

**SUBMITTAL TO THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**

2016



FROM: TLMA - Planning Department

SUBMITTAL DATE:

April 20, 2016

SUBJECT: CHANGE OF ZONE NO. 7892, ORDINANCE NO. 348.4837 and PLOT PLAN NO. 16891 REVISION 3 (FTA 2015-03) – Intent to Adopt a Mitigated Negative Declaration – Applicant: Steve Converse – Engineer/ Representative: Walt Allen – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan – Agriculture: Agriculture (AG: AG) (10 Acres Minimum) – Temecula Valley Wine Country Policy Area (20 Acres Minimum) – Location: The project site is located at 35001 Rancho California Road, Temecula CA 92591 - 46.01 Gross Acres – Zoning: Citrus/Vineyard- 5 acre min (C/V-5) and Citrus Vineyard-10 acre min (C/V-10) **REQUEST:** The change of zone is from C/V-5 and C/V-10 to Wine Country – Winery (WC-W) Zone. Plot Plan No. 16891 Revision 3 will classify the winery as a Class V Winery under the WC-W Zone and add 30 rooms, a swimming pool with a pool service building, and 30 parking spaces to an existing wine country hotel.

(continued on next page)

Steve Weiss

Steve Weiss, AICP
Planning Director

Juan Perez

Juan Perez
TLMA Director

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost:	POLICY/CONSENT (per Exec. Office)
COST	\$	\$	\$	\$	Consent <input type="checkbox"/> Policy <input checked="" type="checkbox"/>
NET COUNTY COST	\$	\$	\$	\$	

SOURCE OF FUNDS:

Budget Adjustment:

For Fiscal Year:

C.E.O. RECOMMENDATION:

APPROVE

BY:

Tina Grande
Tina Grande

County Executive Office Signature

MINUTES OF THE BOARD OF SUPERVISORS

- ☐ A-30 ☐ Positions Added ☐ Change Order
☐ 4/5 Vote

Prev. Agn. Ref.:

District: 3

Agenda Number:

16-3

**SUBMITTAL TO THE BOARD OF SUPERVISORS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
FORM 11: CHANGE OF ZONE NO. 7892 and PLOT PLAN NO. 16891R3**

DATE: April 20, 2016

PAGE: Page 2 of 3

RECOMMENDED MOTION: That the Board of Supervisors:

1. **ADOPT a MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 42804**, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment; and,
2. **APPROVE CHANGE OF ZONE NO. 7892**, amending the zoning classification for the subject properties from C/V-5 and CV-10 to WC-W Zone, in accordance with Exhibit #3, based upon the findings and conclusions incorporated in the staff report; and;
3. **ADOPT ORDINANCE NO. 348.4837** amending the zoning in the Rancho California Area shown on Map No. 2.2395 Change of Zone No. 7892 attached hereto and incorporated herein by reference; and;
4. **APPROVE PLOT PLAN NO. 16891 REVISION 3**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

BACKGROUND:

Summary

The project site totals approximately 45.7 acres and is located within the Temecula Valley Wine Country Policy Area – Winery District. The proposed zone change to Wine Country – Winery (WC-W) Zone will make the project's zoning consistent with the Temecula Valley Wine Country Policy Area.

PP No. 16891R3 is proposing an expansion of the existing Ponte Inn, a hotel associated with the existing Ponte Family Estate Winery. The winery and hotel along with other supporting incidental commercial uses (i.e. restaurant, wine tasting, retail gift and wine sale, and special occasion facility) are currently operating under approved PP No. 16891 Revision 2 (PP No. 16891R2). The existing winery and hotel are located on separate parcels. The existing winery is located on parcel 942230024 and the existing hotel is located on parcel 942230025. In 2009 as part of PP No. 16891R2, a deed restriction was recorded on parcels 942230024 and 942230025, which placed development restrictions on the hotel and winery parcels.

PP No. 16891R3 will add 30 rooms, a swimming pool with a pool service building, and 30 parking spaces to the existing hotel. The parcel that the existing hotel sits on, parcel 942230025, will be merged with three adjacent parcels (942230012, 942230013, and 942230014) through a Certificate of Parcel Merger to gain the necessary acres of vineyards for the room expansion. The new parcel created by the parcel merger will be approximately 35.81 gross acres. Condition of Approval (COA) 20. PLANNING. 2 requires the recordation of Certificate of Parcel Merger prior to issuance of a building permit or within 60 days of the approval date for PP No. 16891R3, whichever occurs first.

The project's total area with the parcel merger will be approximately 46.01 gross acres. As approved under PP No. 16891R2, the existing winery and wine country hotel will continue to operate on separate parcels. COA 20. PLANNING. 1 requires an update to the existing deed restriction to reflect the required parcel merger and to be recorded within six (6) months of the approval date for PP No. 16891R3 or prior to the issuance of any building permit, whichever occurs first. The updated deed restriction is attached to the staff report as Exhibit A.

The WC-W Zone permits 2 guest rooms per gross acres for lodging facilities and requires at least 75% of the Class V Winery site to be dedicated to planting of vineyards. Therefore, the maximum number of rooms permitted on 46.01 acres is 92 guest rooms. This project will expand the number of guest rooms from 60 to 90 guest rooms, which is consistent with the WC-W Zone.

Consistent with their existing hotel/winery, outdoor amplified sounds are not permitted in the new hotel guest areas as part of this project. No other changes to the existing winery or its incidental commercial uses are

**SUBMITTAL TO THE BOARD OF SUPERVISORS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
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DATE: April 20, 2016

PAGE: Page 3 of 3

proposed through PP No. 16891R3. The uses allowed under PP No. 16891 as revised by R1 and R2, and the associated conditions of approval remain valid and in effect.

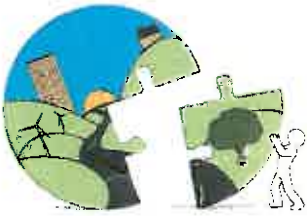
An Errata to Environmental Assessment No. 42804 (EA No. 42804) is included in the Board package for consideration and approval. There are minor changes to the Project Introduction, Planning Analysis and Transportation/Traffic Analysis of EA No. 42804. The changes to the Project Introduction and Planning Analysis were made to clarify that the recordation of the Certificate of Parcel Merger is required within 60 days of the Project approval or prior to issuance of a building permit, whichever is occurs first. Minor changes were made to the Transportation/Traffic Analysis to clarify the mitigation measure used to mitigate potential impacts to the existing roadways. The changes do not affect the overall conclusions of the environmental document, and instead represent clarifications.

Impact on Citizens and Businesses

The impacts of this project have been evaluated through the environmental review and public hearing process.

ATTACHMENTS:

- A. **ORDINANCE NO. 348.4837**
- B. **Errata to EA No. 42804**
- C. **Staff Report**



RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

DATE: 4/25/16

TO: Clerk of the Board of Supervisors

FROM: Planning Department - RIVERSIDE

SUBJECT: Fast Track No. 2015-03, Change of Zone No. 7892 and Plot Plan No. 16891R3
(Charge your time to these case numbers)

701
3

The attached item(s) require the following action(s) by the Board of Supervisors:

- | | |
|---|--|
| <input type="checkbox"/> Place on Administrative Action | <input checked="" type="checkbox"/> Set for Hearing (Legislative Action Required; CZ, GPA, SP, SPA) |
| <input type="checkbox"/> Receive & File | |
| <input type="checkbox"/> EOT | |
| <input type="checkbox"/> Labels provided If Set For Hearing | <input checked="" type="checkbox"/> Publish in Newspaper: |
| <input type="checkbox"/> 10 Day <input type="checkbox"/> 20 Day <input type="checkbox"/> 30 day | PRESS ENTERPRISE |
| <input type="checkbox"/> Place on Consent Calendar | <input checked="" type="checkbox"/> MITIGATED NEGATIVE DECLARATION |
| <input type="checkbox"/> Place on Policy Calendar (Resolutions; Ordinances; PNC) | <input type="checkbox"/> 10 Day <input checked="" type="checkbox"/> 20 Day <input type="checkbox"/> 30 day |
| <input type="checkbox"/> Place on Section Initiation Proceeding (GPIP) | <input checked="" type="checkbox"/> Notify Property Owners (app/agencies/property owner labels provided) |

Designate Newspaper used by Planning Department for Notice of Hearing: PRESS ENTERPRISE

PUBLIC NOTICE WAS SENT OUT FOR MAY 24, 2016 BOS HEARING

**3 Extra sets were taken to:
Clerk of the Board**

Riverside Office • 4080 Lemon Street, 12th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 • Fax (951) 955-1811

Desert Office • 77-588 Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 • Fax (760) 863-7040

"Planning Our Future... Preserving Our Past"

**SUBMITTAL TO THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**




FROM: TLMA - Planning Department

SUBMITTAL DATE:
April 20, 2016

SUBJECT: CHANGE OF ZONE NO. 7892, ORDINANCE NO. 348.4837 and PLOT PLAN NO. 16891 REVISION 3 (FTA 2015-03) – Intent to Adopt a Mitigated Negative Declaration – Applicant: Steve Converse – Engineer/ Representative: Walt Allen – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan – Agriculture: Agriculture (AG: AG) (10 Acres Minimum) – Temecula Valley Wine Country Policy Area (20 Acres Minimum) – Location: The project site is located at 35001 Rancho California Road, Temecula CA 92591 - 46.01 Gross Acres – Zoning: Citrus/Vineyard- 5 acre min (C/V-5) and Citrus Vineyard-10 acre min (C/V-10) REQUEST: The change of zone is from C/V-5 and C/V-10 to Wine Country – Winery (WC-W) Zone. Plot Plan No. 16891 Revision 3 will classify the winery as a Class V Winery under the WC-W Zone and add 30 rooms, a swimming pool with a pool service building, and 30 parking spaces to an existing wine country hotel.

(continued on next page)


Steve Weiss, AICP
Planning Director


Juan Perez
TLMA Director

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost:	POLICY/CONSENT (per Exec. Office)
COST	\$	\$	\$	\$	Consent <input type="checkbox"/> Policy <input checked="" type="checkbox"/>
NET COUNTY COST	\$	\$	\$	\$	

SOURCE OF FUNDS:

Budget Adjustment:

For Fiscal Year:

C.E.O. RECOMMENDATION:

APPROVE

BY:


Tina Grande

County Executive Office Signature

MINUTES OF THE BOARD OF SUPERVISORS

Prev. Agn. Ref.:

District: 3

Agenda Number:

FORM APPROVED COUNTY COUNSEL
BY: JAMES E. BROWN
DATE: 3/21/16

Departmental Concurrence

☐ A-30
☐ 4/5 Vote
☐ Positions Added
☐ Change Order

**SUBMITTAL TO THE BOARD OF SUPERVISORS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
FORM 11: CHANGE OF ZONE NO. 7892 and PLOT PLAN NO. 16891R3**

DATE: April 20, 2016

PAGE: Page 2 of 3

RECOMMENDED MOTION: That the Board of Supervisors:

1. **ADOPT a MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 42804**, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment; and,
2. **APPROVE CHANGE OF ZONE NO. 7892**, amending the zoning classification for the subject properties from C/V-5 and CV-10 to WC-W Zone, in accordance with Exhibit #3, based upon the findings and conclusions incorporated in the staff report; and;
3. **ADOPT ORDINANCE NO. 348.4837** amending the zoning in the Rancho California Area shown on Map No. 2.2395 Change of Zone No. 7892 attached hereto and incorporated herein by reference; and;
4. **APPROVE PLOT PLAN NO. 16891 REVISION 3**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

BACKGROUND:

Summary

The project site totals approximately 45.7 acres and is located within the Temecula Valley Wine Country Policy Area – Winery District. The proposed zone change to Wine Country – Winery (WC-W) Zone will make the project's zoning consistent with the Temecula Valley Wine Country Policy Area.

