMD regulations for controlling fugitive dust pursuant to SCAQMD Rule 403. As a result, construction of the proposed project would not result in a new or substantially greater significant impact as identified in the Wine Country Community Plan Certified Program EIR.

The proposed project would result in the development of a winery complex with associated hotel, recreational, and special event uses. The level of development proposed by the proposed project is within the level of development for the Winery District in the Wine Country Community Plan, which included 30 small wineries, 37 medium wineries, and 21 large wineries. As the proposed project is within the development projections identified in EIR No. 524, the proposed project would not result in a new or substantially greater significant impact as identified in the Wine Country Community Plan Certified Program EIR No. 524.

Based on the consistency analysis presented above, the proposed project will not conflict with the AQMP; impacts will be less than significant.

b-c) A project may have a significant impact if project-related emissions exceed federal, state, or regional standards or thresholds, or if project-related emissions substantially contribute to existing or project air quality violations. The proposed project is located within the South Coast Air Basin, where efforts to attain state and federal air quality standards are governed by SCAQMD. The South Coast Air Basin (SCAB) is in a nonattainment status for federal and state ozone standards, state carbon monoxide standards, and federal and state particulate matter standards. Any development in the SCAB, including the proposed Project, will cumulatively contribute to these pollutant violations.

The California Emissions Estimator Model (CalEEMod) version 2013.2.2 was utilized to estimate emissions from the proposed construction activities related to the proposed winery complex. The SCAQMD thresholds are 75 lb/day for ROG, 100 lb/day for NOx, 550 lb/day for CO, 150 lb/day for SO₂, 150 lb/day for PM₁₀, and 55 lb/day for PM_{2.5}. The incremental increase in regional emissions from construction and operation of the proposed project would not exceed the regional daily emissions described in EIR No. 524. The proposed project would incorporate applicable mitigation measures described in EIR No. 524. Project impacts would be consistent with the findings in EIR No.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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524. Therefore, the proposed project would not result in new or substantially greater impacts relative to the air quality standard findings in EIR No. 524. Impacts will be less than significant.

d) A sensitive receptor is a person in the population who is particularly susceptible to health effects due to exposure to an air contaminant than is the population at large. Sensitive receptors (and the facilities that house them) in proximity to localized CO sources, toxic air contaminants or odors are of particular concern. High levels of CO are associated with major traffic sources, such as freeways and major intersections, and toxic air contaminants are normally associated with manufacturing and commercial operations. Land uses considered to be sensitive receptors include long-term health care facilities, rehabilitation centers, convalescent centers, retirement homes, residences, schools, playgrounds, child care centers, and athletic facilities. Surrounding land uses include agricultural and residential-agriculture. The incremental increase in localized on-site emissions from construction and operation of the proposed project would not exceed the localized significant thresholds set forth by the SCAQMD at existing sensitive receptor locations. Maximum traffic volumes at intersections as a result of the proposed project would not exceed the traffic volumes analyzed in EIR No. 524; therefore, the proposed project would not result in CO hotspot concentrations that exceed the levels described in EIR No. 524. In addition, construction and operation of the proposed project would not expose sensitive receptors to new or increased toxic air contaminants as described in EIR No. 524. Therefore, the proposed project would not result in new or substantially greater impacts relative to localized on-site emissions, CO hotspots, or toxic air contaminants. Impacts are considered to be less than significant.

e) The project will not create sensitive receptors located within one mile of an existing substantial point source emitter. No impact will occur.

f) The project will not expose sensitive receptors to new or increased sources of odors as described in EIR No. 524. Therefore, the proposed project would not result in new or substantially greater impacts relative to the odor impact findings in EIR No. 524. Impacts will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

BIOLOGICAL RESOURCES Would the project

7. Wildlife & Vegetation

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

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

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

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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan, Multipurpose Open Space Element; Project Application Materials, Nesting Bird Season Survey dated August 21, 2014 by Principe and Associates, Burrowing Owl dated August 21, 2014 by Principe and Associates, MSHCP Consistency Analysis dated March 2015 by Principe and Associates

Findings of Fact:

a) The project site is located within the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP) Area. According to the MSCHP Consistency Analysis prepared for the project, the property is not within any Criteria Cells. In addition, the site is not located within or along the boundaries of Western Riverside County Regional Conservation Agency (RCA) Conserved Lands, MSHCP Public/Quasi-Public Conserved Lands or the Santa Rosa Escarpment Boundary.

The proposed project has been conditioned to with the preparation of a burrowing owl survey within 30 days of issuance of a grading permit (COA 60.EPD.1) and a preconstruction nesting bird survey (COA 60.EPD.2). With implementation of standard MSHCP requirements and project conditions of approval, the project site will not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan. Therefore, impacts will be less than significant.

b-c) The project site is not located within critical habitats designated by the U.S. Fish and Wildlife Service for the Quino checkerspot butterfly and/or coastal California gnatcatcher. A rather low abundance and diversity of wildlife was observed at the project site by Principe and Associates. Wildlife habitat is primarily provided by non-native grasslands and non-native trees. Including the few species observed in the patches of Riversidean sage scrub, species composition consists of common and opportunistic species that are adapted to exploit available habitats or resources in close proximity to man. Because non-native grasslands and grapevines occupy the majority of site area, and there is a commercial winery operating on the site, an abundance and diversity of native wildlife species cannot be expected to inhabit and forage at the project site. In addition, no burrowing owls were observed during any of the surveys conducted at the project site.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The site is comprised of Arlington and Greenfield fine sandy loams, Hanford coarse sandy loams, Ramona and Buren loams, Gullied land, and Rough broken land. These soils do not provide the required growing habitats for candidate, sensitive, or special status plant species that are restricted to clay and/or saline-alkali soils. Seasonal aquatic features that could provide suitable habitats for candidate, sensitive, or special status species of fairy shrimp are not present on the site.

The proposed project has been conditioned to with the preparation of a burrowing owl survey within 30 days of issuance of a grading permit (COA 60.EPD.1) and a preconstruction nesting bird survey (COA 60.EPD.2). With implementation of project conditions of approval, impacts will be less than significant.

d) The project does not interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident migratory wildlife corridors, or impede the use of native wildlife nursery sites. No impacts will occur.

e) The project site does not contain riverine/riparian areas or vernal pools. Therefore, no impacts will occur.

f) Federally protected wetlands as defined by Section 404 of the Clean Water Act are not present on the site.

The project will not result in impacts to USACE or San Diego RWQCB jurisdictions. Permit authorizations or certifications from these governing regulatory agencies will not be required to construct the proposed project.

The project will result in impacts to CDFW jurisdiction pursuant to Section 1602 of the California Fish and Game Code. The ephemeral drainage present along La Serena Way will be impacted. The existing ephemeral drainage will be impacted by the construction of La Serena Way per plans prepared for the offsite improvements of Tract 32594. These plans propose to grade a road embankment fill slope into the drainage area, and build a storm drain that will convey the storm water runoff to Rancho California Road. It is anticipated the proposed project will be conditioned for the same design, and would continue the storm drain to the property boundary as a connection to out letting the detention basin for that tributary area.

Although impacts to this ephemeral drainage will occur, there will be no loss of hydrologic functions and values of this drainage to discharge storm water runoff downstream with implementation of project design features and standard regulation. The proposed project will implement standard storm drain conveyance systems to manage storm water runoff and water quality requirements per the 2010 Municipal Separate Storm Sewer Systems (MS4) Permit for the Santa Margarita Region of the San Diego RWQCB. As required by Riverside County, a site-specific storm drain system has been designed and engineered for the proposed project site. All storm drain systems will mitigate any post development increased runoff by terminating into detention basins sized to Riverside County Flood Control standards. Regular maintenance will be provided to ensure effective operations of runoff control systems. Best management practices (BMPs) will also be used to ensure that siltation and erosion are minimized during construction, and will be incorporated into the final design of the project in order to ensure that water quality is not degraded. The proposed project will also be required to process a Notification of Lake or Streambed Alteration with CDFW. These are all standard practice and not considered unique mitigation for the project. Impacts will be less than significant.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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g) The proposed project will not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance. No impact will occur.

Mitigation: The proposed project has been conditioned to with the preparation of a burrowing owl survey within 30 days of issuance of a grading permit (COA 60.EPD.1) and a preconstruction nesting bird survey (COA 60.EPD.2).

Monitoring: Monitoring will be achieved through the Building and Safety Plan check process and EPD.

CULTURAL RESOURCES Would the project

8. Historic Resources

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

Source: Phase I Cultural Resources Assessment for the Mount Palomar Winery Project, dated March 2015 by Applied Earthworks, Inc.

Findings of Fact:

a) According to the Riverside County Parcel Report, the project site is not located within a Historic Preservation District. Therefore, no impacts will occur.

b) Currently, the project consists of an active tasting room, production facility, special events area, and storage areas for wine production, sales, and promotion. The overall winery area includes vineyards on gradual rolling hillsides, citrus trees, and decorative landscaping within the event/winery area and along the main access entry to the site. There are no historical structures or other historical resources as defined in the California Code of Regulations, Section 15064.5 located on the project site. No impacts will occur.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

9. Archaeological Resources

a) Alter or destroy an archaeological site.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Restrict existing religious or sacred uses within the potential impact area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Cause a substantial adverse change in the significance of a tribal cultural resource as defined in Public Resources Code 21074?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Project Application Materials, Phase I Cultural Resources Assessment for the Mount Palomar Winery Project, dated March 2015 by Applied Earthworks, Inc.

Findings of Fact:

a) Due to the nature of the soils and the degree of previous disturbance, and pursuant to the Phase I cultural study, it is not anticipated that significant archaeological resource discoveries will be made during ground-disturbing activities associated with the proposed project. In the unlikely event that archaeological resources are found during ground-disturbing activities, construction shall stop and the contractor shall follow appropriate protocols for protecting, preserving, and possibly removing the artifact. Prior to the issuance of a grading permit, the County Archaeologist and/or architectural historian shall review the project site, evaluate the significance and integrity of all resources found in the area, and propose recommended mitigation measures where appropriate as indicated in the Wine Country Community Plan EIR. Impacts will be less than significant.

b) As discussed in section 9a, impacts to archeological resources on the project site will be less than significant pursuant to California Code of Regulations, Section 15064.5.

c) As indicated in section 9a, the project site is previously developed. Any historically, archaeologically, or paleontologically significant resources found during ground-disturbing activities will be subject to appropriate procedures to protect, preserve, and possibly remove the artifact. The project impacts will be less than significant.

d) The project will not restrict any religious or sacred uses within the project site. No impacts will occur.

e) In compliance with AB-52 the County contacted all interested Tribes. Through consultations with the Tribes, and as outlined in the Phase 1 study there will be no impacts to any tribal resources as defined in Section 21074.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

10. Paleontological Resources

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

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Source: Riverside County General Plan Figure OS-8 "Paleontological Sensitivity"; Project Application Materials

Findings of Fact:

a) The project is located within a high sensitivity area for the presence of paleontological resources as indicated in the General Plan. In addition, the Riverside County Parcel Report indicates that the geologic formations and mappable rock units in the area have high potential for rocks that contain fossilized body elements and trace fossils such as tracks, nests, and eggs. These fossils can occur on or below the surface. However, should fossil remains be encountered during site development, proper mitigation should be incorporated to ensure that uncovered resources are evaluated, left in place if

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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possible, or curated as recommended by a qualified paleontologist as indicated in the Wine Country Community Plan EIR. Additionally the project has been conditioned (COA 60.Planning.1) to retain a paleontological monitor prior to grading to monitor grading activities and requires a report of the grading activities once completed. This is not considered unique mitigation pursuant to CEQA because it is required by all projects in this designation. The project impacts will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

GEOLOGY AND SOILS Would the project

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

a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death?

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

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Source: Riverside County General Plan Figure S-2 "Earthquake Fault Study Zones," GIS database, California Department of Conservation, Alquist-Priolo Earthquake Fault Zoning Act; Project Application Materials, County Geological Report No. 2038 dated February 27, 2015 by Leighton and Associates

Findings of Fact:

a) Pursuant to the Geological study, the project site is not located within an Alquist-Priolo Earthquake Fault Zone. The proposed project will not expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death. California Building Code (CBC) requirements pertaining to new development and construction will minimize the potential for structural failure or loss of life during earthquakes by ensuring that structures are constructed pursuant to applicable seismic design criteria for the region. As CBC requirements are applicable to all development, they are not considered mitigation for CEQA implementation purposes. Therefore, the impact is considered less than significant.

b) The project site is not located within an Alquist-Priolo Earthquake Fault Zone and no known fault lines are present on or adjacent to the project site. Therefore, there is a low potential for rupture of a known fault. No impact will occur.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

12. Liquefaction Potential Zone

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

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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Riverside County General Plan Figure S-3 "Generalized Liquefaction"; Project Application Materials, County Geological Report No. 2038 dated February 27, 2015 by Leighton and Associates

Findings of Fact:

a) Pursuant to the Geological Study, Liquefaction is a phenomenon that occurs when soil undergoes transformation from a solid state to a liquefied condition due to the effects of increased pore-water pressure. This typically occurs where susceptible soils (particularly the medium sand to silt range) are located over a high groundwater table. Affected soils lose all strength during liquefaction and foundation failure can occur.

According to the Riverside County Parcel Report, no potential for liquefaction exists on the project site. Liquefaction potential on the site is considered to be low due to the dense nature of the subsurface soils and lack of a shallow water table. Development on the site will be required to adhere to the CBC, which contains provisions for soil preparation to minimize hazards from liquefaction and other seismic-related ground failures. Therefore, no impact would result.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

13. Ground-shaking Zone

Be subject to strong seismic ground shaking?

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Source: Riverside County General Plan Figures S-13 through S-21 (showing General Ground Shaking Risk), County Geological Report No. 2038 dated February 27, 2015 by Leighton and Associates

Findings of Fact:

Pursuant to the Geological Study, there are no known active or potentially active faults that traverse the site and the site is not located within an Alquist-Priolo Earthquake Fault Zone. According to the General Plan, the project site is located in an area with very high (30 to 40 percent) general ground shaking risk. The principal seismic hazard that could affect the site is ground shaking resulting from an earthquake occurring along several major active or potentially active faults in Southern California. California Building Code (CBC) requirements pertaining to development will mitigate the potential impact to less than significant. As CBC requirements are applicable to all development, they are not considered mitigation for CEQA implementation purposes. Impacts from seismic ground shaking will be less than significant and no mitigation measures are necessary.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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14. Landslide Risk

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

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Source: Riverside County General Plan Southwest Area Plan Figure 13 "Southwest Area Paln Steep Slope" and Figure 14 "Southwest Area Plan Slope Instability"; Project Application Materials, County Geological Report No. 2038 dated February 27, 2015 by Leighton and Associates

Findings of Fact:

a) According to the Riverside County General Plan and the Geological Study, the project area is in an area of low to high susceptibility to seismically induced landslides and rockfalls and is in an area that is underlain with slopes at less than 25 percent. No evidence for on-site landsliding or rockfall was observed during review and field investigation. Thus, the potential for landsliding or rockfall is negligible. Impact will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

15. Ground Subsidence

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

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Source: Riverside County General Plan Figure S-7 "Documented Subsidence Areas", County Geological Report No. 2038 dated February 27, 2015 by Leighton and Associates

Findings of Fact:

a) According to the Riverside County Parcel Report and the Geological Study, the project site is susceptible to subsidence. However, because of the absence of faulting on or near the site, ground rupture and subsidence is unlikely. Compliance with CBC requirements will mitigate potential impacts to less than significant.

Mitigation: No mitigation measures are required

Monitoring: No monitoring measures are required

16. Other Geologic Hazards

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

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Source: Riverside County General Plan, Southwest Plan, Figure 10 "Flood Hazards"; Riverside County General Plan Safety Element, Figure S-10, "Dam Failure Inundation Zones",

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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County Geological Report No. 2038 dated February 27, 2015 by Leighton and Associates

a) According to the Geological Study the project site is not located near any large bodies of water or in a known volcanic area; therefore, the project site is not subject to geologic hazards, such as seiche, mudflow, or volcanic hazard.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

17. Slopes

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

Source: Riverside County General Plan Figure S-5 "Regions Underlain by Steep Slopes", County Geological Report No. 2038 dated February 27, 2015 by Leighton and Associates

Findings of Fact:

a-b) The project will not create or fill slopes greater than 2:1 (COA 10.BS GRADE 9). The project may create slopes greater than ten feet. In order to minimize the impact, the project will be graded so that the slopes reflect the natural terrain. Impacts will be less than significant.

c) The project will not result in grading that affects or negates subsurface sewage disposal systems. No impacts will occur.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

18. Soils

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

Source: Project Application Materials

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) The development of the site could result in the loss of topsoil from grading activities, but not in a manner that will result in significant amounts of soil erosion. Implementation of Best Management Practices (BMPs) will reduce the impact to below a level of significance. BMPs are required pursuant to the National Pollution Discharge Elimination System (NPDES) permit requirements and are not considered mitigation pursuant to CEQA. Impacts will be less than significant.

b) According to the General Plan, expansive testing and mitigation are required by current grading and building codes. Compliance with the CBC requirements pertaining to any development will mitigate any potential impact to less than significant. As CBC requirements are applicable to all development, they are not considered mitigation for CEQA implementation purposes. Impacts will be less than significant.

c) The project proposes to remove the existing septic system and connect to an existing sewer on Rancho California Road. No impact will occur.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

19. Erosion

a) Change deposition, siltation, or erosion that may modify the channel of a river or stream or the bed of a lake?

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b) Result in any increase in water erosion either on or off site?

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Source: Project Application Materials

Findings of Fact:

a) Implementation of the proposed project will involve grading activities. Standard grading procedures, and federal, state and local regulations implemented in conjunction with the site's storm water pollution prevention plan (SWPPP) and its Best Management Practices (BMPs) required under the National Pollution Discharge System (NPDES) general grading permit, will minimize potential for erosion during grading activities. These practices will keep substantial amounts of soil material from eroding from the project site and prevent deposition within receiving waters located downstream. These requirements are standard conditions and not considered mitigation pursuant to CEQA. Impacts will be less than significant.

b) The potential for on-site erosion will increase due to the grading phase. However, BMPs will be implemented for maintaining water quality and reducing erosion. These requirements are standard conditions and not considered mitigation pursuant to CEQA. Impacts will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
20. Wind Erosion and Blowsand from project either on or off site.				
a) Be impacted by or result in an increase in wind erosion and blowsand, either on or off site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan Figure S-8 "Wind Erosion Susceptibility Map"

Findings of Fact:

a) The site is located in an area of Moderate Wind Erodibility rating. The General Plan, Safety Element Policy for Wind Erosion requires buildings and structures to be designed to resist wind loads which are covered by the CBC. With such compliance, the project will not result in an increase in wind erosion and blowsand, either on or off site. CBC requirements are applicable to all development in the state and therefore are not considered mitigation pursuant to CEQA. Additionally conditions of approval (COA 10.Planning.24 and 10.BS Grade.8) require dust and blowsand to be controlled by the developer. These are not considered unique mitigation pursuant to CEQA as they are required of all projects. The project will have less than significant impacts.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

GREENHOUSE GAS EMISSIONS	Would the project			
21. Greenhouse Gas Emissions				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Project Application Materials, Greenhouse Gas Assessment dated April 2015 by PCR Services Corp, Wine Country Community Plan EIR (EIR No. 524), County Climate Action Plan (CAP)

Findings of Fact:

a) Pursuant to the GHG Study, the proposed project is an implementing project of the Wine Country Community Plan, for which a prior environmental impact report has been prepared and certified. The prior Wine Country Community Plan Certified Program Environmental Impact Report (EIR No. 524) was certified by the County of Riverside Board of Supervisors in March 2014. The analysis in this section tiers from the analysis contained in EIR No. 524, however a specific study was also done for the site that evaluated the construction and operation of the proposed project.

The GHG study concluded that the construction and operation of the proposed project would result in greenhouse emissions that would exceed the mass emissions thresholds but would be consistent with the provisions of EIR No. 524 and would thus implement the Wine Country Community Plan as analyzed in the EIR. Therefore, the proposed project would not result in new or substantially greater

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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impacts relative to the emissions findings in EIR No. 524. Therefore, impacts will be less than significant.

b) The proposed project would be consistent with applicable greenhouse gas reduction and measures and policies, including the County adopted Climate Cation Plan (CAP) and would meet or exceed the California Green Building Standards Code. Project impacts would be consistent with the findings in EIR. No 524 and the CAP which provides an option for the project to do an individual GHG Analysis. Therefore, the proposed project would not result in new or substantially greater impacts relative to its consistency with applicable greenhouse gas reduction measures and policies as discussed in EIR No. 524 and the CAP. Impacts will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

HAZARDS AND HAZARDOUS MATERIALS Would the project

22. Hazards and Hazardous Materials

a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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c) Impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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d) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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e) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Project application materials, Wine Country Community Plan EIR (EIR No. 524)

Findings of Fact:

a) The proposed project will not create a substantial hazard to the public or the environment transport, use, or disposal of hazardous materials. The project proposes to develop a Class VI Winery complex; the project will not introduce activities that will cause substantial hazard to the public that is not already addressed in the Wine Country Community Plan EIR (EIR No. 524). Regular operation and cleaning of the winery complex facilities will not present a substantial health risk to the community. Impacts associated with the routine transport, use of hazardous materials, or wastes will be less than significant.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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b) The project will not create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment because as mentioned in section 22a, the project does not engage in activities with risk of upset. Impacts will be less than significant.

c) The project includes adequate access for emergency response vehicles and personnel and is consistent with the General Plan for all circulation requirements; therefore will not impair the implementation of, or physically interfere with an emergency response plan and/or emergency evacuation plan. No Impacts will occur.

d) The proposed project is not located within one quarter mile of an existing or proposed school. The nearest school to the project site is Vintage Hills Elementary School, located at 42240 Camino Romo in Temecula, and is approximately 1.5 miles west. The project will not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste. No impact will occur.

e) The project is not located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5. No impact will occur.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

23. Airports

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

Source: Riverside County General Plan Figure S-19 "Airport Locations"; GIS database

a) The project site is not located within the vicinity of any public or private airport. The closest airport to the project site is the Billy Joe Airport, approximately 1.3 miles to the south. According to the Area Plan, the proposed project is located outside of the airport influence policy area. Therefore, the project could not result in an inconsistency with an Airport Master Plan.

b) The project site is not located within the vicinity of any public or private airport; therefore will not require review by the Airport Land Use Commission. No impact will occur.

c) The project is not located within an airport land use plan and will not result in a safety hazard for people residing or working in the project area.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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d) The project is not within the vicinity of a private airstrip, or heliport and will not result in a safety hazard for people residing or working in the project area.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

24. Hazardous Fire Area

a) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?

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Source: Riverside County General Plan, Southwest Area Plan, Figure 11 "Wildfire Susceptibility"; GIS database

Findings of Fact:

a) According to the Area Plan, the proposed project site is located in an area designated as no potential for wildfire susceptibility. The proposed project will not expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands. Additionally, the project will be required to adhere to Riverside County Ordinance No. 787 and CBC guidelines, which contains provisions for prevention of fire hazards. These are standard conditions of approval and are not considered mitigation under CEQA. No impact will result.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

HYDROLOGY AND WATER QUALITY Would the project

25. Water Quality Impacts

a) Substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site?

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b) Violate any water quality standards or waste discharge requirements?

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c) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?