PP No. 16891R3 is proposing an expansion of the existing Ponte Inn, a hotel associated with the existing Ponte Family Estate Winery. The winery and hotel along with other supporting incidental commercial uses (i.e. restaurant, wine tasting, retail gift and wine sale, and special occasion facility) are currently operating under approved PP No. 16891 Revision 2 (PP No. 16891R2). The existing winery and hotel are located on separate parcels. The existing winery is located on parcel 942230024 and the existing hotel is located on parcel 942230025. In 2009 as part of PP No. 16891R2, a deed restriction was recorded on parcels 942230024 and 942230025, which placed development restrictions on the hotel and winery parcels.

PP No. 16891R3 will add 30 rooms, a swimming pool with a pool service building, and 30 parking spaces to the existing hotel. The parcel that the existing hotel sits on, parcel 942230025, will be merged with three adjacent parcels (942230012, 942230013, and 942230014) through a Certificate of Parcel Merger to gain the necessary acres of vineyards for the room expansion. The new parcel created by the parcel merger will be approximately 35.81 gross acres. Condition of Approval (COA) 20. PLANNING. 2 requires the recordation of Certificate of Parcel Merger prior to issuance of a building permit or within 60 days of the approval date for PP No. 16891R3, whichever occurs first.

The project's total area with the parcel merger will be approximately 46.01 gross acres. As approved under PP No. 16891R2, the existing winery and wine country hotel will continue to operate on separate parcels. COA 20. PLANNING. 1 requires an update to the existing deed restriction to reflect the required parcel merger and to be recorded within six (6) months of the approval date for PP No. 16891R3 or prior to the issuance of any building permit, whichever occurs first. The updated deed restriction is attached to the staff report as Exhibit A.

The WC-W Zone permits 2 guest rooms per gross acres for lodging facilities and requires at least 75% of the Class V Winery site to be dedicated to planting of vineyards. Therefore, the maximum number of rooms permitted on 46.01 acres is 92 guest rooms. This project will expand the number of guest rooms from 60 to 90 guest rooms, which is consistent with the WC-W Zone.

Consistent with their existing hotel/winery, outdoor amplified sounds are not permitted in the new hotel guest areas as part of this project. No other changes to the existing winery or its incidental commercial uses are

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FORM 11: CHANGE OF ZONE NO. 7892 and PLOT PLAN NO. 16891R3**

DATE: April 20, 2016

PAGE: Page 3 of 3

proposed through PP No. 16891R3. The uses allowed under PP No. 16891 as revised by R1 and R2, and the associated conditions of approval remain valid and in effect.

An Errata to Environmental Assessment No. 42804 (EA No. 42804) is included in the Board package for consideration and approval. There are minor changes to the Project Introduction, Planning Analysis and Transportation/Traffic Analysis of EA No. 42804. The changes to the Project Introduction and Planning Analysis were made to clarify that the recordation of the Certificate of Parcel Merger is required within 60 days of the Project approval or prior to issuance of a building permit, whichever is occurs first. Minor changes were made to the Transportation/Traffic Analysis to clarify the mitigation measure used to mitigate potential impacts to the existing roadways. The changes do not affect the overall conclusions of the environmental document, and instead represent clarifications.

Impact on Citizens and Businesses

The impacts of this project have been evaluated through the environmental review and public hearing process.

ATTACHMENTS:

- A. **ORDINANCE NO. 348.4837**
- B. **Errata to EA No. 42804**
- C. **Staff Report**

1 ORDINANCE NO. 348.4837

2 AN ORDINANCE OF THE COUNTY OF RIVERSIDE

3 AMENDING ORDINANCE NO. 348 RELATING TO ZONING

4 The Board of Supervisors of the County of Riverside ordains as follows:

5 Section 1. Section 4.1 of Ordinance No. 348, and official Zoning Plan Map No. 2, as
6 amended, are further amended by placing in effect in the Rancho California Area, the zone or zones as
7 shown on the map entitled "Change of Official Zoning Plan Amending Ordinance No. 348, Map No.
8 2.2395, Change of Zone Case No. 7892" which map is made a part of this ordinance.

9 Section 2. This ordinance shall take effect 30 days after its adoption.

10
11 BOARD OF SUPERVISORS OF THE COUNTY
12 OF RIVERSIDE, STATE OF CALIFORNIA

13 By: _____
14 Chairman, Board of Supervisors

15 ATTEST:
16 KECIA HARPER-IHEM
17 Clerk of the Board

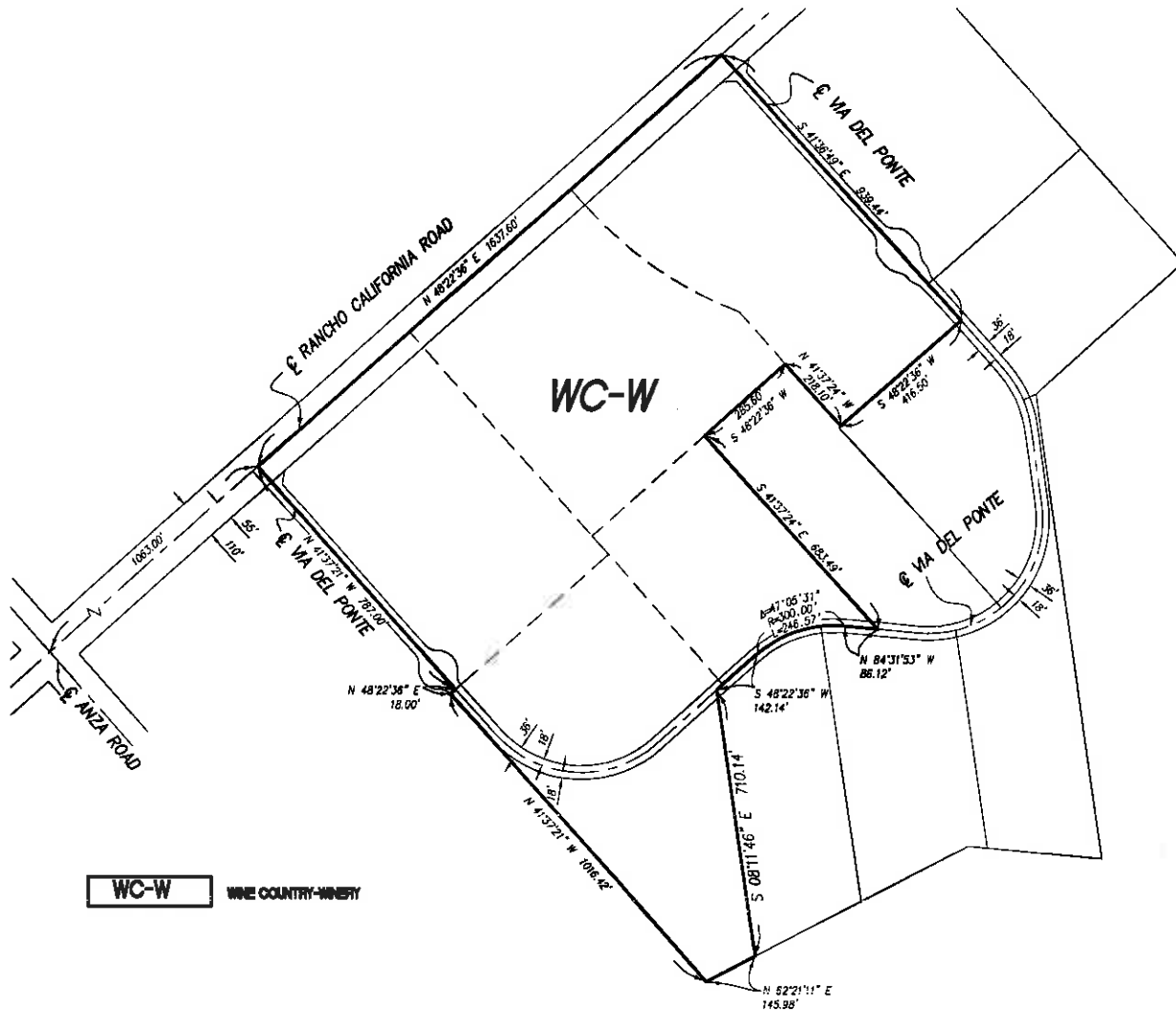
18
19 By: _____

20
21 (SEAL)

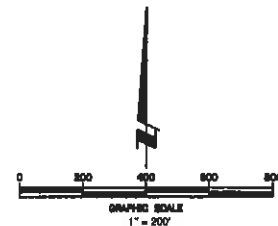
22
23 APPROVED AS TO FORM
24 April 28, 2016

25
26 By:  _____
27 MICHELLE CLACK
28 Deputy County Counsel

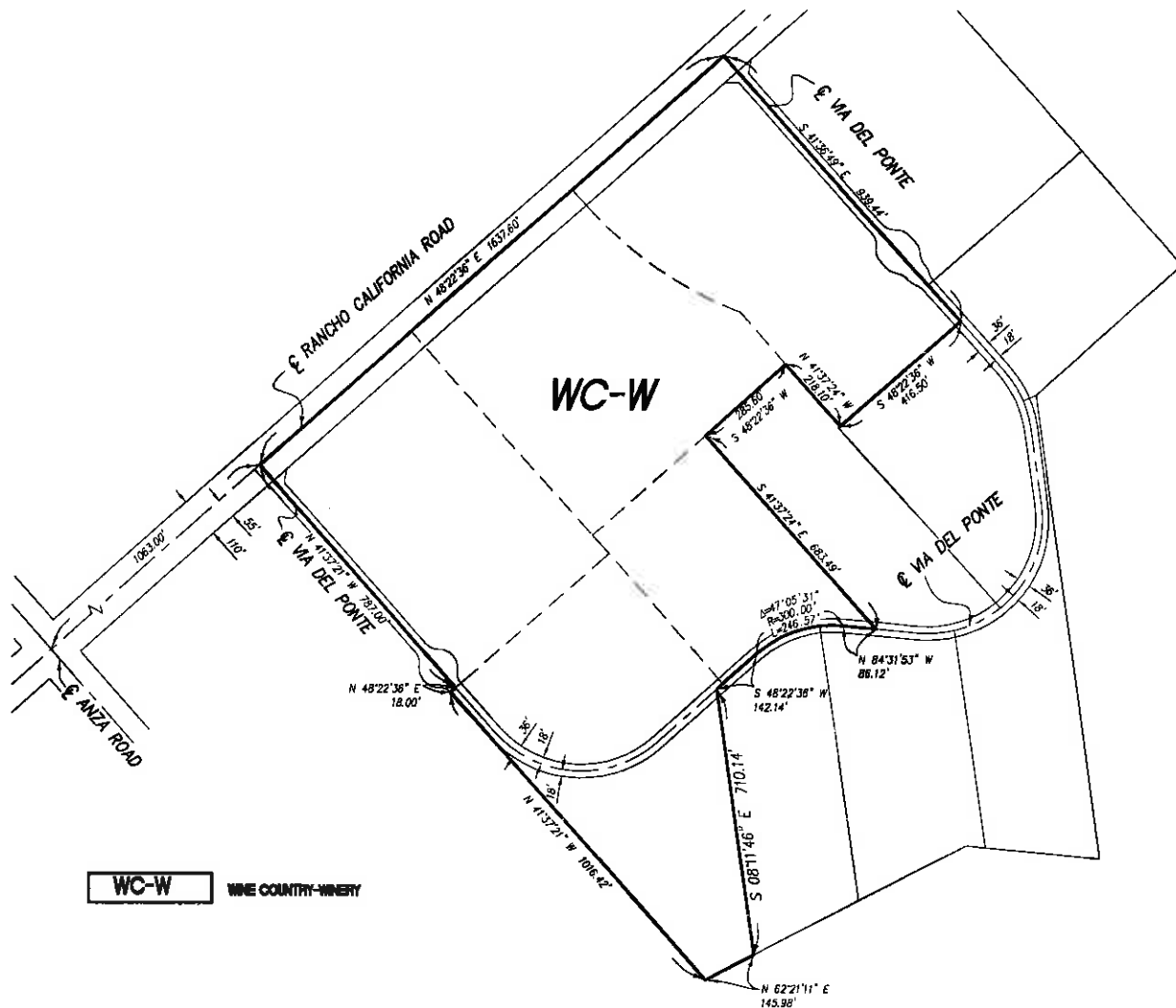
**RANCHO CALIFORNIA AREA
PORTION SEC. 25 AND 26 T.7.S., R.2 W.**



MAP NO. 22395
CHANGE OF OFFICIAL ZONING PLAN
AMENDING
MAP NO. 2 ORDINANCE NO. 348
CHANGE OF ZONE CASE NO. 7892
ADOPTED BY ORDINANCE NO. 348.4837
Date: _____
RIVERSIDE COUNTY BOARD OF SUPERVISORS