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d) Create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of

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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
polluted runoff?				
e) Place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Include new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g. increased vectors or odors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan, Safety Element, Figure S-9, 100 and 500-year Flood Hazard Areas

Findings of Fact:

a-b) The project consists of well-defined ridges and natural watercourses that traverse the property. The site straddles a ridge-line and naturally drains in two different directions and watersheds. The southern half drains south to Empire Creek/Long Canyon which parallels Rancho California Road along the southern side. The southwestern portion of the site drains to Via Serena Way that flows south to Rancho California Road. The northern portion of the site drains to the north to Long Valley, which is a natural watercourse. Since the site is along a ridge-line it is not subject to offsite runoff. There is a lack of drainage infrastructure downstream of this project and a final WQMP will be needed prior to grading (COA 10.Trans.4, 60.BS Grade.11, 60.Trans.4 and 70.Trans.5). These conditions are not considered unique mitigation for the purposes of CEQA. Therefore, the impact is considered less than significant.

c) The proposed project will not deplete groundwater supplies or interfere with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted). A will-serve letter was provided for the project and the applicant is required to re-affirm the local water purveyors (Rancho California Water) commitment prior to the issuance of a building permit (80.E Health.1). These conditions are not considered unique mitigation for the purposes of CEQA. Therefore, there is no impact.

d) The project specific WQMP is required to be submitted to the Transportation for review and approval to ensure the project will not create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff. A note shall be placed on the environmental constraint sheet stating, "To mitigate for water quality a Final Project Specific Water Quality Management Plan (WQMP) shall be submitted to the Flood Control District prior to the issuance of grading or building permits (whichever comes first) (COA 10.FLOOD RI.1). These are standard conditions applied to subdivision projects and are not considered unique mitigation for the purposes of CEQA. Therefore, the impact is considered less than significant.

e-f) The project is not located within a 100-year flood hazard area. No impact will occur.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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g) The proposed project is not anticipated to otherwise substantially degrade water quality. To avoid the substantial degradation of water quality, the project has been conditioned prior to the issuance of any grading or construction permits, to comply with the National Pollutant Discharge Elimination System (NPDES), but developing and implementing a storm water pollution prevention plan, as well as a monitoring program and reporting plan for the construction site. The project has also been conditioned to submit a Final water Quality Management Plan prior to grading permit issuance for review and approval (COA 10. FLOOD RI.1 and 10.Trans.4). The WQMP addresses post-development water quality impacts from new development and re-development projects. These are standard conditions of approval and are not considered unique mitigation pursuant to CEQA. Therefore, the impact is considered less than significant.

h) The proposed project does not include the construction of new or retrofitted stormwater treatment control that will result in significant environmental impacts. The project proposes Best Management Practices (BMPs) through detention basins, water quality grass swales infiltration trenches, and porous pavement. The impact is considered less than significant.

Mitigation: No mitigation measures required.

Monitoring: No monitoring measures required.

26. Floodplains

Degree of Suitability in 100-Year Floodplains. As indicated below, the appropriate Degree of Suitability has been checked.

NA - Not Applicable ☒ U - Generally Unsuitable ☐ R - Restricted ☐

a) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Changes in absorption rates or the rate and amount of surface runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam (Dam Inundation Area)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Changes in the amount of surface water in any water body?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan, Figure S-16 "Inventory of Dam Locations" and Figure S-10 "Dam Failure Inundation Zones"

Findings of Fact:

a-b) Based on a review of the project by the Flood Control and Conservation District and Transportation the project consists of well-defined ridges and natural watercourses that traverse the property. The site straddles a ridge-line and naturally drains in two different directions and watersheds. The southern half drains south to Empire Creek/Long Canyon which parallels Rancho California Road along the southern side. The southwestern portion of the site drains to Via Serena

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Way that flows south to Rancho California Road. The northern portion of the site drains to the north to Long Valley, which is a natural watercourse. Since the site is along a ridge-line it is not subject to offsite runoff. There is a lack of drainage infrastructure downstream of this project and a final WQMP will be needed prior to grading (COA 10.Trans.4, 60.BS Grade.11, 60.Trans.4 and 70.Trans.5). These conditions are not considered unique mitigation for the purposes of CEQA. Therefore, the impact is considered less than significant.

c) Based on a review of the project by the Flood Control and Conservation District and Transportation, the proposed project will not expose people or structures to a significant risk of loss, injury, or death involving flooding, including flooding as a result of the failure of a levee or dam.

d) Based on a review of the project by the Flood Control and Conservation District and Transportation the project will not cause changes in the amount of surface water in any water body. No impact will occur.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

LAND USE/PLANNING Would the project

27. Land Use

a) Result in a substantial alteration of the present or planned land use of an area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Affect land use within a city sphere of influence and/or within adjacent city or county boundaries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan, Southwest Area Plan

Findings of Fact:

a) The project site is located on a 90.0-acre site in the County of Riverside's Citrus Vineyard Rural Policy Area, which was established to ensure the continuation of the rural lifestyle and wine production in southwestern Riverside County. The project is located within the Agriculture (AG) (10 Acre Minimum) land use designation, which includes uses such as row crops, nurseries, dairies, ranches, poultry, and other agricultural related land uses. The project is zoned Citrus Vineyard (C/V) and Citrus Vineyard – 10 Acre Minimum (C/V-10) and is proposed to be changed to Wine Country – Winery (WC-W) which promotes the establishment of additional commercial activities that support tourism associated with viticulture while ensuring long-term viability of the wine industry in the area. The secondary purpose of the designation is to recognize and allow the expansion of existing wineries that are an integral part of the Temecula Valley Wine Country economy.

The proposed project will be consistent with the existing land use designation and proposed zoning classification. Therefore, the impact is considered less than significant.

b) The project site is located in the unincorporated Riverside County and is not within a city boundary or city sphere of influence. The project is consistent with surrounding land uses. Therefore, the project will not affect land uses within a city sphere of influence or within adjacent city or county boundaries; no impacts will occur.

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

Monitoring: No monitoring measures are required.

28. Planning

a) Be consistent with the site's existing or proposed zoning?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Be compatible with existing surrounding zoning?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Be compatible with existing and planned surrounding land uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be consistent with the land use designations and policies of the Comprehensive General Plan (including those of any applicable Specific Plan)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan Land Use Element; Riverside County General Plan, Southwest Area Plan

Findings of Fact:

a) The project is currently zoned Agriculture, which requires a minimum size lot of 10 acres. The proposed zone is Wine Country – Winery (WC-W) which is intended for the establishment of additional commercial activities that support tourism associated with viticulture while ensuring long-term viability of the wine industry in the area. The secondary purpose of the designation is to recognize and allow the expansion of existing wineries that are an integral part of the Temecula Valley Wine Country economy. The proposed project is consistent with the Wine Country – Winery zone. The impact is considered less than significant.

b) The project site is surrounded by properties which are zoned Citrus Vineyard (C/V), Citrus Vineyard – 10 Acre Minimum (C/V-10), and Residential Agriculture – 2 Acre Minimum (R-A-2). The project will be compatible with the surrounding properties containing residential and agricultural uses. Therefore, the impact is considered less than significant.

c) Surrounding land uses include Miramonte Winery to the west, vacant land and rural residences to the east, Stuart Cellars Winery and vacant land to the south, and vacant land and rural residences to the north. The proposed project has the potential to conflict with the existing residences to the north and east. The project will be compatible with the surrounding properties containing residential and agricultural uses. Therefore, the impact is considered less than significant.

d) The project site is located on 90.4 acres within the County of Riverside's Citrus Vineyard Rural Policy Area, which was established to ensure the continuation of the rural lifestyle and wine production in southwestern Riverside County. The project is located within the Agriculture (AG) (10 Acre Minimum) land use designation, which includes uses such as row crops, nurseries, dairies, ranches, poultry, and other agricultural related uses. The Wine Country – Winery (WC-W) zone and allowed uses are consistent with the Agriculture land use designation.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The project is consistent with the Citrus Vineyard Rural Policy Area policies and design guidelines and all other applicable policies of the Southwest Area plan. The project is not located within a Specific Plan. Therefore, the impact is considered less than significant.

e) The project will not disrupt or divide any existing community. No impact will occur.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required

MINERAL RESOURCES Would the project

29. Mineral Resources

a) Result in the loss of availability of a known mineral resource that would be of value to the region or the residents of the State?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Be an incompatible land use located adjacent to a State classified or designated area or existing surface mine?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Expose people or property to hazards from proposed, existing or abandoned quarries or mines?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan, Multipurpose and Open Space Element, Figure OS-5 "Mineral Resources Area"

a) According to Figure OS-5 "Mineral Resources Area", the project site is classified as Mineral Resource Zone 3 (MRZ-3). Available geologic information indicates that mineral deposits in this region are likely to exist; however, the significance of the deposit is undetermined. The General Plan identifies policies that encourage protection for existing mining operations and for appropriate management of mineral extraction. A significant impact that will constitute a loss of availability of a known mineral resource will include unmanaged extraction or encroach on existing extraction. No existing or abandoned quarries or mines exist in the area surrounding the project site. The project does not propose any mineral extraction on the project site. Therefore, the project will not result in the permanent loss of significant mineral resources.

b) The project will not result in the loss of availability of a known mineral resource in an area classified or designated by the State that will be of value to the region or the residents of the State. The project will not result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan. No impact will occur.

c) The project will not be an incompatible land use located adjacent to a State classified or designated area or existing surface mine. No impact will occur.

d) The project will not expose people or property to hazards from proposed, existing or abandoned quarries or mines. No impact will occur.

Mitigation: No mitigation measures are required.

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

NOISE Would the project result in

Definitions for Noise Acceptability Ratings

Where indicated below, the appropriate Noise Acceptability Rating(s) has been checked.

NA - Not Applicable

A - Generally Acceptable

B - Conditionally Acceptable

C - Generally Unacceptable

D - Land Use Discouraged

30. Airport Noise

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

☐
☐
☐
☒

NA ☒ A ☐ B ☐ C ☐ D ☐

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

☐
☐
☐
☒

NA ☒ A ☐ B ☐ C ☐ D ☐

Source: Riverside County General Plan, Southwest Area Plan, Figure 5 "French Valley Airport Influence Policy Area"

Findings of Fact:

a) The project site is not located within an airport land use plan or within two miles of a public airport or public use airport that will expose people residing on the project site to excessive noise levels. No impact will occur.

b) The project is not located within the vicinity of a private airstrip that will expose people residing on the project site to excessive noise levels. No impact will occur.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

31. Railroad Noise

NA ☒ A ☐ B ☐ C ☐ D ☐

☐
☐
☐
☒

Source: Riverside County General Plan, Southwest Area Plan, Local Circulation Policies, "Rail"

Findings of Fact:

There are no railroad tracks in the vicinity of this project site. The project has no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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32. Highway Noise

NA ☒ A ☐ B ☐ C ☐ D ☐ ☐ ☐ ☐ ☒

Source: Riverside County General Plan, Circulation Element

Findings of Fact:

The project is not adjacent to or near any highways. There will be no significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

33. Other Noise

NA ☒ A ☐ B ☐ C ☐ D ☐ ☐ ☐ ☐ ☒

Source: Project Application Materials

Findings of Fact:

No additional noise sources have been identified near the project site that will contribute a significant amount of noise to the project. There will be no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

34. Noise Effects on or by the Project

a) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project? ☐ ☐ ☒ ☐

b) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project? ☐ ☒ ☐ ☐

c) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies? ☐ ☐ ☒ ☐

d) Exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels? ☐ ☐ ☒ ☐

Source: Riverside County General Plan, Noise Element; Project Application Materials; Noise Assessment for Mount Palomar Winery Project dated February 2015 by PCR, Wine Country Environmental Impact Report (EIR No. 524)

Findings of Fact:

a-d) The proposed project is an implementing project of the Wine Country Community Plan, for which a prior environmental impact report had been prepared and certified. The prior Wine Country

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Community Plan Certified Program Environmental Impact Report (EIR No. 524) was certified by the County of Riverside Board of Supervisors in March 2014. The Noise Study analysis tiers from the noise analysis contained in EIR No. 524 pursuant to the requirements of CEQA Guidelines Section 15152 and evaluates the potential for the proposed project to result in new or substantially greater noise impacts relative to the findings in EIR No. 524. The proposed project is subject to applicable mitigation measures identified in EIR No. 524; therefore, application of EIR No. 524 mitigation is not considered unique mitigation. To assure compliance with appropriate noise levels, conditions of approval regarding construction, operation, and monitoring have been added to the proposed project; these include 10.Planning.40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 61, and 62. Further discussion is provided below.

The proposed project would comply with applicable policies and implement required EIR No. 524 Mitigation Measures NOI-1 and NOI-2 to minimize construction noise at off-site sensitive receptors. As a result, construction of the proposed project would result in no new or substantially more severe significant impacts related to construction noise.

The proposed project would comply with applicable policies and implement the applicable portions of EIR No. 524 Mitigation Measures NOI-3 through NOI-6 to minimize operational noise at off-site sensitive receptors. Operational noise would be similar to or less than the noise levels determined in EIR No. 524. As a result, operation of the proposed project would result in no new substantially more severe significant impacts related to operational noise. These have been added to the project as conditions of approval 10.Planning.40, 41, 42, 43, 44, 52, 53, 61, and 62.