**RANCHO CALIFORNIA AREA
PORTION SEC. 25 AND 26 T.7.S., R.2 W.**



MAP NO. 22395
CHANGE OF OFFICIAL ZONING PLAN
AMENDING
MAP NO. 2 ORDINANCE NO. 348
CHANGE OF ZONE CASE NO. 7892
ADOPTED BY ORDINANCE NO. 348.4837
Date: _____
RIVERSIDE COUNTY BOARD OF SUPERVISORS

ERRATA TO ENVIRONMENTAL ASSESSMENT NO. 42804

There are clarifications to the Project Information, Planning Analysis, and Transportation/Traffic Analysis sections of Environmental Assessment No. 42804. The minor changes in the Project Information and Planning Analysis will clarify that the recordation of Certificate of Parcel Merger is required to ensure the Project meets the development standards of the WC-W Zone. These changes are located on pages 2, 9, 57, and 58. The minor changes to the Transportation/Traffic Analysis were made to clarify the mitigation measure used to mitigate potential impacts to the existing roadways. The changes are located on pages 69 through 72. All changes are shown below in red. The changes do not affect the overall conclusions of the environmental document, and instead represent clarifications.

The changes to the paragraphs on page 2 notes that a Certificate of Parcel Merger was applied for and is conditioned to be recorded as part of Plot Plan No. 16891 Revision 3 (PP No. 16891R3, the "Project") Conditions of Approval. This correction is carried through the document on pages 9, 57 and 58.

Under the Transportation/Traffic Analysis, the correct box is marked to be consistent with conclusion of environmental assessment concerning applicable congestion management programs. The next and last changes to the EA were made to cite the correct condition of approval that will mitigate potential impacts. Condition of Approval (COA) 80. TRANS. 1 that required payment for roadway improvements was removed from the Project's conditions of approval because it is a redundant condition. The County is currently updating Ordinance No. 695 to include a funding program for roadway improvements specifically in the Temecula Valley Wine Country Policy Area. Compliance with Ordinance No. 695, which requires payment into the Development Impact Fee Program for roadway improvements, is conditioned through COA 90. PLANNING. 14. Therefore, the correct condition of approval cited in this section was changed to COA 90. PLANNING. 14.

Page 2 First and Second Paragraphs

The Change of Zone No. 7892 (CZ No. 7892) will change the zone for a winery site that was identified in EIR No. 524 as an existing winery from Citrus/Vineyard-10 acre min (C/V-10) Zone and Citrus/Vineyard – 5 acre min (C/V- 5) Zone to Wine Country-Winery (WC-W) Zone so that the zone classification is consistent with the Temecula Valley Wine Country **Policy Area** - Winery District. The Project site consists of parcels 942-230-024, 942-230-012, 942-230-013, 942-230-014 and 942-230-025. The applicant has filed for a Certificate of Parcel Merger to merge parcel 942-230-025 with parcels 942-230-012, 942-230-013, and 942-230-014. The parcel merger will create a 35.81 gross acre parcel. The parcel merger will need to be certified in accordance with COA 20. PLANNING. 2. That is, the Certificate of Parcel Merger shall be recorded by the applicant within 60 days of the Project approval or prior to issuance of any building permit, whichever occurs first. ~~and the new parcel created by Certificate of Parcel Merger No. 1955 (CPM No. 1955). CPM No. 1955 merged the following parcels to create a 35.81 gross acre parcel: 942-230-012, 942-230-013, 942-230-014, and 942-230-025. CPM No. 1955 was recorded on February 22, 2016 in the Official Records of the County of Riverside as Instrument No. 2016-00682836.~~

PP No. 16831R3 proposes to expand the existing hotel accommodations that exist on the Project site (Figures 3a-3e). PP No. 16891R3 will add 30 rooms, a swimming pool with a pool service building, and 30 parking spaces to the existing hotel. The project's total area with the ~~parcel merger will be Recorded CPM No. 1995 is now~~ approximately 46.01 gross acres. The total vineyard area to support the winery increases by 12.81 acres; this amounts to 78% of the winery site dedicated to vineyard planting. The proposed pool house has a guest service area, bar and food service area, outdoor seating with a patio cover, a swimming pool and spa, lounge area, and four cabanas. The proposed square footage of the hotel addition and pool house are as follows:

Page 2 Fourth and Fifth Paragraphs

The Project will classify an existing winery, hotel, restaurant, and special occasion facility permitted through Plot Plans No. 16891, 16891 R1 and 16891R2 into a Class V Winery under the Wine Country - Winery Zone. The existing hotel sits on ~~the new~~ parcel ~~942-230-025 created by CPM No. 1955~~. Approximately 32.81 acres of the Project site's 41.69 net acres is currently planted in vineyard and will remain dedicated to vineyards. This amounts to a planting area of approximately 78%, which exceeds the 75% planting requirement required by the WC-W Zone.

As approved under PP No. 16891R2, the existing winery and wine country hotel will continue to operate on separate parcels. Condition of Approval 20. PLANNING. 1 requires the existing deed restriction to be updated to reflect the new parcel created by ~~the Certificate of Parcel Merger CPM No. 1955~~ and to be recorded within six (6) months of the approval date for PP No. 16891R3 ~~or prior to issuance of any building permit, whichever comes first~~.

Page 9 Item C

C. Assessor's Parcel No(s): 942-230-024, ~~and new parcel created by Certificate of Parcel Merger No. 1955 that merged parcels~~ 942-230-025, 942-230-012, 942-230-013, and 942-230-014

Page 57 Findings of Fact a)

a) Change of Zone No. 7892 is a part of the proposed Project. This action changed the existing site zoning from Citrus/Vineyard – 10 Acre minimum (C/V-10) Zone and Citrus/Vineyard – 5 acre minimum (C/V-5) Zone to Wine Country-Winery (WC-W) for consistency with Figure 4B, Temecula Valley Wine Country Policy Area with Districts. The Project, PP No. 16891R3, meets the development standards of the WC-W Zone. PP No. 16891R3 will add 30 rooms, a swimming pool with a pool service building, and 30 parking spaces to the existing hotel. ~~The Project is conditioned to record the Certificate of Parcel Merger No. 1995 within 60 days of project approval or prior to issuance of any building permit, whichever comes first, in order to meet the acre requirement for the room expansion (COA. 20. PLANNING 2).~~ ~~Once the parcels are merged, the Project's total area will be Recorded CPM No.~~ approximately 46.01 gross acres. The Project will increase the number of guest rooms from 60 to 90 guest rooms, which is consistent with the WC-W Zone standard for guest rooms. The WC-W Zone permits 2 rooms per gross acres; therefore, the maximum number of guest rooms is 92. The buildings associated with the Project meets the minimum setback requirements of 100 ft. from Rancho California

Road, 50 ft. for all other roadways, and 30 ft. for side/rear setbacks. The buildings are below the maximum building height of 40 ft. The number of habitable stories for the pool facility is one and wine country hotel is two, which is consistent with the WC-W Zone.

As approved under PP No. 16891R2, the existing winery and wine country hotel will continue to operate on separate parcels. COA 20. PLANNING. 1 requires the existing deed restriction to be updated to reflect the new parcel created by CPM No. 1955 and to be recorded within six (6) months of the approval date for PP No. 16891R3 **or prior to the issuance of any building permit, whichever comes first.** With implementation of this condition of approval, the Project will be consistent with the WC-W Zone; therefore, impacts will be less than significant.

Page 58 Finding of Facts e)

e) Implementation of the proposed Project will not disrupt or divide the physical arrangement of an established community (including a low-income or minority community). No low-income or minority community exists in proximity to the proposed Project site. Certificate of Parcel Merger No. 1955, to merge the parcel that the winery hotel sits on, parcel 94223025, with three adjacent parcels, parcels 94223012, 942230013 and 942230014, **is conditioned to be recorded within 60 days of PP No. 16891R3 approval or prior to issuance of any building permit, whichever comes first. ~~was recorded on February 22, 2016.~~** These three adjacent parcels are currently planted in vineyards. These parcels were three of nine residential lots that are a part of Tract Map No. 29975. Of the nine residential lots only one is currently used for residential purposes. The Temecula Valley Wine Country Policy Area promotes both residential and winery uses to occur within the Winery District. The project is consistent with the policy area and does not prevent the remaining residential lots to build out as residential units in the future. No impacts are anticipated and no mitigation is required.

Page 58 Mitigation

Mitigation: COA 20. PLANNING. 1, **COA 20. PLANNING. 2**

Page 69 Checklist 13 b:

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
TRANSPORTATION/TRAFFIC Would the project				

13. Circulation

☐☒☐☐

b. Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?

Last paragraph of Page 70:

The pool house will be used by hotel guests only and is not expected to be a trip generating use. The hotel will be primarily used by tourists visiting the area wineries. Hotel guests will typically make multiple stops a short distance apart to various wineries and therefore hotel trips are not likely to be 100% primary trips. Most hotel guests will be coming from local wineries with only a few coming from a larger distance solely for the purpose of a hotel stay. There is no evidence that guests would be traveling from a further distance than a typical hotel use. The Project is only anticipated to generate approximately 26 peak hour trips at any given day. Per the County's Traffic Impact Analysis Preparation Guidelines, a traffic study is only required when the project is estimated to generate 100 or more peak hourly trips. Regardless, given the low number of peak hour trips, coupled with the measures from the Trip Reduction Program (COA 90. PLANNING. 16-17), any impacts on the surrounding infrastructures are anticipated to be less than significant.

First paragraph of Page 71

The Project will result in an incremental impact on the existing and planned roadways. Prior to the issuance of a certificate of occupancy, the Project applicant shall comply with the provisions of Ordinance No. 659 (As Amended through 659.12, an Ordinance of the County of Riverside Amending Ordinance No. 659 Establishing a Development Impact Fee Program) per COA 90. PLANNING. 14, which requires payment of the appropriate fees set forth on the Ordinance. Ordinance No. 659 sets forth policies, regulations, and fees related to the funding and construction of facilities necessary to address direct and cumulative environmental effects generated by new development. Riverside County Transportation Land Management Agency (TLMA) is processing an update to Ordinance No. 659 to include a funding program specifically for roadway improvements in the Temecula Valley Wine Country Policy Area to further mitigate cumulative transportation impacts.

~~was also conditioned through COA 80. TRANS. 1 to contribute to roadway improvements in Wine Country to mitigate future impacts associated with the hotel expansion. COA 80. TRANS. 1 states that "to fund necessary roadway improvements beyond those in the WRCOG TUMF Program, the County is in the process of establishing a funding program for the Wine Country Community Plan (WCCP) area, which includes this Project site, in order to mitigate cumulative traffic impacts. Since the development of the funding program is ongoing, the applicant will be required to pay the proportionate fair share attributable to this Project prior to issuance of 50% of the building permits on the Project. The Project's fairshare contribution is determined based on the ratio of the Project's traffic to future traffic of the WCCP. Alternatively, in the event the funding program for the WCCP is established through an update~~

~~to the DIF, then the Project shall pay its fees into said funding program through DIF payments in place of the fairshare contribution described above or as approved by the Director of Transportation.”~~

Second paragraph of page 72

With the implementation of the TRP and ~~DIF fair share~~ contributions, any impacts will remain less than significant. No additional mitigation is required.


Tenth paragraph of Page 72

Mitigation: ~~COA 80. TRANS. 1~~ COA 90. PLANNING. 14 and COA 90. PLANNING. 17

Monitoring: Mitigation is monitored by Planning Department and ~~Transportation~~ Transportation Department

Agenda Item No.:
Area Plan: Southwest Area Plan
Zoning Area: Rancho California
Supervisory District: Third
Project Planner: Phayvanh Nanthavongdouangsy
Board of Supervisors: May 24, 2016

FTA: 2015-03
CHANGE OF ZONE NO. 7892
PLOT PLAN NO. 16891 REVISION 3
Environmental Assessment No. 42804
Applicant: Steve Converse
Engineer/Representative: Walt Allen



Steve Weiss, AICP
Planning Director

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

The project includes Change of Zone No. 7892 (CZ No. 7892) and Plot Plan No. 16891 Revision 3 (PP No. 16891R3).

Change of Zone No. 7892

The project site, known as Ponte Inn, is approximately 46 acres located within the Temecula Valley Wine Country Policy Area – Winery District. The proposed change of zone will amend the existing zone of Citrus/Vineyard – 10 acre minimum (C/V – 10) and Citrus/Vineyard – 5 acre minimum (C/V-5) to Wine Country – Winery (WC-W) Zone to be consistent with the Temecula Valley Wine Country Policy Area.

Plot Plan No. 16891 R3 (PP No. 16891 R3):

PP No. 16891R3 is proposing an expansion to the existing Ponte Inn, a hotel associated with the Ponte Family Estate Winery. The hotel and winery are currently operating under its existing entitlements of PP No. 16891 Revision 2 (PP No. 16891R2). The winery was first approved in 2001 which permitted a winery, tasting rooms, and a special occasion facility. The first revision was approved in 2006 to add a kitchen, food preparation and dining area. The second revision was approved in 2009 to include a 60 room hotel. The existing winery is located on parcel 942230024 of approximately 10.2 gross acres. The parcel that the existing hotel sits on, parcel 942230025, is conditioned to be merged with three adjacent parcels (942230012, 942230013, and 942230014) through a Certificate of Parcel Merger (CPM). The CPM will create a parcel that is approximately 35.81 gross acres.

This winery, and its incidental commercial uses, is classified as a Class V Winery under the WC-W Zone. The project will add 30 rooms, pool service building with guest service and outdoor swimming pool, and 30 parking spaces to the existing hotel. The total acreage covered by the plot plan is 46.01 gross acres. The WC-W Zone permits two guest rooms per gross acre. The proposed expansion will increase the number of guest rooms to 90, which is consistent with the WC-W Zone development standards. Consistent with the existing hotel and winery, outdoor amplified sounds are not permitted in the new hotel guest areas as part of this project. With the proposed incidental commercial uses, Ponte Inn and Winery is required to maintain a minimum 75% of their property for the exclusive growing of grapes.

No other changes to the existing winery or its incidental commercial uses are proposed through this project, and the uses allowed under PP16891, PP16891R1 and PP16891R2 may continue to operate. The conditions of approval for PP16891R3 are in addition to the conditions of approval for PP16891, PP16891R1 and PP16891R2, which remain in full force and effect.

Location:

The project site is located in the Temecula Valley Wine Company in unincorporated Riverside County at 35001 Rancho California Road, Temecula CA 92591.

ISSUES OF POTENTIAL CONCERN:

The existing winery and wine country hotel are located on separate parcels, and will continue to operate on separate parcels. The hotel cannot exist without the winery facility. Therefore, in 2009 as part of PP No. 16891R2, a deed restriction was required for parcels 942230024 and 942230025, which placed development restrictions on the hotel and winery parcels. Condition of Approval 20. PLANNING. 1 requires the existing deed restriction to be updated to include the new parcel created by the CPM and to be recorded within six (6) months of the approval date for the project or prior to the issuance of any building permit, whichever occurs first. The updated deed restriction is attached as Exhibit A.

SUMMARY OF FINDINGS:

- | | |
|--|---|
| 1. Existing General Plan Land Use (Ex. #5): | Agriculture: Agriculture (AG:AG) (10 acre min within the Temecula Valley Wine Country Policy Area.) - Winery District (20 acre min.) |
| 2. Surrounding General Plan Land Use (Ex. #5): | Agriculture: Agriculture (AG:AG) (10 acre min) within the Temecula Valley Wine Country Policy Area - Winery District (20 acre min.) |
| 3. Proposed Zoning (Ex. #3): | Wine Country – Winery (WC-W) Zone |
| 4. Surrounding Zoning (Ex. #3): | Citrus/Vineyard – 10 Acre Minimum (C/V-10) and Citrus/Vineyard – 5 Acre Minimum (C/V-5) to the west, Citrus/Vineyard – 20 Acre Minimum (C/V-20) to the south, and Citrus/Vineyard (C/V) to the north and Wine Country - Winery Zone to the east |
| 5. Existing Land Use (Ex. #1): | Agriculture (Vineyards), agriculture barn, one-family dwelling unit and a second dwelling unit. |
| 6. Surrounding Land Use (Ex. #1): | Similar wineries, one-family dwelling units and vacant properties |
| 7. Project Data: | Total Acreage: 46.01
Total Net Acres: 41.73 |
| 8. Environmental Concerns: | See attached environmental assessment |

RECOMMENDATIONS:

THE BOARD OF SUPERVISORS TAKE THE FOLLOWING ACTIONS:

ADOPT a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 42804**, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment; and,

APPROVE CHANGE OF ZONE NO. 7892, amending the zoning classification for the subject properties from C/V-5 and C/V-10 to WC-W Zone, in accordance with Exhibit #3, based upon the findings and conclusions incorporated in the staff report and adoption of the Zoning Ordinance; and,

ADOPT ORDINANCE NO. 348.4873 amending the zoning in the Rancho California Area shown on Map No. 2.2395 Change of Zone No. 7892 attached hereto and incorporated herein by reference; and;

APPROVE PLOT PLAN NO. 16891 REVISION 3, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

FINDINGS: The following findings are in addition to those incorporated in the summary of findings and in the attached environmental assessment, which is incorporated herein by reference.

1. The project site is designated Agriculture within the Temecula Valley Wine Country Policy Area - Winery District in the Southwest Area Plan (SWAP). The proposed use, expansion of an existing hotel associated with a Class V Winery, an incidental commercial use, is consistent with the Temecula Valley Wine Country Policy Area - Winery District.
 - The Project is consistent with the policy area's policies SWAP 1.2, SWAP 1.9 and SWAP 1.11 because it is harmonious with development in the Winery District, promotes tourist related activities for the wine industry and its incidental commercial uses are in conjunction with a winery.
 - SWAP 1.7 requires implementation of an integrated Trails network. SWAP Figure 8 illustrates a Regional Trail along Rancho California Road. To satisfy policy SWAP 1.7, future trails will be reviewed and approved as part of the street improvement plans by the Transportation Department and County Parks District.
 - Per SWAP 1.8 new development within the policy area may utilize the Greenhouse Gas (GHG) Reduction Workbook to select GHG reduction measures to achieve the County's GHG emission reduction threshold. The GHG Reduction Workbook provided option tables based on AB-32 targets and contains measures to reduce GHG emissions. Alternatively, new development may utilize other reduction mechanisms to achieve reduction thresholds as prescribed in the workbook. The applicant submitted a GHG analysis that utilized a GHG emissions threshold of 3,000 Metric Tons per year(MT/year).¹ The GHG emissions from the Project are well below the 3,000 MT/year significance threshold proposed for this analysis. Therefore, it is reasonable to presume that this Project's contribution to global climate change is not cumulatively considerable and therefore the project's contribution to cumulative impacts would be less than significant.
2. The project site is surrounded by properties which are also designated Agriculture within the Temecula Valley Wine Country Policy Area - Winery District.
3. The zoning for the subject site will be Wine Country - Winery Zone (WC-W) Zone. The proposed use, expansion of the wine country hotel associated with a winery as defined as Class V Winery, is permitted subject to an approved plot plan in the WC-W Zone.
4. The proposed project, expansion of the wine country hotel associated with a winery as defined as Class V Winery, is consistent with the development standards set forth in the WC-W zone.

¹ A Metric Ton is a common international measurement for the quantity of greenhouse gas emissions. A metric ton is equal to 1000 kilograms, or, 2204.6 pounds.

- The wine country hotel expansion meets the minimum building setback requirements of 100 ft. from Rancho California Road, 50 ft. for all other roadways, and 30 ft. for side/rear setbacks. The buildings are below the maximum building height of 40 ft. The number of habitable stories for the pool facility is one and the wine country hotel is two, which is consistent with the WC-W Zone. The total number of guest rooms permitted in the WC-W Zone is two per gross acre. The total area covered by the plot plan is 46.01 gross acres; therefore, the maximum number of guest rooms permitted is 92 guest rooms. The expansion will increase the number of guest rooms to 90 guest rooms. The project carries forward the existing hotel's Spanish Mission-style architecture that is in line with the Wine Country theme.
 - Seventy-eight percent (78%) of the net project area, which amounts to 32.81 acres, is set aside to meet the planting requirement. The additional parcels are currently planted in vineyards and conditioned to be maintained for the life of the permit.
 - The proposed winery is at least 3,000 square feet and is conditioned to produce at least 7,000 gallons of wine annually. The existing winery permitted under PP No. 16891 is approximately 5,408 square feet including barrel, preparation, tasting rooms, and storage room. The winery is also currently operational, producing over 22,000 cases per year. The project is also conditioned to produce 50% of the wine sold on the project site.
 - The buildings' exterior and parking lot lighting is conditioned to comply with Ord. Nos. 655 and 915.
5. The project site is surrounded by properties which are zoned Citrus/Vineyard Zone.
 6. Wineries with similar incidental commercial uses and single family residential units have been constructed and are operating in the project vicinity.
 7. This project is not located within a Criteria Area of the Multi-Species Habitat Conservation Plan.
 8. This project is not within the City Sphere of Influence of Temecula.
 9. Environmental Assessment No. 42804 identified the following potentially significant impacts:
 - a. Cultural Resources

Consultation per AB-52 was completed for the proposed Project. Staff received one consultation request and met with the Pechanga Band of Luiseno Indians representatives on August 4, 2015. Upon review of the proposed site plan, Geology Study, and recommended Project's conditions of approval the representatives are in agreement with the proposed conditions of approval. Based on the information provided in EA No. 42804, the Project will not cause a substantial adverse change in the significance of tribal cultural resources as defined in Public Resources Code 21074. Any impacts will remain less than significant with the incorporated mitigation measures.
 - b. Biological Resources
 - c. Geology/Soils
 - d. Hazardous Material
 - e. Air Quality
 - f. Greenhouse Gas Emissions

- g. Land Use/Planning
- h. Hydrology and Water Quality
- i. Public Services
- j. Noise
- k. Transportation/Traffic
- l. Public Services

These listed impacts will be fully mitigated by the measures indicated in the environmental assessment and conditions of approval. No other significant impacts were identified.

CONCLUSIONS:

1. The proposed project is in conformance with the Temecula Valley Wine Country Policy Area - Winery District and with all other elements of the Riverside County General Plan.
2. The proposed project is consistent with the proposed Wine Country - Winery (WC-W) Zone in Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
3. The public's health, safety, and general welfare are protected through project design.
4. The proposed project is clearly compatible with the present and future logical development of the area.
5. The proposed project will not have a significant effect on the environment.
6. The proposed project will not preclude reserve design for the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP).