The Project would include a 1,800 seat amphitheater. The Noise Study explains that Project Design Features would limit amphitheater event noise. Approximately 50 to 52 concerts would occur from the May to October season. The amphitheater would be oriented facing to the south/southeast towards Rancho California Road. The amphitheater would not directly face the previously entitled residential estate lots to the west or other nearby sensitive receptors. Project would ensure that the amphitheater sound system is designed to focus sound into the audience areas and that the system includes a visible warning indicator when noise levels reach predetermined levels. The warning indicators would direct amphitheater staff to adjust speaker volumes as needed. Noise levels from amphitheaters are largely dependent on the orientation of the sound amplification system. The vegetated character of the land would attenuate noise levels at a much more rapid rate compared to acoustically hard sites (e.g., paved or concrete surfaces). Additional conditions of approval have been added regarding the design and operation of the amphitheater to assure that continual active monitoring of noise volume is required by project staff to assure compliance with appropriate noise levels (COAs 10.Planning.41, 42, 43, 44, and 90.Planning.31). Off-site noise impacts from amphitheater events would result in a maximum instantaneous noise level of 71 A-weighted decibels (dBA) L_{max} and an hourly average noise level of 63 dBA L_{eq} , which would not result in an exceedance of the conditionally acceptable community noise exposure level outlined in the EIR for Wine Country.

The prior certified EIR No. 524 determined that some stationary source activity may still represent unacceptable noise exposure within the Wine Country, particularly for existing sensitive receptors and that impacts would be significant and unavoidable. In comparison, the Project would not exceed the noise levels considered to be conditionally acceptable. As a result, events held at the Amphitheater would result in less noise impacts than was concluded in EIR No. 524 for stationary sources (i.e., EIR No. 524 concluded unacceptable noise exposure). As a result, amphitheater events would result in no new or substantially greater significant impacts as identified in the certified prior EIR and impacts would be less than significant.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The proposed project would comply with local noise standards and ordinances and implement applicable mitigation measures in EIR No. 524. Therefore, the proposed project would not result in new or substantially greater impacts relative to the local noise standard findings in EIR No. 524.

The proposed project would result in groundborne vibration levels that would be similar to or less than the groundborne vibration levels determined in EIR No. 524. Therefore, the proposed project would not result in new or substantially greater impacts relative to the groundborne vibration findings in EIR No. 524.

The proposed project would result in less than significant cumulative construction noise impacts. The proposed project would contribute to cumulative mobile and stationary source noise. However, potential cumulative mobile source and stationary source noise impacts would be similar to and consistent with the cumulative impacts that were previously identified in the certified prior EIR No. 524. Therefore, the proposed project would not result in a new or substantially more severe significant impact.

Mitigation: Conditions of Approval 10.Planning.41, 42, 43, 44, and 90.Planning.31 have been added regarding the design and operation of the amphitheater to assure that continual active monitoring of noise volume is required by project staff to assure compliance with appropriate noise levels.

Conditions of Approval 10.Planning.45, 46, 47, 48, 49, 50, and 51 have been added regarding construction noise mitigation to assure compliance with appropriate noise levels.

Conditions of Approval 10.Planning.52 regarding mechanical equipment noise operation and 10.Planning.53 regarding the location of shipping facilities and parking areas have been added to assure compliance with appropriate noise levels.

Monitoring: As required by Condition of Approval 10.Planning.61, during the first year of operation, the applicant shall arrange an appointment with the Office of Industrial Hygiene to conduct noise monitoring. At the end of the first year of operation monitoring, if the applicant has shown a pattern of compliance, the Planning Director will lift the conditional approval, and allow the applicant to follow the conditions listed under 10.Planning.62 "Amphitheater Operation."

POPULATION AND HOUSING Would the project

35. Housing

a) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Affect a County Redevelopment Project Area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Source: Riverside County General Plan Housing Element; GIS Database

Findings of Fact:

a) The project site is currently developed with an existing winery and tasting room. The project does not consist of housing or propose to construct housing. Therefore, the proposed project will not displace any housing, necessitating the construction of replacement housing elsewhere. The project will have no significant impact.

b) The project will not create a demand for additional housing, particularly housing affordable to households earning 80 percent or less of the County's median income. The project will have no significant impact.

c) The project will not displace substantial numbers of people, necessitating the construction of replacement housing elsewhere because the project does not consist of housing. No impact will occur.

d) The project is not located within a County Redevelopment Project Area. Therefore, the project will have no impact.

e-f) The project will not generate any residents within the unincorporated portion of the Riverside County. Therefore, no impacts will occur.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

36. Fire Services	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Riverside County General Plan Safety Element

Findings of Fact:

The Riverside County Fire Department provides fire protection services within unincorporated Riverside County.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Any potential significant effects will be mitigated by the payment of standard fees to the County of Riverside. The project will not directly physically alter existing facilities or result in the construction of new facilities. Any construction of new facilities required by the cumulative effects of surrounding projects will have to meet all applicable environmental standards. The project shall comply with County Ordinance No. 659 to mitigate the potential effects to fire services. County Ordinance No. 659 establishes the utilities and public services mitigation fee applicable to all projects to reduce incremental impacts to these services. This is a standard Condition of Approval and pursuant to CEQA, is not considered mitigation. Impacts will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

37. Sheriff Services

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Riverside County Sheriff's Department

Findings of Fact:

The proposed area is serviced by the Riverside County Sheriff's Department. The proposed project will not have an incremental effect on the level of sheriff services provided in the vicinity of the project area. Any construction of new facilities required by the cumulative effects of this project and surrounding projects will have to meet all applicable environmental standards. The project shall comply with County Ordinance No. 659 to mitigate the potential effects to sheriff services. County Ordinance No. 659 establishes the utilities and public services mitigation fee applicable to all projects to reduce incremental impacts to these services. This is a standard Condition of Approval and pursuant to CEQA, is not considered mitigation. Impacts will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

38. Schools

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Temecula Valley Unified School District

Findings of Fact:

The project site is located within the Temecula Valley Unified School District (TVUSD). The nearest school to the project site is Vintage Hills Elementary School, located at 42240 Camino Romo in Temecula, and is approximately 1.5 miles west of the project site. The project will not physically alter existing facilities or result in the construction of new facilities. The project is required to comply with School Mitigation Impact Fees to provide adequate school services (COA 80.PLANNING.28). This is a standard condition of approval and is not considered mitigation under CEQA. Impacts will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Riverside County General Plan

Findings of Fact:

The closest library to the project site is the Temecula Public Library, located at 30600 Pauba Road in the City of Temecula, approximately three miles to the southwest of the site. The proposed project will not create a significant incremental demand for library services. The project will not require the provision of new or altered government facilities at this time. Any construction of new facilities required by the cumulative effects of surrounding projects would have to meet all applicable environmental standards. This project shall comply with County Ordinance No. 659 to mitigate the potential effects to library services. County Ordinance No. 659 establishes the utilities and public services mitigation fee applicable to all projects to reduce incremental impacts to these services. This is a standard Condition of Approval and pursuant to CEQA is not considered mitigation. Impacts will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

40. Health Services

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Riverside County General Plan

Findings of Fact:

The closest health center to the project site is Temecula Valley Hospital, located at 31700 Temecula Parkway in Temecula, approximately 3.5 miles southwest of the site. The proposed project will not cause an impact on health services. The project will not physically alter existing facilities or result in the construction of new or physically altered facilities. Health services are funded through private insurance or state-funded medical programs. Impacts will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

RECREATION

41. Parks and Recreation

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

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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b) Would the project include the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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c) Is the project located within a Community Service

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

Source: GIS Database

Findings of Fact:

a-c) The proposed project does not create a substantial increase in demand for recreational facilities and would not require the construction or expansion of recreational facilities which would have an adverse physical effect on the environment. The project is located within County Service Area 149 Subzone 2, which is responsible for the collection of Quimby fees. These are standard conditions of approval and are not considered mitigation pursuant to CEQA.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

42. Recreational Trails

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Riverside County General Plan, Southwest Area Plan, Figure 8 "Southwest Area Plan Trails and Bikeways System"

Findings of Fact:

The Southwest Area Plan identifies Rancho California Road as a Regional Trail. The proposed project includes a proposed 20-foot trail easement along the project frontage on the western side of Rancho California Road. All landscaping and/or trails within the public right-of-way shall comply with Transportation Department standards, Ordinance 461, Comprehensive Landscaping Guidelines and Standards, and Ordinance 859 and shall require approval by the Transportation Department (COA 80.TRANS.3). Impacts will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

TRANSPORTATION/TRAFFIC Would the project

43. Circulation

a) Conflict with an applicable plan, ordinance or policy establishing a measure of effectiveness for the performance of the circulation system, taking into account all modes of transportation, including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
for designated roads or highways?				
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Alter waterborne, rail or air traffic?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Cause an effect upon, or a need for new or altered maintenance of roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Cause an effect upon circulation during the project's construction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Result in inadequate emergency access or access to nearby uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i) Conflict with adopted policies, plans or programs regarding public transit, bikeways or pedestrian facilities, or otherwise substantially decrease the performance or safety of such facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Traffic Impact Report dated October 2014 by Farah Khorashadi, P.E., Riverside County General Plan, Circulation Element; Project Application Materials

Findings of Fact:

a and b) A Traffic Impact Report was conducted. In this report, traffic operations were quantified through the determination of "Level of Service" (LOS). Level of service is a qualitative measure of traffic operating conditions, whereby a letter grade "A" is assigned to an infrastructure facility (roadway segment, intersection, or freeway facility) representing progressively worsening traffic conditions. This section presents the LOS definition, LOS criteria, and the methodologies for the Intersection Operations Analysis and the Warrant Analysis Traffic Signal. Based on the study the project will not result in a substantial increase of traffic. The project will not conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways. Impacts are less than significant.

c-d) The project does not propose any design issues that will cause a change in air traffic patterns, alter waterborne, rail, or air traffic. The project will have no impact.

e-f) The project site has an existing driveway to access the winery and vineyard facility on Rancho California Road. The existing roadway providing access to the project is already designed in accordance with County of Riverside guidelines and will provide adequate fire department access and widths. Line of sight for turning movements will be in compliance with Caltrans and County of Riverside guidelines. The project will not substantially increase hazards due to a design feature or cause an effect upon a need for new or altered maintenance of roads. No impact will occur.

g) As the project site is currently developed and the project proposes to grade the site for additional parking, landscaping, and pedestrian walkways, the project will not cause an effect upon circulation during the project's construction. No impact will occur.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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h) The project will not cause inadequate emergency access or access to nearby uses. The project does not authorize the construction of new public roadways and will connect to existing streets surrounding the project site. The project site includes an existing fire department turn around to provide adequate emergency access for the winery and vineyard facility. No impact will occur.

i) The project site will not conflict with adopted policies, plans or programs regarding public transit, bikeways or pedestrian facilities, or otherwise substantially decrease the performance or safety of such facilities. No impact will occur.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

44. Bike Trails

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Riverside County General Plan, Southwest Area Plan, Figure 8 "Trails and Bikeways System"

Findings of Fact:

The Southwest Area Plan identifies Rancho California Road as a Regional Trail. The proposed project includes a proposed 20-foot trail easement along the project frontage on the western side of Rancho California Road. All landscaping and/or trails within the public right-of-way shall comply with Transportation Department standards, Ordinance 461, Comprehensive Landscaping Guidelines and Standards, and Ordinance 859 and shall require approval by the Transportation Department (COA 80.TRANS.3). Impacts will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

UTILITY AND SERVICE SYSTEMS Would the project

45. Water

a) Require or result in the construction of new water treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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b) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Wine Country Community Plan Program EIR No. 524; Project Application Materials

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) The project will be served by Rancho California Water District (RCWD). The project will not physically alter existing facilities other than those within the project site. Any construction of new facilities required by the cumulative effects of this project and surrounding projects would have to meet all applicable environmental standards. Therefore, the impact is considered less than significant.

b) As analyzed in the Wine Country Community Plan EIR (EIR No. 524), RCWD has the capacity to supply the increased demand. Additionally the applicant has provide a will serve letter from RCWD. To minimize the anticipated increase in water demand, implementing projects are required to utilize graywater, drought-resistant landscaping, and landscape irrigation and advanced agricultural water conservation techniques. The proposed project is an implementing project, and is therefore subject to water conservation measures required in EIR No. 524. In addition, the project has been conditioned to connect to a reclaimed water supply for landscape watering purposes when secondary or reclaimed water is made available to the site (COA 10.PLANNING.15). This is considered a standard condition of approval and not unique mitigation. Impacts will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

46. Sewer

a) Require or result in the construction of new wastewater treatment facilities, including septic systems, or expansion of existing facilities, the construction of which would cause significant environmental effects?