INFORMATIONAL ITEMS:

1. As of this writing, no letters, in support or opposition have been received.
2. The project site is not located within:
 - a. The city of Temecula's sphere of influence;
 - b. A 100-year flood plain, or dam inundation area;
 - c. A fault zone;
 - d. A liquefaction area; or
 - e. A MSHCP Core Reserve Area.
3. The project site is located within:
 - a. The Temecula Valley Wine Country Policy Area;
 - b. The boundaries of the Temecula Valley Unified School District;
 - c. County Service Area No. 149;
 - d. Murrieta Creek/Santa Gertrudis Valley Area Drainage Plan;
 - e. Paleontological Sensitive Area;
 - f. Subsidence Area;
 - g. Zone B of the Mt. Palomar Special Lightning Area; and,
 - h. The Stephens Kangaroo Rat Fee Area.
4. The subject site is currently designated as Assessor's Parcel Numbers: 942230024, 942230025, 942230012, 942230013, and 942230014.

**Supervisor: Washington
District 3**

Date Drawn: 03/17/2016
Vicinity Map



Zoning Area: Rancho California

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2010, the County of Riverside adopted a new General Plan, providing us with the guidelines for incorporated Riverside County parks. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department office in Riverside at (951) 955-2000 (extensive) or in Palm Desert at (760) 955-3777 (Boulevard Canyon) or visit <http://www.riverside.ca.gov>.

RIVERSIDE COUNTY PLANNING DEPARTMENT
CZ07892 PP16891R3

Supervisor: Washington
District 3

LAND USE

Date Drawn: 03/17/2016
Exhibit 1



Zoning Area: Rancho California

Author: Vinnie Nguyen



0 400 800 1,600
Feet

DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-5200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website <http://rclanningonline.org>

RIVERSIDE COUNTY PLANNING DEPARTMENT

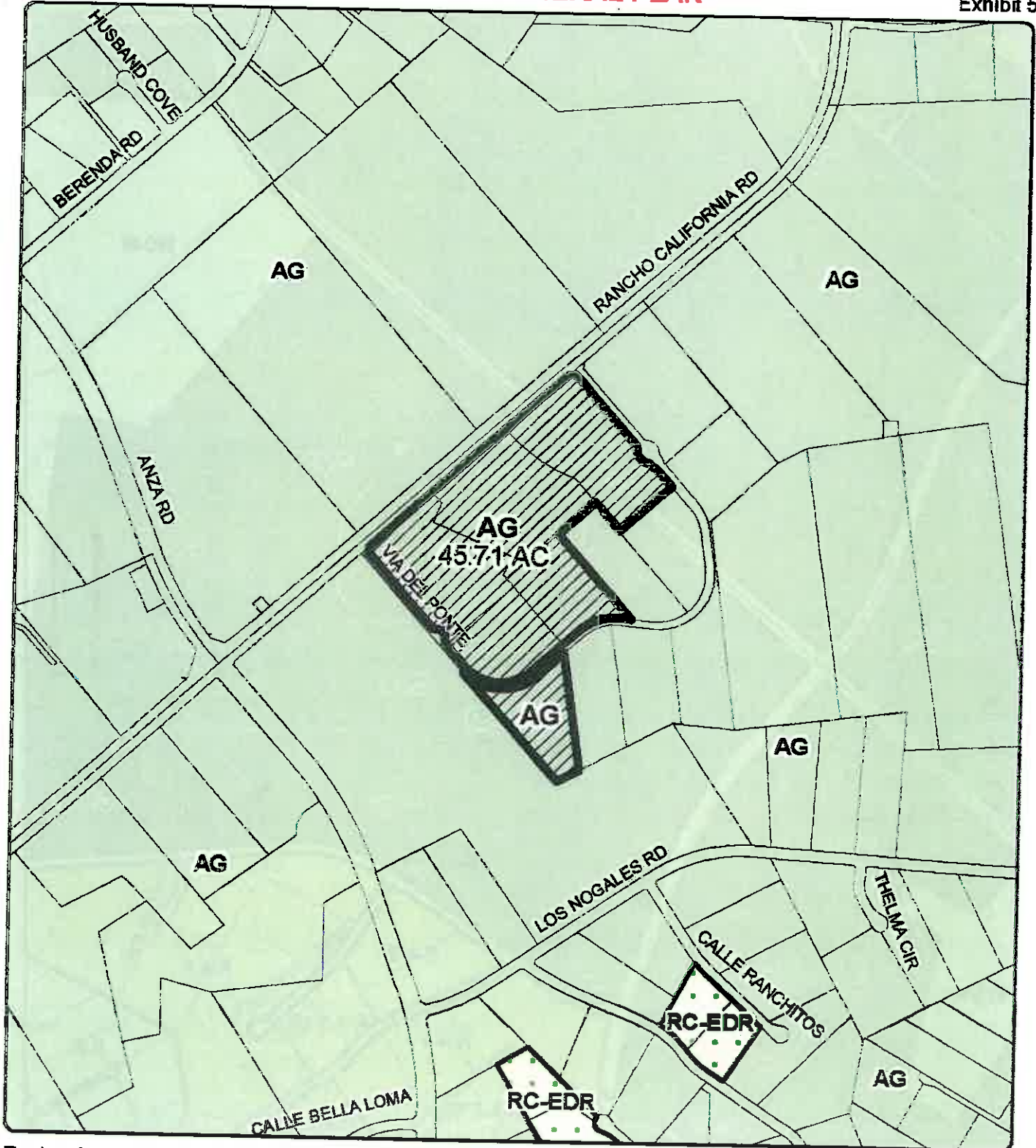
Supervisor: Washington
District 3

CZ07892 PP16891R3

EXISTING GENERAL PLAN

Date Drawn: 03/17/2016

Exhibit 5



Zoning Area: Rancho California

Author: Vinnie Nguyen

DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan, providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website <http://planning.rctlan.org>

RIVERSIDE COUNTY PLANNING DEPARTMENT

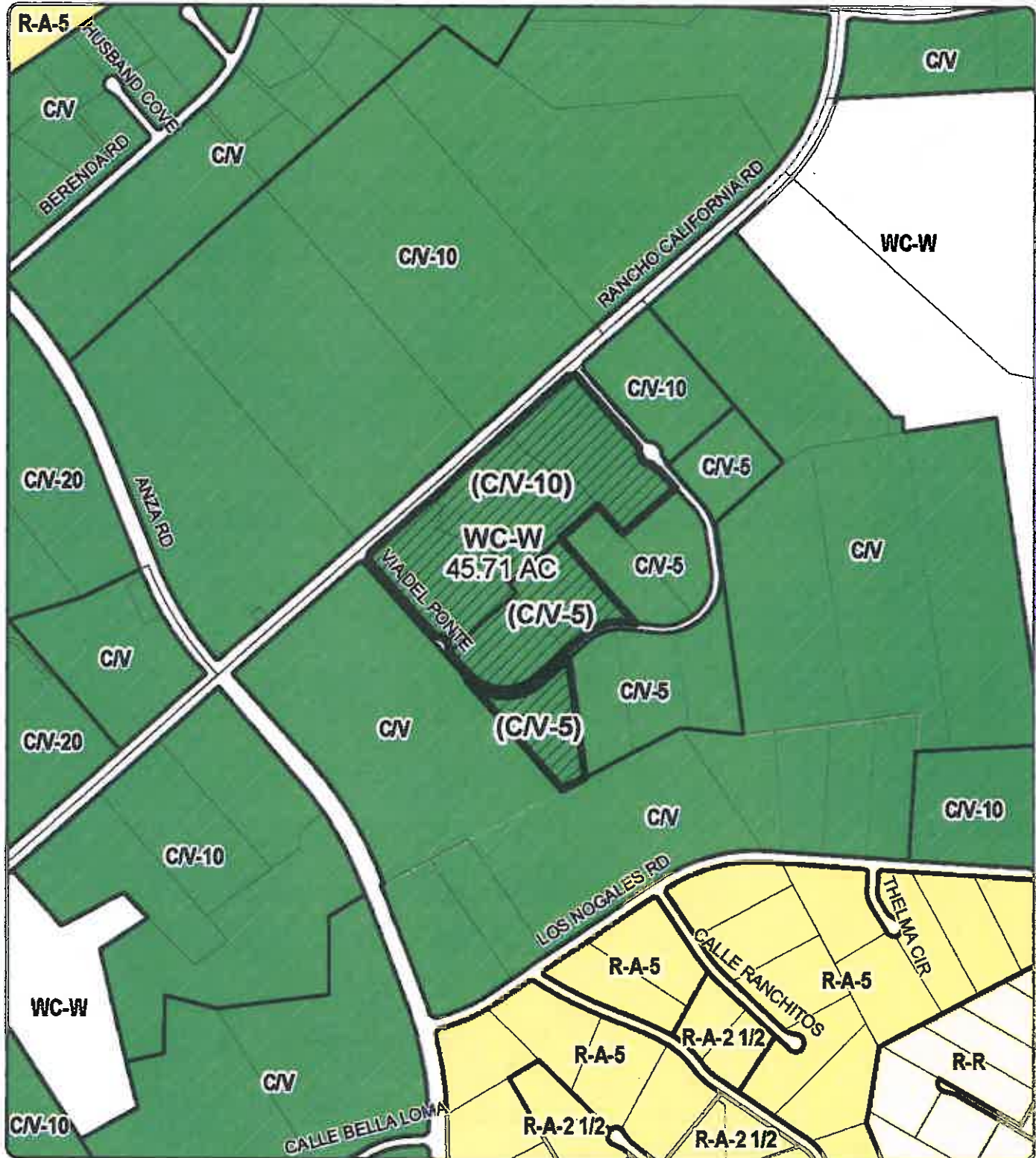
CZ07892 PP16891R3

Supervisor: Washington
District 3

Date Drawn: 03/17/2016

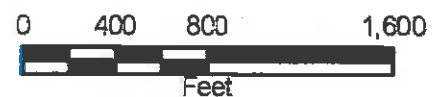
PROPOSED ZONING

Exhibit 3



Zoning Area: Rancho California

Author: Vinnie Nguyen

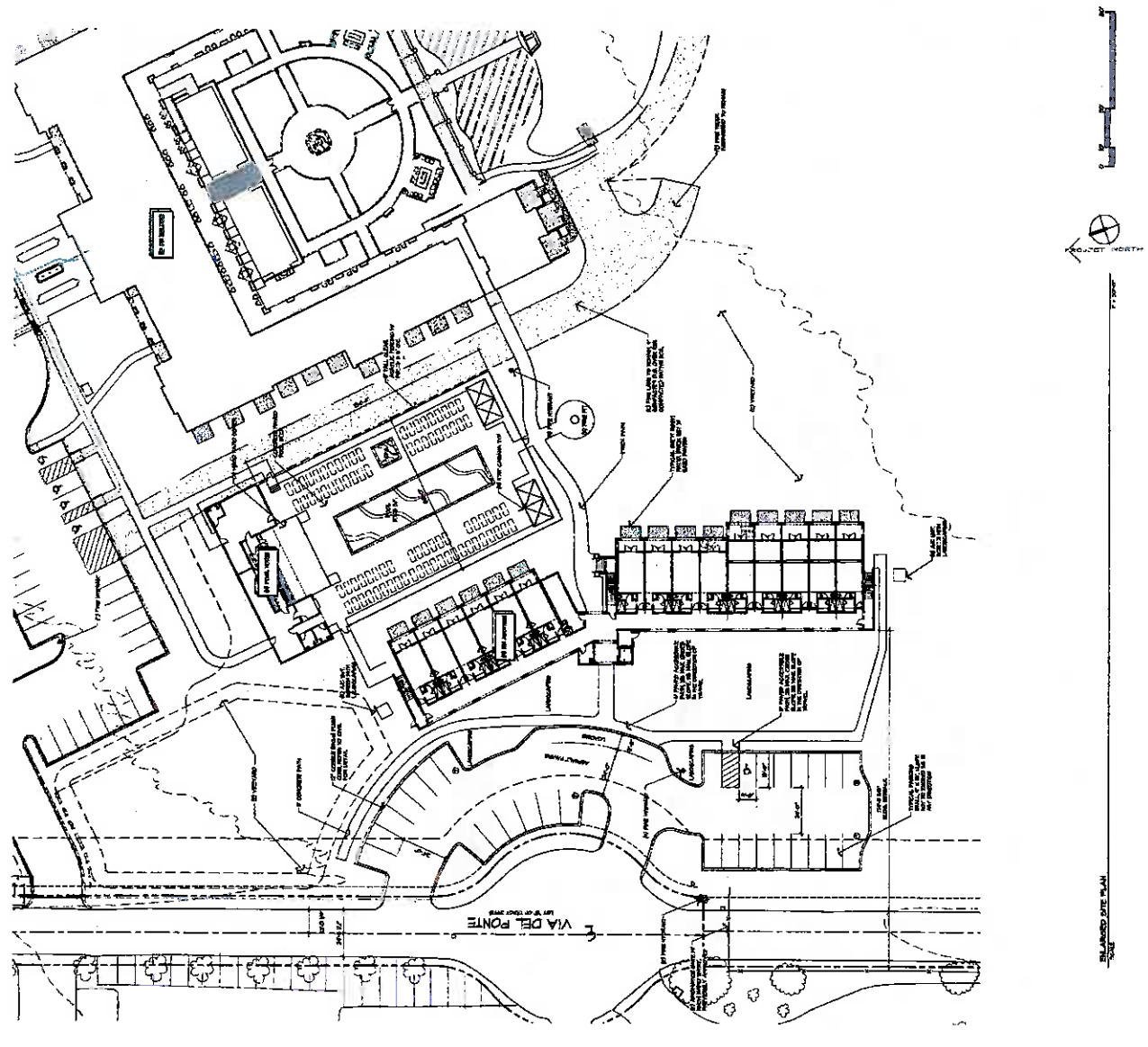


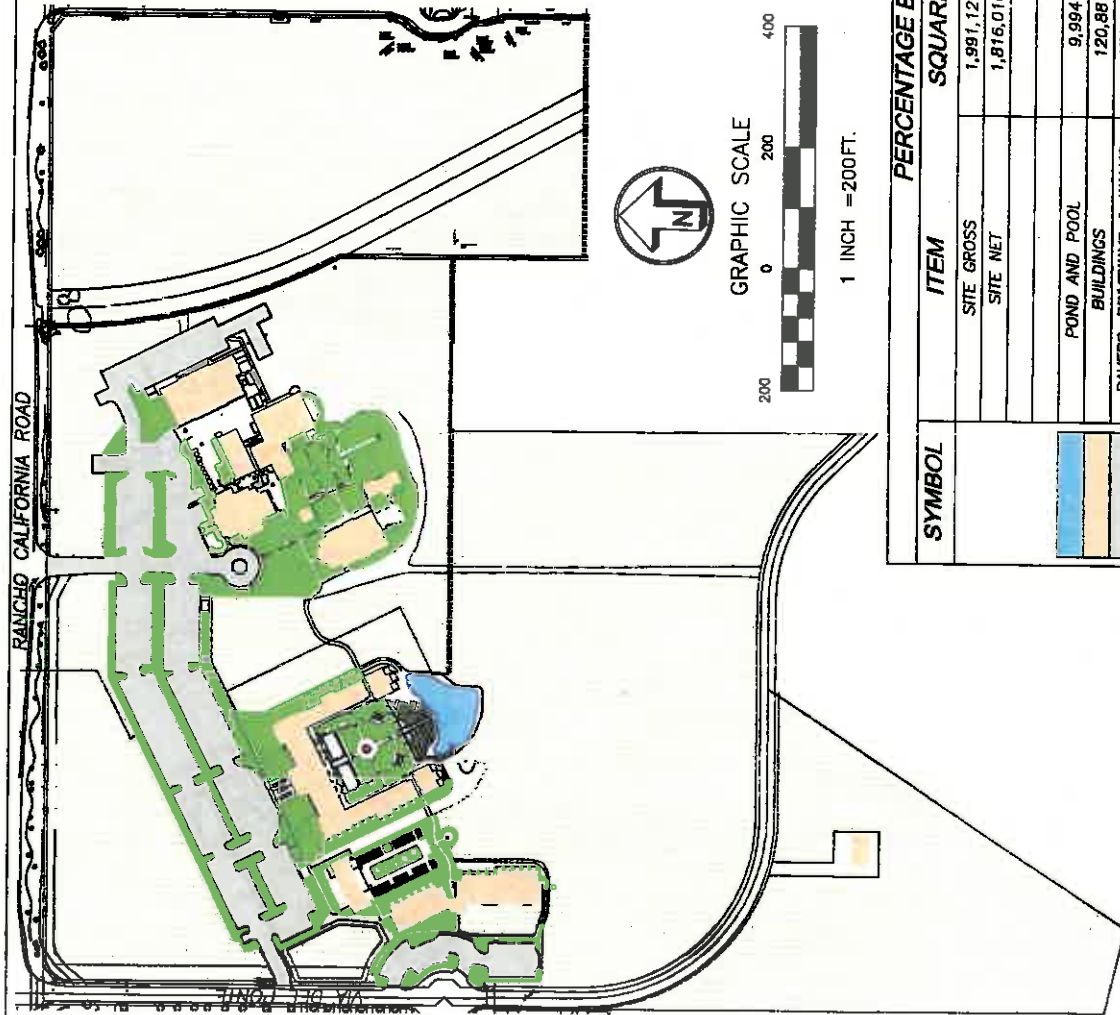
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--- PONTE FAMILY ESTATE WINERY ---
Hotel Addition, PP 16891R3

Walter R. Allen, AIA
2000 W. 10th Street, Suite 100
San Francisco, CA 94115
415.774.1000
www.wralien.com





PONTE WINERY **SITE BREAKDOWN PLAN** JOB # 14-136 07/06/15



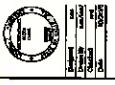
ALHAMBRA GROUP
 LANDSCAPE ARCHITECTURE
 California License #2017
 RECREATION FACILITIES PLANNING
 41825 Eshelman Rd., Suite 200, San Jose, CA 95128
 Tel: (408) 264-4000 Fax: (408) 264-4003



PERCENTAGE BREAKDOWN

SYMBOL	ITEM	SQUARE FEET	ACREAGE	PERCENTAGE
	SITE GROSS	1,991,127.6 S.F.	45.71 ACS.	
	SITE NET	1,816,016.4 S.F.	41.89 ACS.	100%
	POND AND POOL	9,994 S.F.	.23 ACS.	.5%
	BUILDINGS	120,881 S.F.	2.78 ACS.	6.7%
	PAVERS, DRIVEWAYS & WALKS	151,970 S.F.	3.49 ACS.	8.4%
	PLANTING	103,714 S.F.	2.38 ACS.	5.7%
	VINEYARDS	1,429,457.4 S.F.	32.81 ACS.	78.7%

Walter R. Allen, AIA
 10000 Wilshire Blvd, Suite 1000
 Beverly Hills, CA 90210
 Tel: 310.277.1111
 Fax: 310.277.1112
 Email: walter@walterallen.com

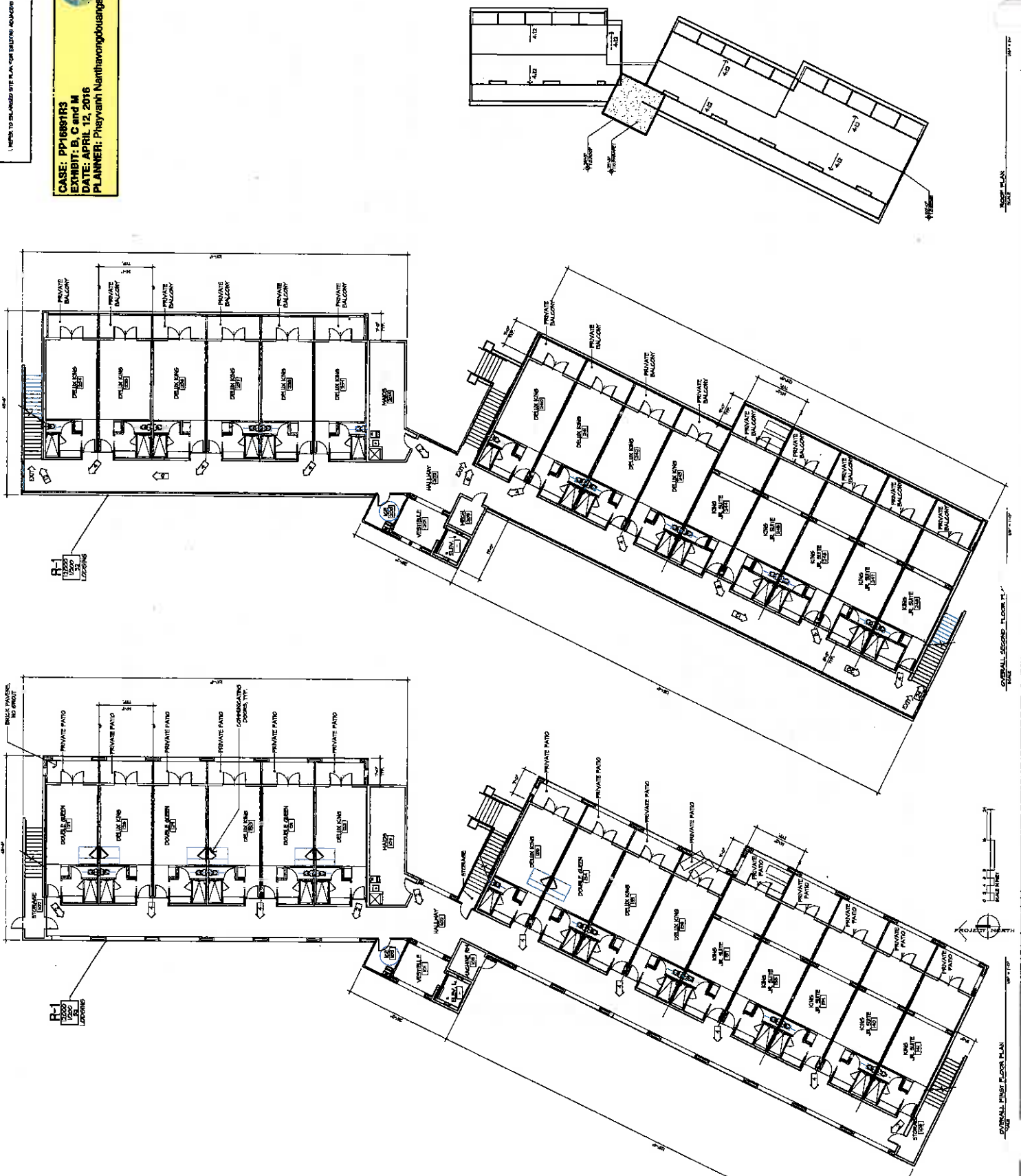


PONTE FAMILY ESTATE WINERY ADDITION
 Hotel Addition, PP 16891R3, BNR 150064, 66

NO.	REVISION	DATE
1	ISSUED FOR PERMIT	04/12/2016
2	REVISION	
3	REVISION	

PR-2

FLOOR PLAN NOTES
 1. REFER TO ENLARGED SITE PLAN FOR EXISTING FOUNDATION PAVING & PATIOS
 CASE: PP16891R3
 EXHIBIT: B, C and M
 DATE: APRIL 12, 2016
 PLANNER: Phayvath Nanthavongbousangsey



NOT TO SCALE
 1/8" = 1'-0"

OVERALL SECOND FLOOR PLAN

OVERALL FIRST FLOOR PLAN

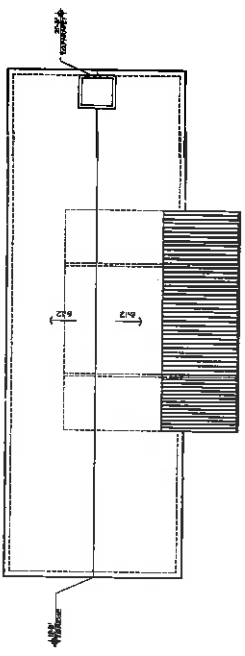
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--- PONTE FAMILY ESTATE WINERY ADDITION --- Hotel Addition, PP 16891R3, BNR 150064, 66