☐ ☐ ☒ ☐

b) Result in a determination by the wastewater treatment provider that serves or may service the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?

☐ ☐ ☐ ☒

Source: Wine Country Community Plan Program EIR No. 524; Project Application Materials

Findings of Fact:

a) The proposed project is currently developed with an operating winery and tasting room. The project consists of the development of a 90.4-acre Class VI Winery complex. The proposed project will remove existing on-site septic systems and construct on-site infrastructure to connect to an existing sewer line under Rancho California Road. The proposed project will not result in the construction of new wastewater treatment facilities, including septic systems, or expansion of existing off-site facilities, the construction of which will cause significant environmental effects. Impacts will be less than significant.

b) The proposed project will connect to the existing sewer line under Rancho California Road, which is operated by Eastern Municipal Water District. As discussed in EIR N. 524, Eastern Municipal Water District has the ability to provide treatment for wastewater generated by implementing projects facilitated by the Wine Country Community Plan. No impact will result.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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47. Solid Waste

a) Is the project served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?

☐
☐
☒
☐

b) Does the project comply with federal, state, and local statutes and regulations related to solid wastes including the CIWMP (County Integrated Waste Management Plan)?

☐
☐
☒
☐

Source: Riverside County General Plan,

Findings of Fact:

a) As discussed in the Wine Country Community Plan EIR (EIR No. 524), implementing project will generate construction and demolition debris. The Riverside County Waste Management Department (RCWMD) requires projects to prepare and implement a Construction and Demolition Waste Diversion Program. This would require the recycling, reuse, compost, and/or salvage of a minimum of 50 percent by weight of the material or waste generated on site during construction. During operation, the proposed project will generate solid waste, which would require landfill space. As discussed in EIR No. 524, there is adequate capacity and expansion potential within the regional landfill system to accommodate the solid waste generated by implementing projects of the Wine Country Community Plan. Impacts will be less than significant.

b) The proposed project will be required to comply with all applicable laws and regulations governing solid waste. The project will not affect Riverside County's ability to continue to meet the required AB 939 waste diversion requirements. Impacts will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

48. Utilities

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

a) Electricity?

☐
☐
☒
☐

b) Natural gas?

☐
☐
☒
☐

c) Communications systems?

☐
☐
☒
☐

d) Storm water drainage?

☐
☐
☒
☐

e) Street lighting?

☐
☐
☒
☐

f) Maintenance of public facilities, including roads?

☐
☐
☒
☐

g) Other governmental services?

☐
☐
☒
☐

Source: Riverside County General Plan

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a-g) Implementation of the proposed project will result in an incremental system capacity demand for energy systems, communication systems, storm water drainage systems, street lighting systems, maintenance of public facilities, including roads and potentially other governmental services. Each of the utility systems, including collection of solid waste, is available at the project site and lines will have to be extended onto the site, which will already be disturbed by grading and other construction activities. These impacts are considered less than significant based on the availability of existing public facilities that support local systems.

Compliance with the requirements of Southern California Edison, Eastern Municipal Water District, Verizon, Riverside County Flood Control and Riverside County Transportation Department will ensure that potential impacts to utility systems are reduced to less than significant levels.

Based on data available at this time, no off-site utility improvements will be required to support this project, other than improvement of local roadways. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

49. Energy Conservation

a) Would the project conflict with any adopted energy conservation plans? ☐ ☐ ☐ ☒

Source:

a) The proposed project will not conflict with any adopted energy conservation plans. The project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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MANDATORY FINDINGS OF SIGNIFICANCE

50. Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Staff review, Project Application Materials

Findings of Fact:

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

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Staff review, Project Application Materials

Findings of Fact:

The project does not have impacts which are individually limited, but cumulatively considerable.

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Staff Review, Project Application

Findings of Fact:

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

VI. EARLIER ANALYSES

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration as per California Code of Regulations, Section 15063 (c) (3) (D). In this case, a brief discussion should identify the following:

Earlier Analyses Used, if any:

Riverside County General Plan and EIR
 Wine Country Community Plan EIR
 Environmental Assessment 42381

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

County of Riverside Planning Department
 4080 Lemon Street, 12th Floor
 Riverside, CA 92502

VII. AUTHORITIES CITED

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

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CONDITIONS OF APPROVAL

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CONDITIONAL USE PERMIT Case #: CUP03707

Parcel: 943-120-023

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1

USE - PROJECT DESCRIPTION

RECOMMND

The use hereby permitted is for:

The Conditional Use Permit proposes a 90.4 acre winery complex that will include a hotel, Spa, Winery, Tasting Room, restaurant, wedding pavilion (including a chapel for weddings only), retail uses, detached cottages and villas, event center, and amphitheater.

More specifically, the project proposes to develop a 90.4-acre Class VI Winery complex to include a hotel, spa and fitness club, winery, tasting room, restaurant, wedding pavilion, retail uses, detached cottages and villas, event center, and a 1,800-seat amphitheater. The proposed project will expand and redevelop the existing Mount Palomar Winery into a winery and resort as a Class VI Winery Complex in the Wine Country Winery zone designation.

The winery portion of the project consists of a restaurant and bar, wedding venue, wine club, banquet and special event space, winery sales area, winery production area (gravity flow wine production), amphitheater, administrative offices, wine tasting, deli, and retail areas; and an 1,800-seat amphitheater and box office, with access to overall parking and access roads. The amphitheater is limited to 52 events a year. The remainder of the site is agriculture and landscaped areas. The vineyards, olive trees, and similar grove types covers 75 percent of the site and will not be less than 65.7 acres of the net area. Additionally, there are decorative and aesthetic landscaping areas totaling approximately 0.6 acres and parking and access road areas totaling approximately 11.3 acres.

There are two proposed access points for the project from Rancho California Road to provide direct access to the winery and resort area. The westerly entrance will serve as a service road to supply goods and services to the hotel, spa, and event areas near the eastern side of the property. The southerly entrance will be the formal main entry to the project providing circulation for guests to the hotel, restaurant, winery, and amphitheater.

The Variance is to exceed the height development standard outlined in Ordinance No. 348 Section 14.93 for a tower

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10. GENERAL CONDITIONS

10. EVERY. 1 USE - PROJECT DESCRIPTION (cont.) RECOMMND

element of the proposed winery to 124 feet.

10. EVERY. 2 USE - HOLD HARMLESS RECOMMND

The applicant/permittee or any successor-in-interest shall defend, indemnify, and hold harmless the County of Riverside or its agents, officers, and employees (COUNTY) from the following:

(a) any claim, action, or proceeding against the COUNTY to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the CONDITIONAL USE PERMIT; and,

(b) any claim, action or proceeding against the COUNTY to attack, set aside, void or annul any other decision made by the COUNTY concerning the CONDITIONAL USE PERMIT, including, but not limited to, decisions made in response to California Public Records Act requests.

The COUNTY shall promptly notify the applicant/permittee of any such claim, action, or proceeding and shall cooperate fully in the defense. If the COUNTY fails to promptly notify the applicant/permittee of any such claim, action, or proceeding or fails to cooperate fully in the defense, the applicant/permittee shall not, thereafter, be responsible to defend, indemnify or hold harmless the COUNTY.

The obligations imposed by this condition include, but are not limited to, the following: the applicant/permittee shall pay all legal services expenses the COUNTY incurs in connection with any such claim, action or proceeding, whether it incurs such expenses directly, whether it is ordered by a court to pay such expenses, or whether it incurs such expenses by providing legal services through its Office of County Counsel.

10. EVERY. 3 USE - DEFINITIONS RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Conditional Use Permit No. 3707 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Site Plan for Conditional Use Permit

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10. GENERAL CONDITIONS

10. EVERY. 3 USE - DEFINITIONS (cont.) RECOMMND

No. 3707, dated 3/11/15.

APPROVED EXHIBIT B = Elevations for Conditional Use Permit
No. 3707, dated 3/11/15.

APPROVED EXHIBIT C = Floor Plans for Conditional Use
Permit No. 3707, dated 3/11/15.

APPROVED EXHIBIT L = Landscape Plans for Conditional Use
Permit No. 3707, dated 3/11/15.

APPROVED EXHIBIT G = Grading Plans for Conditional Use
Permit No. 3707, dated 3/11/15.

BS GRADE DEPARTMENT

10.BS GRADE. 1 USE - GENERAL INTRODUCTION RECOMMND

Improvements such as grading, filling, over excavation and recompaction, and base or paving which require a grading permit are subject to the included Building and Safety Department Grading Division conditions of approval.

10.BS GRADE. 3 USE - OBEY ALL GDG REGS RECOMMND

All grading shall conform to the California Building Code, Ordinance 457, and all other relevant laws, rules, and regulations governing grading in Riverside County and prior to commencing any grading which includes 50 or more cubic yards, the applicant shall obtain a grading permit from the Building and Safety Department.

10.BS GRADE. 4 USE - DISTURBS NEED G/PMT RECOMMND

Ordinance 457 requires a grading permit prior to clearing, grubbing, or any top soil disturbances related to construction grading.

10.BS GRADE. 6 USE - NPDES INSPECTIONS RECOMMND

Construction activities including clearing, stockpiling, grading or excavation of land which disturbs less than 1 acre and requires a grading permit or construction Building permit shall provide for effective control of erosion, sediment and all other pollutants year-round. The permit holder shall be responsible for the installation and

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Riverside County LMS
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10. GENERAL CONDITIONS

10.BS GRADE. 6

USE - NPDES INSPECTIONS (cont.)

RECOMMND

monitoring of effective erosion and sediment controls. Such controls will be evaluated by the Department of Building and Safety periodically and prior to permit Final to verify compliance with industry recognized erosion control measures.

Construction activities including but not limited to clearing, stockpiling, grading or excavation of land, which disturbs 1 acre or more or on-sites which are part of a larger common plan of development which disturbs less than 1 acre are required to obtain coverage under the construction general permit with the State Water Resources Control Board. You are required to provide proof of WDID# and keep a current copy of the storm water pollution prevention plan (SWPPP) on the construction site and shall be made available to the Department of Building and Safety upon request.

Year-round, Best Management Practices (BMP's) shall be maintained and be in place for all areas that have been graded or disturbed and for all material, equipment and/or operations that need protection. Stabilized Construction Entrances and project perimeter linear barriers are required year round. Removal BMP's (those BMP's which must be temporarily removed during construction activities) shall be in place at the end of each working day.

Monitoring for erosion and sediment control is required and shall be performed by the QSD or QSP as required by the Construction General Permit. Stormwater samples are required for all discharge locations and projects may not exceed limits set forth by the Construction General Permit Numeric Action Levels and/or Numeric Effluent Levels. A Rain Event Action Plan is required when there is a 50% or greater forecast of rain within the 48 hours, by the National Weather Service or whenever rain is imminent. The QSD or QSP must print and save records of the precipitation forecast for the project location area from (<http://www.srh.noaa.gov/forecast>) and must accompany monitoring reports and sampling test data. A Rain gauge is required on site. The Department of Building and Safety will conduct periodic NPDES inspections of the site throughout the recognized storm season to verify compliance with the Construction General Permit and Stormwater ordinances and regulations.

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10. GENERAL CONDITIONS

10.BS GRADE. 7 USE - EROSION CNTRL PROTECT RECOMMND

Graded but undeveloped land shall provide, in addition to erosion control planting, any drainage facility deemed necessary to control or prevent erosion. Additional erosion protection may be required during the rainy season from October 1, to May 31.

10.BS GRADE. 8 USE - DUST CONTROL RECOMMND

All necessary measures to control dust shall be implemented by the developer during grading. A PM10 plan may be required at the time a grading permit is issued.

10.BS GRADE. 9 USE - 2:1 MAX SLOPE RATIO RECOMMND

Graded slopes shall be limited to a maximum steepness ratio of 2:1 (horizontal to vertical) unless otherwise approved.

10.BS GRADE. 11 USE - MINIMUM DRNAGE GRADE RECOMMND

Minimum drainage grade shall be 1% except on portland cement concrete where .35% shall be the minimum.

10.BS GRADE. 13 USE - SLOPE SETBACKS RECOMMND

Observe slope setbacks from buildings & property lines per the California Building Code as amended by Ordinance 457.

10.BS GRADE. 18 USE - OFFST. PAVED PKG RECOMMND

All offstreet parking areas which are conditioned to be paved shall conform to Ordinance 457 base and paving design and inspection requirements.

10.BS GRADE. 20 USE - RETAINING WALLS RECOMMND

Lots which propose retaining walls will require separate permits. They shall be obtained prior to the issuance of any other building permits - unless otherwise approved by the Building and Safety Director. The walls shall be designed by a Registered Civil Engineer - unless they conform to the County Standard Retaining Wall designs shown on the Building and Safety Department form 284-197.

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10. GENERAL CONDITIONS

10.BS GRADE. 23 USE - MANUFACTURED SLOPES RECOMMND

Plant and irrigate all manufactured slopes equal to or greater than 3 feet in vertical height with drought tolerant grass or ground cover; slopes 15 feet or greater in vertical height shall also be planted with drought tolerant shrubs or trees in accordance with the requirements of Ordinance 457.

10.BS GRADE. 24 USE - FINISH GRADE RECOMMND

Finish grade shall be sloped to provide proper drainage away from all exterior foundation walls in accordance with the California Building Code and Ordinance 457.

BS PLNCK DEPARTMENT

10.BS PLNCK. 1 USE BLDG DEPT PLAN CHECK RECOMMND

CODE/ORDINANCE REQUIREMENTS:

The applicant shall obtain the required building permits for the winery complex that will include a hotel, spa, winery, tasting room, restaurant, wedding pavilion, chapel for wedding, retail use, detached cottages, villas, event center, amphitheater, trash enclosures, walls and light standards from the building department prior to any construction on the property. All building plans and supporting documentation shall comply with current adopted California Building Codes, Riverside County Ordinances, and California Title 25 regulations in effect at the time of building plan submittal and fee payment to the Building Department. All Building Department plan submittal and fee requirements shall apply.

The applicant shall obtain an approved final building inspection and certificate of occupancy from the building department prior to any use or occupancy of the building, or structure.

At no time shall the approval of the planning case exhibit allow for the construction or use of any building, structure, or equipment. In residential applications, each separate structure will require a separate building permit.

FIRE DEPARTMENT

10.FIRE. 1 USE-#21-HAZARDOUS FIRE AREA RECOMMND

This project is located in the "Hazardous Fire Area" of Riverside County as shown on a map on file with the Clerk

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10. GENERAL CONDITIONS

10.FIRE. 1 USE-#21-HAZARDOUS FIRE AREA (cont.) RECOMMND

of the Board of Supervisors. Any building constructed within this project shall comply with the special construction provisions contained in Riverside County Ordinance 787.7.

10.FIRE. 2 USE-#005-ROOFING MATERIAL RECOMMND

All buildings shall be constructed with class B roofing material as per the California Building Code.

10.FIRE. 3 USE-#50-BLUE DOT REFLECTOR RECOMMND

Blue retroreflective pavement markers shall be mounted on private street, public streets and driveways to indicate location of fire hydrants. Prior to installation, placement of markers must be approved by the Riverside County Fire Department.

10.FIRE. 4 USE*-#23-MIN REQ FIRE FLOW RECOMMND

Minimum required fire flow shall be based on building area and construction type in accordance with the California Fire Code and California Building Code, 2013 edition. Required fire flow must be available before any combustible material is placed on the job site.

10.FIRE. 5 USE-#20-SUPER FIRE HYDRANT RECOMMND

Super fire hydrants (6"x4"x 2-2 1/2") shall be spaced in accordance with the California Fire Code, 2013 edition and located as measured along approved vehicular travel ways.

10.FIRE. 6 USE-#19-ON/OFF LOOPED HYD RECOMMND

A combination of on-site and off-site super fire hydrants, on a looped system (6"x4"x 2-2 1/2"), will be located along approved vehicular travel waysto meet the required fire flow and shall be available from any adjacent hydrants(s) in the system.

10.FIRE. 8 USE-#89-RAPID HAZMAT BOX RECOMMND

Rapid entry Hazardous Material data and key storage cabinet shall be installed on the outside of the building. Plans shall be submitted to the Riverside County Fire Department

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10. GENERAL CONDITIONS

10.FIRE. 8 USE-#89-RAPID HAZMAT BOX (cont.) RECOMMND

for approval prior to installation.

10.FIRE. 9 USE-#25-GATE ENTRANCES RECOMMND

Any gate providing access from a road to a driveway shall be located at least 35 feet from the roadway and shall open to allow a vehicle to stop without obstructing traffic on the road. Where a one-way road with a single traffic lane provides access to a gate entrance, a 38 foot turning radius shall be used.

10.FIRE. 10 USE-#88A-AUTO/MAN GATES RECOMMND

Gate(s) shall be automatically operated, minimum 20 feet in width, with a setback of 35 feet from face of curb/flow line. Gate access shall be equipped with a rapid entry system. Plans shall be submitted to the Fire Department for approval prior to installation. Automatic/manual gate pins shall be rated with shear pin force, not to exceed 30 foot pounds. Automatic gates shall be equipped with emergency backup power. Gates activated by the rapid entry system shall remain open until closed by the rapid entry system.

FLOOD RI DEPARTMENT

10.FLOOD RI. 1 USE FLOOD HAZARD REPORT RECOMMND

Conditional Use Permit (CUP) 3707 is a proposal to construct a winery complex with a hotel, spa, and restaurant on a 90-acre property in the Temecula area. The site is located on the north side of Rancho California Road between Calle Contento Road and La Serena Way.

Our review indicates the topography of the area consists of well-defined ridges and natural watercourses that traverse the property. The site is on a plateau and straddles a ridge-line that naturally drains in two different directions and watersheds. Since the site is along a ridge-line there is little tributary offsite runoff. The southern half drains south to Empire Creek/Long Canyon which parallels Rancho California Road along the southern side. The northern portion of the site drains to the north to Long Valley, which is a natural watercourse.

The proposed grading for the project shall be designed in a manner that perpetuates the existing natural drainage

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10.FLOOD RI. 1

USE FLOOD HAZARD REPORT (cont.)

RECOMMND

patterns with respect to tributary drainage areas, outlet points and outlet conditions. Diversions greater than one acre will not be permitted.

This project is subject to the 2014 Water Quality Management Plan (WQMP) mitigation requirements for the Santa Margarita River Region. This includes mitigation for water quality impacts as well as Hydromodification management. Hydromodification management approaches focus on managing the peak flow rates and reducing the flow duration curves from the post-development to the pre-developed conditions. No additional increased runoff mitigation would be required if the project has a Hydromodification Management Plan (HMP) that shows mitigation requirements are met in the WQMP. This project does not involve any existing or proposed District maintained facilities, therefore the review and approval of the preliminary and final WQMP, plus any associated drainage and grading plans, will be processed by the Transportation Department.

It should be noted that the site is located within the bounds of both the Murrieta Creek/Temecula Valley and Santa Gertrudis Valley Area Drainage Plans (ADP) for which drainage fees have been established by the Board of Supervisors. Applicable ADP fees will be due (in accordance with the Rules and Regulations for Administration of Area Drainage Plans) prior to permits for this project. Although the current fee for this ADP is \$2,291 and \$1,179 per acre respectively, the fee due will be based on the fee in effect at the time of payment. The fee is payable to the Flood Control District by cashier's check or money order only. The District will not accept personal or company checks. The drainage fee is required to be paid prior to the issuance of the grading permits or issuance of the building permits if grading permits are not issued.

PLANNING DEPARTMENT

10.PLANNING. 1

USE - COMPLY WITH ORD./CODES

RECOMMND

The development of these premises shall comply with the standards of Ordinance No. 348 and all other applicable Riverside County ordinances and State and Federal codes.

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10. GENERAL CONDITIONS

10.PLANNING. 1 USE - COMPLY WITH ORD./CODES (cont.) RECOMMND

The development of the premises shall conform substantially with that as shown on APPROVED EXHIBIT A, unless otherwise amended by these conditions of approval.

10.PLANNING. 2 USE - FEES FOR REVIEW RECOMMND

Any subsequent submittals required by these conditions of approval, including but not limited to grading plan, building plan or mitigation monitoring review, shall be reviewed on an hourly basis (research fee), or other such review fee as may be in effect at the time of submittal, as required by Ordinance No. 671. Each submittal shall be accompanied with a letter clearly indicating which condition or conditions the submittal is intended to comply with.

10.PLANNING. 3 USE - LIGHTING HOODED/DIRECTED RECOMMND

Any outside lighting shall be hooded and directed so as not to shine directly upon adjoining property or public rights-of-way.

10.PLANNING. 4 USE- COLORS & MATERIALS RECOMMND

Building colors and materials shall be in substantial conformance with those shown on APPROVED EXHIBIT B&C.

10.PLANNING. 5 USE - LAND DIVISION REQUIRED RECOMMND

Prior to the sale of any individual structure as shown on APPROVED EXHIBIT A, a land division shall be recorded in accordance with Riverside County Ordinance No. 460, and any other pertinent ordinance.

10.PLANNING. 6 USE- HOURS OF OPERATION RECOMMND

Use of the facilities approved under this conditional use permit shall be limited to:

The hours of operation for tasting rooms associated with wineries shall be limited to 9:00 am to 7:00 pm Monday through Sunday in the Wine Country - Winery District and 10:00 am to 6:00 pm Monday through Sunday in the Wine Country - Equestrian and Residential Districts.

The hours of operation for shipping facilities associated

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10.PLANNING. 6 USE- HOURS OF OPERATION (cont.) RECOMMND

with wineries shall be limited to 9:00 am to 7:00 pm Monday through Sunday in the Wine Country - Winery District and 10:00 am to 6:00 pm Monday through Sunday in the Wine Country - Equestrian and Residential Districts.

Outdoor special events shall be limited to the hours of 8:00 am to 10:00 pm Monday through Sunday.

10.PLANNING. 7 USE - BASIS FOR PARKING RECOMMND

Parking for this project was determined primarily on the basis of County Ordinance No. 348, Section 18.12. a.(2).b), in conjunction with a parking study provided by the applicants representative.

10.PLANNING. 8 USE - PERMIT SIGNS SEPARATELY RECOMMND

No signs are approved pursuant to this project approval. Prior to the installation of any on-site advertising or directional signs, a signing plan shall be submitted to and approved by the Planning Department pursuant to the requirements of Section 18.30 (Planning Department review only) of Ordinance No. 348.

10.PLANNING. 10 USE - NO OUTDOOR ADVERTISING RECOMMND

No outdoor advertising display, sign or billboard (not including on-site advertising or directional signs) shall be constructed or maintained within the property subject to this approval.

10.PLANNING. 12 USE - PHASE BY NEW PERMIT RECOMMND

Construction of this project may be done progressively in phases provided a plan is submitted with appropriate fees to the Planning Department and approved prior to issuance of any building permits. Phasing approval shall not apply to the requirements of any agency other than the Planning Department unless so indicated by the affected agency.

10.PLANNING. 15 USE - RECLAIMED WATER RECOMMND

The permit holder shall connect to a reclaimed water supply for landscape watering purposes when secondary or reclaimed water is made available to the site.

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10.PLANNING. 17 USE- NO RESIDENT OCCUPANCY RECOMMND

No permanent occupancy shall be permitted within the property approved under this conditional use permit as a principal place of residence shall use the premises as a permanent mailing address nor be entitled to vote using an address within the premises as a place of residence.

10.PLANNING. 18 USE- MAINTAIN LICENSING RECOMMND

At all times during the conduct of the permitted use the permittee shall maintain and keep in effect valid licensing approval from Alcohol and Beverage Control, or equivalent agency as provided by law. Should such licensing be denied, expire or lapse at any time in the future, this permit may become null and void for the winery and restaurant.