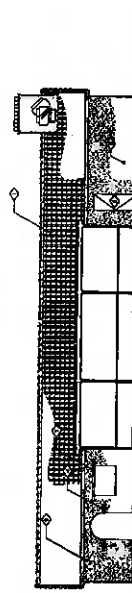
Water R. Allen, AIA
 10000 S. Bascom Avenue, Suite 100
 San Jose, CA 95128
 408.950.0000
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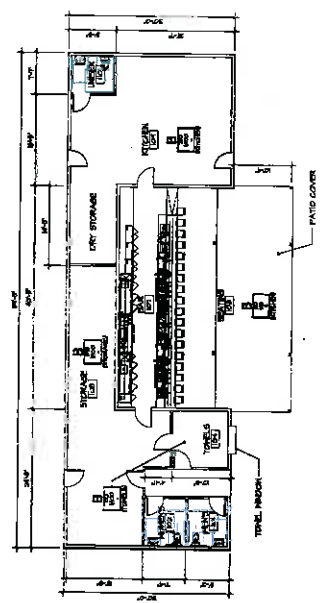
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- 2. SOUTH ELEVATION: 10' x 12' 6"
- 3. WEST ELEVATION: 10' x 12' 6"
- 4. EAST ELEVATION: 10' x 12' 6"
- 5. FLOOR PLAN: 10' x 12' 6"
- 6. ROOF PLAN: 10' x 12' 6"
- 7. SECTION: 10' x 12' 6"
- 8. DETAIL: 10' x 12' 6"
- 9. LANDSCAPE: 10' x 12' 6"
- 10. INTERIOR: 10' x 12' 6"
- 11. EXTERIOR: 10' x 12' 6"
- 12. FINISHES: 10' x 12' 6"
- 13. MATERIALS: 10' x 12' 6"
- 14. CONSTRUCTION: 10' x 12' 6"
- 15. SCHEDULE: 10' x 12' 6"
- 16. SPECIFICATIONS: 10' x 12' 6"
- 17. NOTES: 10' x 12' 6"
- 18. LEGEND: 10' x 12' 6"
- 19. INDEX: 10' x 12' 6"
- 20. APPENDICES: 10' x 12' 6"



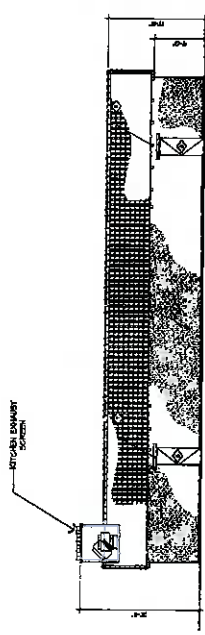
ROOF PLAN
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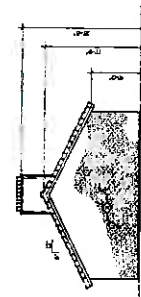
SOUTH ELEVATION
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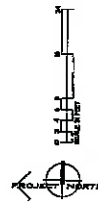
FLOOR PLAN
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NORTH ELEVATION
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EAST ELEVATION
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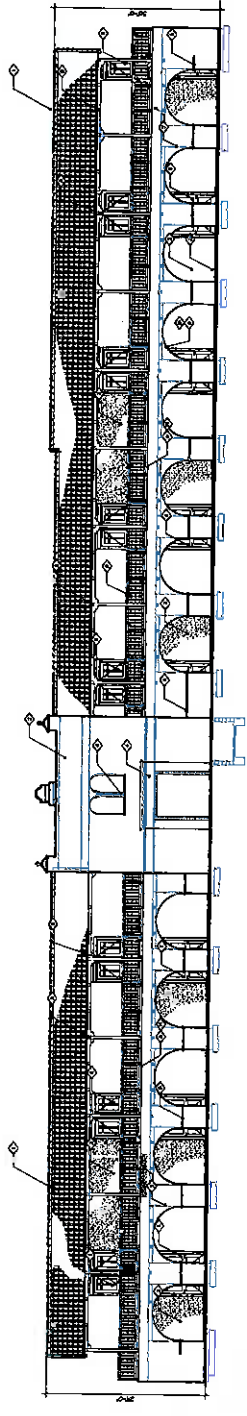


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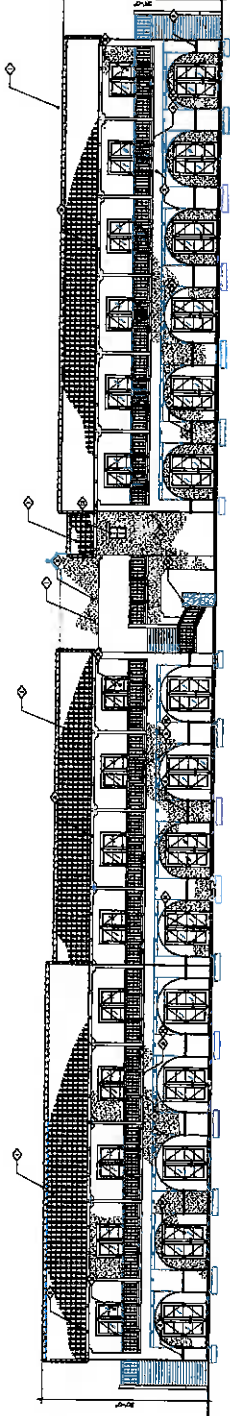
--- PONTE FAMILY ESTATE WINERY ADDITION ---
Hotel Addition, PP 16891R3, BNR 150064, 66

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10000 Rockledge Court, Suite 100
San Diego, CA 92121
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FAX (619) 594-1001
www.wraa.com

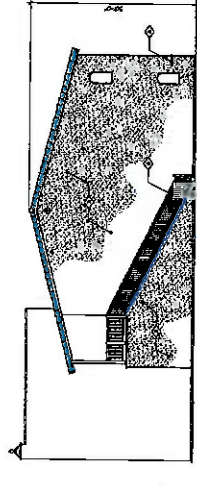
- 1. GENERAL NOTES:
 - A. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA BUILDING CODES AND ALL APPLICABLE CITY ORDINANCES.
 - B. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
 - C. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
 - D. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES.
 - E. THE CONTRACTOR SHALL MAINTAIN ADEQUATE DRAINAGE AND EROSION CONTROL MEASURES.
 - F. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL TREES AND LANDSCAPE FEATURES.
 - G. THE CONTRACTOR SHALL MAINTAIN ADEQUATE ACCESS TO ALL ADJACENT ROADS AND DRIVEWAYS.
 - H. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES.
 - I. THE CONTRACTOR SHALL MAINTAIN ADEQUATE DRAINAGE AND EROSION CONTROL MEASURES.
 - J. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL TREES AND LANDSCAPE FEATURES.
 - K. THE CONTRACTOR SHALL MAINTAIN ADEQUATE ACCESS TO ALL ADJACENT ROADS AND DRIVEWAYS.
 - L. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES.
 - M. THE CONTRACTOR SHALL MAINTAIN ADEQUATE DRAINAGE AND EROSION CONTROL MEASURES.
 - N. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL TREES AND LANDSCAPE FEATURES.
 - O. THE CONTRACTOR SHALL MAINTAIN ADEQUATE ACCESS TO ALL ADJACENT ROADS AND DRIVEWAYS.
 - P. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES.
 - Q. THE CONTRACTOR SHALL MAINTAIN ADEQUATE DRAINAGE AND EROSION CONTROL MEASURES.
 - R. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL TREES AND LANDSCAPE FEATURES.
 - S. THE CONTRACTOR SHALL MAINTAIN ADEQUATE ACCESS TO ALL ADJACENT ROADS AND DRIVEWAYS.
 - T. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES.
 - U. THE CONTRACTOR SHALL MAINTAIN ADEQUATE DRAINAGE AND EROSION CONTROL MEASURES.
 - V. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL TREES AND LANDSCAPE FEATURES.
 - W. THE CONTRACTOR SHALL MAINTAIN ADEQUATE ACCESS TO ALL ADJACENT ROADS AND DRIVEWAYS.
 - X. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES.
 - Y. THE CONTRACTOR SHALL MAINTAIN ADEQUATE DRAINAGE AND EROSION CONTROL MEASURES.
 - Z. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL TREES AND LANDSCAPE FEATURES.



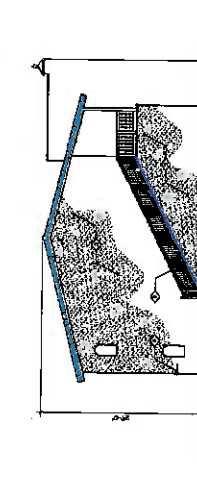
WEST ELEVATION
0' 10' 20'



EAST ELEVATION
0' 10' 20'



SOUTH ELEVATION
0' 10' 20'



NORTH ELEVATION
0' 10' 20'

Hotel Addition, PP 16891R3

[illegible]

CASE: PP16891R3
 EXHIBIT: G
 DATE: APRIL 12, 2016
 PLANNER: Phayvanh Nanthavongdoulangsy

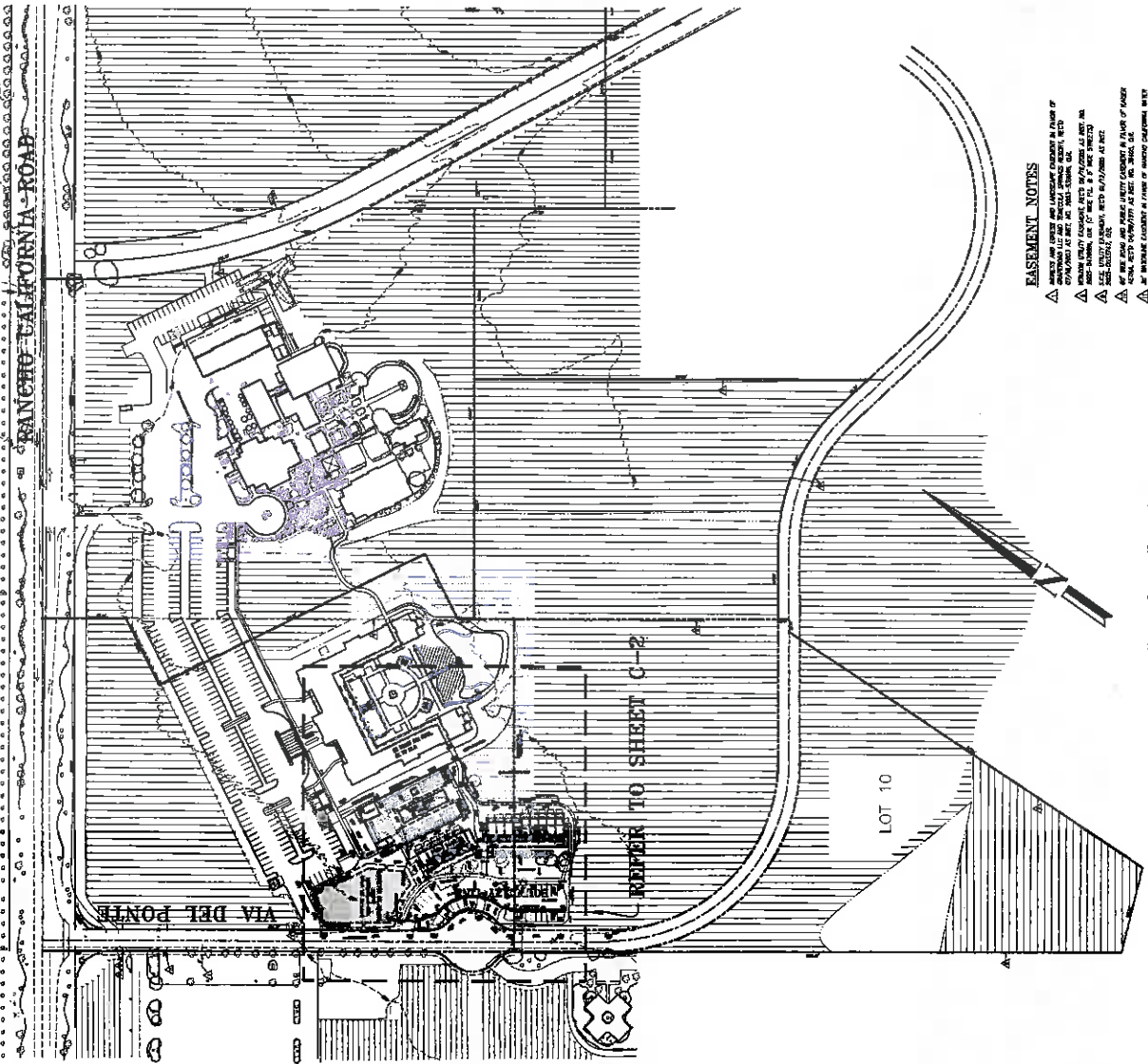
VENTURA ENGINEERING LLC
 1000 S. 10TH AVE. SUITE 100
 TULSA, OK 74106
 TEL: (918) 592-8800
 FAX: (918) 592-8801