10.PLANNING. 19 USE - NO OFF-ROAD USES ALLOWED RECOMMND

Trail bikes, dune buggies, off-road vehicles and other similar powered apparatus shall not be operated for purposes such as, but not limited to, hill climbing, trail riding, scrambling, racing and riding exhibitions.

10.PLANNING. 24 USE - PREVENT DUST & BLOWSAND RECOMMND

Graded but undeveloped land shall be maintained in a condition so as to prevent a dust and/or blowsand nuisance and shall be either planted with interim landscaping or provided with other wind and water erosion control measures as approved by the Building and Safety Department and the State air quality management authorities.

10.PLANNING. 25 USE- VOID RELATED PROJECT RECOMMND

Any approval for use of or development on this property that was made pursuant to PP23343 shall become null and void upon final approval of CUP03707 by the County of Riverside.

10.PLANNING. 26 USE - CAUSES FOR REVOCATION RECOMMND

In the event the use hereby permitted under this permit,
a) is found to be in violation of the terms and conditions of this permit,
b) is found to have been obtained by fraud or perjured

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10.PLANNING. 26 USE - CAUSES FOR REVOCATION (cont.) RECOMMND

testimony, or
c) is found to be detrimental to the public health, safety
or general welfare, or is a public nuisance, this permit
shall be subject to the revocation procedures.

10.PLANNING. 28 USE - 90 DAYS TO PROTEST RECOMMND

The project applicant has 90 days from the date of approval
of these conditions to protest, in accordance with the
procedures set forth in Government Code Section 66020, The
imposition of any and all fees, dedications, reservations
and/or other exactions imposed on this project as a result
of this approval or conditional approval of the project.

10.PLANNING. 32 USE - ORD 810 O S FEE (1) RECOMMND

In accordance with Riverside County Ordinance No. 810, to
assist in providing revenue to acquire and preserve open
space and habitat, an Open Space Mitigation Fee shall be
paid for each development project or portion of an expanded
development project to be constructed in Western Riverside
County. The amount of the fee for commercial or industrial
development shall be calculated on the basis of "Project
Area," which shall mean the net area, measured in acres,
from the adjacent road right-of-way to the limits of the
project development.

Any area identified as "NO USE PROPOSED" on the APPROVED
EXHIBIT shall not be included in the Project Area.

10.PLANNING. 35 USE - BUSINESS LICENSING RECOMMND

Every person conducting a business within the
unincorporated area of Riverside County, as defined
in Riverside County Ordinance No. 857, shall obtain a
business license. For more information regarding business
registration, contact the Business Registration and License
Program Office of the Building and Safety Department at
www.rctlma.org.buslic.

10.PLANNING. 38 USE - GEO02038 UPDATE RECOMMND

County Geologic Report (GEO) No. 2038, was previously
reviewed and approved by the County Geologist for PP23342
and TR35924 which are located on the same property as this
currently proposed project (CUP03707). This report was

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10. GENERAL CONDITIONS

10.PLANNING. 38

USE - GEO02038 UPDATE (cont.)

RECOMMND

submitted as an update to GEO02038 and was prepared by Leighton and Associates, Inc. and is entitled: "Update Geotechnical Report Mount Palomar Winery and Resort 33820 Rancho California Road Wine Country/Temecula Area California", dated February 27, 2015. This document is herein included as part of GEO02038 for CUP03707.

GEO02038 (Update) concluded:

- 1.The subject site is not included within an Earthquake Fault Zone as created by the Alquist-Priolo Earthquake Fault Zoning Act.
- 2.No active faults are known or observed on -site or trending to the project site.
- 3.The potential for ground rupture should be considered very low.
- 4.The liquefaction potential on the site is considered to be low.
- 5.The potential for landsliding or rockfall in the future is considered non-existent.
- 6.The risk of flooding due to tsunamis or seiching is considered to be negligible.

GEO02038 (Update) recommended:

- 1.Prior to grading, the proposed structural improvement areas of the site should be cleared of surface and subsurface obstructions and organic material.
- 2.After completion of the recommended removal and prior to placing additional fill, the approved surface should be scarified a minimum of 8 inches, moisture conditioned and compacted to a minimum 90 percent of the maximum dry density in accordance with ASTM D1557.

GEO No. 2038 Update satisfies the requirement for a geologic/geotechnical study for Planning/CEQA purposes. GEO No. 2038 Update is hereby accepted for Planning purposes. Engineering and other Building Code parameters were not included as a part of this review or approval. This approval is not intended and should not be misconstrued as approval for grading permit. Engineering and other building code parameters should be reviewed and additional comments and/or conditions may be imposed by the County upon application for grading and/or building permits.

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10.PLANNING. 40 USE - AMPLIFIED MUSIC

RECOMMND

The project includes a Noise Ordinance Exception for the amphitheater and its amplified sound use. The exception does not apply to the rest of the project site. The exception does not permit any outdoor amplified sound for conventions, weddings, banquets or any other use outside the amphitheater.

10.PLANNING. 41 USE - NOISE NOI-1

RECOMMND

The Noise Study requires the following:

The Project owner or operator shall schedule onsite special events, such as weddings, such that events held at the amphitheater would not occur at the same time of day as the other onsite special events held at the Mt. Palomar Winery Resort.

10.PLANNING. 42 USE - NOISE NOI-2

RECOMMND

The Noise Study required the following:

Live music and the use of sound amplifying equipment at the amphitheater and at other onsite outdoor events held at the Mt. Palomar Winery Resort shall be prohibited between the hours of 10:00 p.m. and 8:00 a.m.

10.PLANNING. 43 USE - NOISE NOI-3 (1)

RECOMMND

For the life of the project the landowner shall assure compliance with the Noise Study regarding the operation of the amphitheater sound system. As outlined in the study the owner shall minimize noise levels outside of the amphitheater facility consistent with the following:

- The amphitheater staff shall assure that volume of the facility follows the sound system control panel decibel measurement device. The device shall include an indicator light that provides a visible stage 1 alert or yellow warning light when noise levels exceed 99 dBA when measured at 50 feet from the front of the speakers and a visible stage 2 alert or red warning light when noise levels exceed 102 dBA when measured at 50 feet from the front of the speakers. Amphitheater staff shall adjust speaker volumes if the visible stage 2 or red warning light is activated more than once per event such that the stage 2 or red warning light is no longer activated.

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10. GENERAL CONDITIONS

10.PLANNING. 44 USE - NOISE NOI-4 RECOMMND

The Project owner or operator shall retain an oncall sound engineer if noise complaints from three or more independent sources are received for a single amphitheater event or other outdoor event with amplified sound. The sound engineer shall provide recommendations to monitor and control noise levels from sound amplification equipment.

10.PLANNING. 45 USE - NOISE CONSTRUCTION 1 RECOMMND

If construction occurs within one-quarter mile of an inhabited dwelling, construction activities shall be limited to the daytime hours of 6:00 a.m. to 6:00 p.m. during the months of June through September, and to 7:00 a.m. to 6:00 pm.m during the months of October through May.

10.PLANNING. 46 USE - NOISE CONSTRUCTION 2 RECOMMND

To minimize noise from idling engines, all vehicles and construction equipment shall be prohibited from idling in excess of three minutes when not in use.

10.PLANNING. 47 USE - NOISE CONSTRUCTION 3 RECOMMND

Best efforts shall be made to locate stockpiling and/or vehicle staging area as far as practicable from existing residential dwellings.

10.PLANNING. 48 USE - NOISE CONSTRUCTION 4 RECOMMND

Equipment and trucks shall utilize the best available noise control techniques (e.g., improved mufflers, equipment redesign, use of intake silencers, ducts, engine enclosures, and acoustically-attenuating shields or shrouds, wherever feasible).

10.PLANNING. 49 USE - NOISE CONSTRUCTION 5 RECOMMND

Impact tools (e.g., jack hammers, pavement breakers, and rock drills) shall be hydraulically or electronically powered wherever possible to avoid noise associated with compressed air exhaust from pneumatically powered tools. However, where use of pneumatic tools is unavoidable, an exhaust muffler shall be used; this muffler can lower noise levels from the exhaust by up to about ten dBA. External jackets on the tools themselves shall be used where feasible, and this could achieve a reduction of five dBA.

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10. GENERAL CONDITIONS

10.PLANNING. 49 USE - NOISE CONSTRUCTION 5 (cont.) RECOMMND

Quieter procedures shall be used such as drills rather than impact equipment, whenever feasible.

10.PLANNING. 50 USE - NOISE CONSTRUCTION 6 RECOMMND

Stationary construction noise sources shall be located as far from adjacent receptors as possible, and they shall be muffled and incorporate insulation barriers, or other measures to the extent feasible.

10.PLANNING. 51 USE - NOISE CONSTRUCTION 7 RECOMMND

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

10.PLANNING. 52 USE - NOISE - OPERATIONS 1 RECOMMND

Mechanical equipment including but not limited to, de-stemming, crushing, and refrigeration equipment shall be enclosed or shielded for noise attenuation. Alternatively, the proponent may submit a Noise Study prepared by a qualified acoustical analyst that demonstrates that the unenclosed/unshielded equipment would not exceed the County's allowable noise levels.

10.PLANNING. 53 USE - NOISE - OPERATIONS 2 RECOMMND

Shipping facilities and parking areas which abut residential parcels shall be located away from sensitive land uses and be designed to minimize potential noise impacts upon nearby sensitive land uses.

10.PLANNING. 61 USE- AMPHITHEATER MONITORING RECOMMND

During the first year of operation, the applicant shall arrange an appointment with the Office of Industrial Hygiene to conduct noise monitoring of up to five (5) amphitheater events featuring amplified music/sound. The applicant shall inform the Office of Industrial Hygiene at least a month in advance of all amphitheater events, give a description of event as to the nature of the sound or music featured and specify the date and time of each performance.

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10.PLANNING. 61 USE- AMPHITHEATER MONITORING (cont.)

RECOMMND

The Office of Industrial Hygiene will use its discretion in selecting which events to monitor. On-site noise monitoring will be conducted throughout the length of the performance.

The results of each monitoring session will be delivered to the applicant and the Planning Director. In the event of non-compliance with the noise conditions of approval, the applicant will take whatever steps necessary in order to bring the amphitheater events into compliance.

Continued amphitheater operation is conditioned on compliance with the noise conditions of approval. At the end of the first year of operation monitoring, if the applicant has shown a pattern of compliance, the Planning Director will lift the conditional approval and allow the applicant to follow the conditions listed under "Amphitheater Operation - General"

10.PLANNING. 62 USE - AMPHITHEATER OPERATION

RECOMMND

All special event vendors (e.g. DJs, musical bands, etc.) shall be notified regarding noise conditions of approval.

1) Outdoor special events shall be limited to the hours of 8:00 am to 10:00pm Monday through Sunday.

2) Noise levels shall be kept below levels prescribed in the County's General Plan Noise Element and County Noise Ordinance No. 847 by using a decibel-measuring device to measure music sound levels when amplified music is used.

3) Clean-up activities associated with special events shall terminate no later than midnight.

4) Padding/carpeting shall be installed under music speakers for early absorption of music.

5) After issuance of two Code Violation Notices for excessive noise, noise measurements shall be performed by the Office of Industrial Hygiene for every event at the property line, to determine if the Noise Ordinance and project conditions are being followed during the special events.

6) If violations of the Noise Ordinance or project

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10. GENERAL CONDITIONS

10.PLANNING. 62 USE - AMPHITHEATER OPERATION (cont.) RECOMMND

conditions are found, the County shall reconsider allowed hours of operation, number of guests, amount of special events per year, or approval of the specific facility.

7) The proponents shall be required to pay fees assessed per the Department's hourly rate pursuant to Ordinance No. 671.

10.PLANNING. 63 USE - IF HUMAN REMAINS FOUND RECOMMND

The developer/permit holder or any successor in interest shall comply with the following for the life of this project:

Human remains require special handling, and must be treated with appropriate dignity. Pursuant to State Health and Safety Code Section 7050.5, if human remains are encountered, no further disturbance shall occur until the County Coroner has made the necessary findings as to origin. Specific actions must take place pursuant to CEQA Guidelines 15064.5e, State Health and Safety Code Section 7050.5 and Public Resource Code (PRC) 5097.98. In the event of the accidental discovery or recognition of any human remains in any location other than a dedicated cemetery, the following procedures shall be followed:

a) There shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent human remains until:

i) A County Official is contacted.

ii) The County Coroner is contacted to determine that no investigation of the cause of death is required, and If the Coroner determines the remains are Native American:

iii) The Coroner shall contact the Native American Heritage Commission within 24 hours.

b) The Commission shall identify the person or persons it believes to be the most likely descended from the deceased Native American.

c) The Most Likely Descendent (MLD) may make recommendations to the landowner or the person responsible for the excavation work, for the treatment of human remains and any associated grave goods as provided in PRC 5097.98.

d) Under the following conditions, the landowner or his authorized representative shall rebury the Native American human remains and associated grave goods on the property in a location not subject to further disturbance:

i) The Commission is unable to identify a MLD or the MLD failed to make a recommendation within 48 hours after being

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10.PLANNING. 63 USE - IF HUMAN REMAINS FOUND (cont.) RECOMMND

notified by the commission.

- (1)The MLD identified fails to make a recommendation; or
- (2)The landowner or his authorized representative rejects the recommendation of the MLD, and the mediation.

10.PLANNING. 64 USE - UNANTICIPATED RESOURCES RECOMMND

The developer/permit holder or any successor in interest shall comply with the following for the life of this project:

1)If during ground disturbance activities, cultural resources are discovered that were not assessed by the archaeological reports and/or environmental assessment conducted prior to project approval, the following procedures shall be followed. A cultural resources site is defined, for this condition, as being three or more artifacts in close association with each other, but may include fewer artifacts if the area of the find is determined to be of significance due to its sacred or cultural importance.

a)All ground disturbance activities within 100 feet of the discovered cultural resource shall be halted until a meeting is convened between the developer, the project archaeologist, the Native American tribal representative (or other appropriate ethnic/cultural group representative), and the County Archaeologist to discuss the significance of the find.

b)At the meeting, the significance of the discoveries shall be discussed and after consultation with the Native American tribal (or other appropriate ethnic/cultural group representative) and the archaeologist, a decision is made, with the concurrence of the County Archaeologist, as to the appropriate mitigation (documentation, recovery, avoidance, etc) for the cultural resource.

c)Further ground disturbance shall not resume within the area of the discovery until an agreement has been reached by all parties as to the appropriate preservation or mitigation measures.

TRANS DEPARTMENT

10.TRANS. 1 USE - STD INTRO (ORD 461) RECOMMND

With respect to the conditions of approval for the referenced tentative exhibit, the landowner shall provide all street improvements, street improvement plans and/or

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10. GENERAL CONDITIONS

10.TRANS. 1 USE - STD INTRO (ORD 461) (cont.) RECOMMND

road dedications set forth herein in accordance with Riverside County Road Improvement Standards (Ordinance 461). It is understood that the exhibit correctly shows acceptable centerline elevations, all existing easements, traveled ways, and drainage courses with appropriate Q's, and that their omission or unacceptability may require the exhibit to be resubmitted for further consideration. This ordinance and all conditions of approval are essential parts and a requirement occurring in ONE is as binding as though occurring in all. All questions regarding the true meaning of the conditions shall be referred to the Transportation Department.

10.TRANS. 2 USE - COUNTY WEB SITE RECOMMND

Additional information, standards, ordinances, policies, and design guidelines can be obtained from the Transportation Department Web site:
<http://rctlma.org/trans/>. If you have questions, please call the Plan Check Section at (951) 955-6527.

10.TRANS. 3 USE - LANDSCAPE RQMTS (LS) RECOMMND

The developer/permit holder shall ensure that all common area landscaping is healthy, free of weeds, disease and pests and all plant materials are maintained in a viable growth condition.

Prior to the installation or rehabilitation of 2,500 square feet or more of landscaped area, the developer/ permit holder/landowner shall:

- 1) Submit landscape and irrigation plans to the County Transportation Department, Landscape Section for review and approval. Such plans shall be submitted with a completed Agreement for Payment of Costs of Application Processing form (IP application) with the applicable current fee as determined by the County, comply with Ordinance No. 859 and be prepared in accordance with the County of Riverside Guide to California Friendly Landscaping guidelines. Emphasis shall be placed on using low water use plant species that are drought tolerant;
- 2) Ensure all landscape and irrigation plans are in conformance with the approved conceptual landscape

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10.TRANS. 3 USE - LANDSCAPE RQMTS (LS) (cont.) RECOMMND

exhibit;

- 3) Ensure all landscaping is provided with a weather-based irrigation controller(s) as defined by County Ordinance No. 859; and,
- 4) Ensure that irrigation plans which may use reclaimed water conform with the requirements of the local water purveyor; and,

The developer/permit holder is responsible for the maintenance, viability and upkeep of all slopes, landscaped areas, and irrigation systems until the successful completion of the installation inspection or those operations become the responsibility of the individual property owner(s), a property owner's association, or any other successor-in-interest, whichever occurs later.

10.TRANS. 4 USE - SUBMIT FINAL WQMP RECOMMND

In compliance with the currently effective Municipal Stormwater Permit issued by the San Diego Regional Water Quality Control Board [Order No. R9-2010-16, et seq.], and beginning January 1, 2005, all projects that 1) are located within the drainage boundary (watershed) of the Santa Margarita River; and 2) require discretionary approval by the County of Riverside must comply with the Water Quality Management Plan (WQMP) for Urban Runoff. The WQMP addresses post-development water quality impacts from new development and significant redevelopment projects within the priority development category. The WQMP addresses post-development water quality impacts from new development and significant redevelopment projects. The WQMP provides detailed guidelines and templates to assist the applicant in completing the necessary documentation and calculations. These documents are available on-line at: www.rcflood.org/npdes.

To comply with the WQMP, applicants must prepare and submit a "Project Specific" WQMP. At a minimum, the WQMP must: a) identify the post-project pollutants associated with the development proposal together with any adverse hydrologic impacts to receiving waters; b) identify site-specific mitigation measures or Best Management Practices (BMPs) for the identified impacts including site design, source control and treatment control post-development BMPs; and c)

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10.TRANS. 4

USE - SUBMIT FINAL WQMP (cont.)

RECOMMND

identify a sustainable funding and maintenance mechanism for the aforementioned BMPs. A template for this report is included as 'Exhibit A' in the WQMP.

The applicant has submitted a report that meets the criteria for a Preliminary Project Specific WQMP (see Flood Hazard Report). However, in order to meet the requirements of a Final Project Specific WQMP, it shall be prepared in substantial conformance to the Preliminary Project Specific WQMP. Also, the applicant should note that, if the project requires a Section 401 Water Quality certification, the Regional Water Quality Control Board may require additional water quality impact mitigation measures.

10.TRANS. 5

USE - TS/CONDITIONS

RECOMMND

project. The study has been prepared in accordance with County-approved guidelines. We generally concur with the findings relative to traffic impacts.

The General Plan circulation policies require a minimum of Level of Service 'C', except that Level of Service 'D' may be allowed in community development areas at intersections of any combination of secondary highways, major highways, arterials, urban arterials, expressways or state highways and ramp intersections.

The study indicates that it is possible to achieve adequate levels of service for the following intersections based on the traffic study assumptions.

Butterfield Stage Road (NS) at:
La Serena Way (EW)
Rancho California Road (EW)

Margarita Road (NS) at:
Rancho California Road (EW)

Meadows Parkway (NS) at:
Rancho California Road (EW)

La Serena Way (NS) at:
Rancho California Road (EW)

Calle Contento (NS) at:
Rancho California Road (EW)

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10. GENERAL CONDITIONS

10.TRANS. 5

USE - TS/CONDITIONS (cont.)

RECOMMND

Ynez Road (NS) at:

Rancho California Road (EW)

I-15 Freeway Northbound Ramps (NS) at:

Rancho California Road (EW)

I-15 Freeway Southbound Ramps (NS) at:

Rancho California Road (EW)

Proposed West Project Access (NS) at:

Rancho California Road (EW)

Proposed East Project Access (NS) at:

Rancho California Road (EW)

As such, the proposed project is consistent with this General Plan policy.

The associated conditions of approval incorporate mitigation measures identified in the traffic study, which are necessary to achieve or maintain the required level of service.

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 6

USE- MITIGATION MONITORING

RECOMMND

WITHIN TWO (2) YEARS OF THE DATE OF APPROVAL OF THIS PERMIT, the permittee shall prepare and submit a written report to the Riverside County Planning Director demonstrating compliance with all conditions of approval and mitigation measures of this permit and E.A. No. 42718.

20.PLANNING. 7

USE - EXPIRATION DATE-CUP/PUP

RECOMMND

This approval shall be used within two (2) years of the approval date; otherwise, it shall become null and void and of no effect whatsoever. By use is meant the beginning of substantial construction contemplated by this approval within two (2) year period which is thereafter diligently pursued to completion or to the actual occupancy of existing buildings or land under the terms of the authorized use. Prior to the expiration of the two year

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20. PRIOR TO A CERTAIN DATE

20.PLANNING. 7 USE - EXPIRATION DATE-CUP/PUP (cont.)

RECOMMND

period, the permittee may request a one (1) year extension of time in which to begin substantial construction or use of this permit. Should the one year extension be obtained and no substantial construction or use of this permit be initiated within three (3) years of the approval date this permit, shall become null and void.

20.PLANNING. 8 VAR - EXP DATE OF VARIANCE

RECOMMND

This project includes a variance to the height limit for the tower on the winery. The variance shall be used within 3 (three) years from the effective date of the variance as provided in Section 18.27.e. of Ordinance No. 348. No extensions shall be permitted for the variance. In the event the project is not constructed within this 3 year period, the tower shall not exceed 50' (fifty feet).

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 1 USE - NPDES/SWPPP

RECOMMND

Prior to issuance of any grading or construction permits - whichever comes first - the applicant shall provide the Building and Safety Department evidence of compliance with the following: "Effective March 10, 2003 owner operators of grading or construction projects are required to comply with the N.P.D.E.S. (National Pollutant Discharge Elimination System) requirement to obtain a construction permit from the State Water Resource Control Board (SWRCB). The permit requirement applies to grading and construction sites of "ONE" acre or larger. The owner operator can comply by submitting a "Notice of Intent" (NOI), develop and implement a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) and a monitoring program and reporting plan for the construction site. For additional information and to obtain a copy of the NPDES State Construction Permit contact the SWRCB at www.swrcb.ca.gov.

Additionally, at the time the county adopts, as part of any ordinance, regulations specific to the N.P.D.E.S., this project (or subdivision) shall comply with them.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 2 USE - GRADING SECURITY

RECOMMND

Grading in excess of 199 cubic yards will require a performance security to be posted with the Building and Safety Department.

60.BS GRADE. 3 USE - IMPORT / EXPORT

RECOMMND

In instances where a grading plan involves import or export, prior to obtaining a grading permit, the applicant shall have obtained approval for the import/export location from the Building and Safety Department.

A separate stockpile permit is required for the import site. It shall be authorized in conjunction with an approved construction project and shall comply with the requirements of Ordinance 457.

If an Environmental Assessment, prior to issuing a grading permit, did not previously approve either location, a Grading Environmental Assessment shall be submitted to the Planning Director for review and comment and to the Building and Safety Department Director for approval.

Additionally, if the movement of import / export occurs using county roads, review and approval of the haul routes by the Transportation Department may be required.

60.BS GRADE. 4 USE - GEOTECH/SOILS RPTS

RECOMMND

Geotechnical soils reports, required in order to obtain a grading permit, shall be submitted to the Building and Safety Department for review and approval prior to issuance of a grading permit. All grading shall be in conformance with the recommendations of the geotechnical/soils reports as approved by Riverside County.* *The geotechnical/soils, compaction and inspection reports will be reviewed in accordance with the RIVERSIDE COUNTY GEOTECHNICAL GUIDELINES FOR REVIEW OF GEOTECHNICAL AND GEOLOGIC REPORTS.

60.BS GRADE. 6 USE - DRAINAGE DESIGN Q100

RECOMMND

All drainage facilities shall be designed n accordance with the Riverside County Flood Control & Water District's or Coachella Valley Water District's conditions of approval regarding this application. If not specifically addressed in their conditions, drainage shall be designed to accommodate 100 year storm flows.