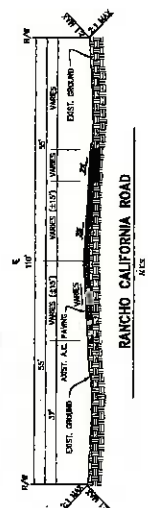
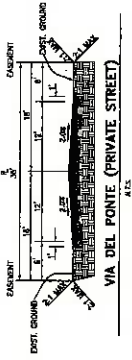
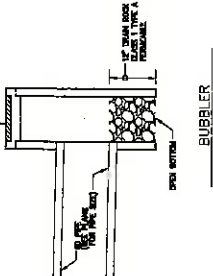
PROJECT NO. 16891R3
 SHEET NO. C-1
 DATE: 04/12/2016
 DRAWN BY: PHV
 CHECKED BY: [Signature]
 APPROVED BY: [Signature]

PONTE INN HOTEL EXPANSION PP25831

CONCEPTUAL GRADING AND DRAINAGE PLAN
 MAY 2015-2016



PERMIT TO PLACE CURB AND GUTTER
 ON APPROVED EASEMENT, SEE SHEET C-2



TYPICAL STREET SECTIONS

EXISTING ELEVATION	EXISTING	PROPOSED
1000	1000	1000
1000	1000	1000
1000	1000	1000
1000	1000	1000

LAND OWNER/APPLICANT
 PONTA INN HOTEL
 1000 S. 10TH AVE. SUITE 100
 TULSA, OK 74106
 TEL: (918) 592-8800
 FAX: (918) 592-8801



VICINITY MAP

EASEMENT NOTES

- 1. ALL EASEMENTS ARE SHOWN IN PURSUANCE OF THE RECORDING ACT, TITLE 10, SECTION 10-1-1, AND ARE TO BE USED IN ACCORDANCE WITH THE RECORDING ACT, TITLE 10, SECTION 10-1-1.
- 2. ALL EASEMENTS ARE SHOWN IN ACCORDANCE WITH THE RECORDING ACT, TITLE 10, SECTION 10-1-1, AND ARE TO BE USED IN ACCORDANCE WITH THE RECORDING ACT, TITLE 10, SECTION 10-1-1.
- 3. ALL EASEMENTS ARE SHOWN IN ACCORDANCE WITH THE RECORDING ACT, TITLE 10, SECTION 10-1-1, AND ARE TO BE USED IN ACCORDANCE WITH THE RECORDING ACT, TITLE 10, SECTION 10-1-1.
- 4. ALL EASEMENTS ARE SHOWN IN ACCORDANCE WITH THE RECORDING ACT, TITLE 10, SECTION 10-1-1, AND ARE TO BE USED IN ACCORDANCE WITH THE RECORDING ACT, TITLE 10, SECTION 10-1-1.
- 5. ALL EASEMENTS ARE SHOWN IN ACCORDANCE WITH THE RECORDING ACT, TITLE 10, SECTION 10-1-1, AND ARE TO BE USED IN ACCORDANCE WITH THE RECORDING ACT, TITLE 10, SECTION 10-1-1.

LEGAL DESCRIPTION

LOT 10, 1/4 SECTION 10, T10N, R10E, S10E, 10-1-1, AND ARE TO BE USED IN ACCORDANCE WITH THE RECORDING ACT, TITLE 10, SECTION 10-1-1.

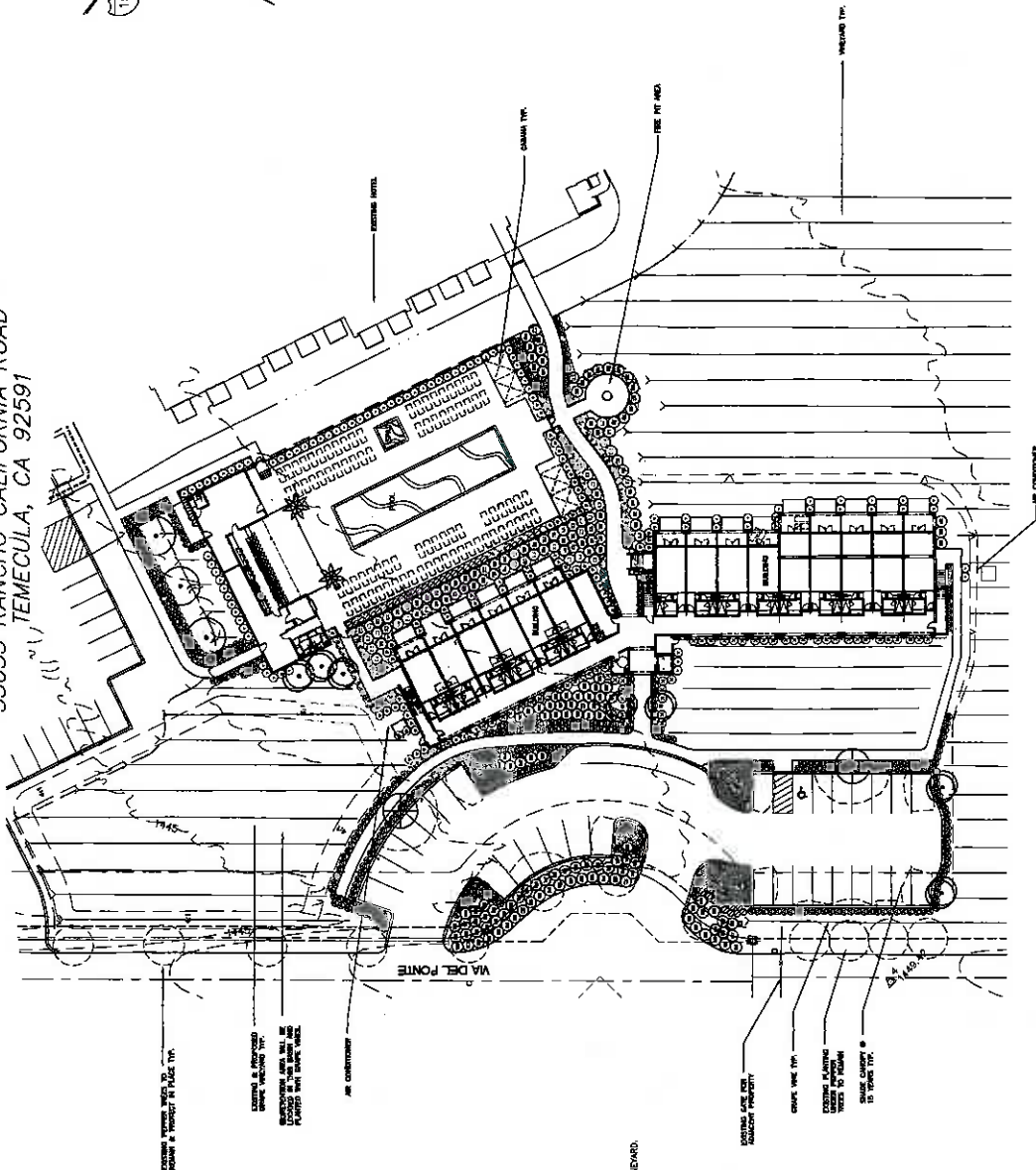
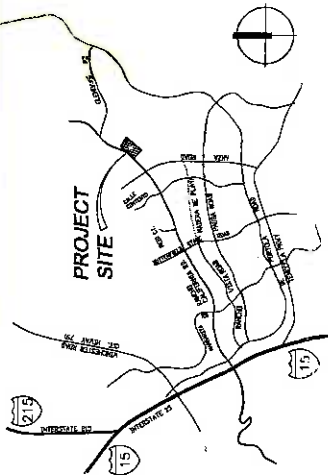


35053 RANCHO CALIFORNIA ROAD
TEMECULA, CA 92591

CASE: PP16891R3

DATE: APRIL 12, 2018

PLANNER: Phayvanh Nanthavongdounsy



EXISTING HOTEL & VINEYARD.

SHADE REQUIREMENT

INITIATED 20 SPACES @ 142 S.F. DL= 4,680 S.F.
 4,680 S.F. @ 45% COVERAGE REQUIRED= 1,044 S.F.
 ACTUAL AREA COVERED= 2,305 S.F.

INTERIOR LANDSCAPE REQUIREMENT

PRODUCED IN SPACES @ 1400 S.F., EA= 4.029 S.F.,
4,000 S.F. @ 7.1% COVERAGE REQUIRED= 285 S.F.,
ACTUAL AREA = 290 S.F.

[illegible]

WILLSON

1. ALL PLANNING AND EXECUTION SHALL COMPLY WITH THE COUNTY OF LOS ANGELES ANTI-CORRUPTION ACT AND THE COUNTY OF LOS ANGELES POLICE DEPARTMENT POLICY ON POLICE OFFICIALS' CONDUCT.
2. ALL PLANNING AND EXECUTION SHALL COMPLY WITH THE COUNTY OF LOS ANGELES POLICE DEPARTMENT POLICY ON POLICE OFFICIALS' CONDUCT.
3. ALL PLANNING AND EXECUTION SHALL COMPLY WITH THE COUNTY OF LOS ANGELES POLICE DEPARTMENT POLICY ON POLICE OFFICIALS' CONDUCT.
4. ALL PLANNING AND EXECUTION SHALL COMPLY WITH THE COUNTY OF LOS ANGELES POLICE DEPARTMENT POLICY ON POLICE OFFICIALS' CONDUCT.
5. ALL PLANNING AND EXECUTION SHALL COMPLY WITH THE COUNTY OF LOS ANGELES POLICE DEPARTMENT POLICY ON POLICE OFFICIALS' CONDUCT.
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9. ALL PLANNING AND EXECUTION SHALL COMPLY WITH THE COUNTY OF LOS ANGELES POLICE DEPARTMENT POLICY ON POLICE OFFICIALS' CONDUCT.
10. ALL PLANNING AND EXECUTION SHALL COMPLY WITH THE COUNTY OF LOS ANGELES POLICE DEPARTMENT POLICY ON POLICE OFFICIALS' CONDUCT.

Equal Moderation Notes:

DISCLOSURE NOTICE:
THE PROPERTY IS LOCATED IN A
MODERATE FIRE AREA AND DOES NOT
REQUIRE FUEL MODIFICATION AREA.

**THIS PROPERTY IS NOT LOCATED WITHIN
ANY ZONE**

ENVIRONMENTALLY SENSITIVE AREA NOTE:

THEM ARE NO ENVIRONMENTALLY SENSITIVE AREAS WITHIN 1 MILE OF THE SITE.

OWNER/ APPLICANT
WINE ROAD VINTNERS, LLC,
c/o REI MANAGEMENT
30343 CANNWOOD STREET, SUITE
AGDJRA HILLS, CA 91301
tel: (818) 708-8311
fax: (818) 706-6340
CONTACT: STEVE CONVERSE
JOB #14-236 7/31/2015

PROPERTY ZONING
RC-WC
EXISTING HWY, RESTAURANT & EVENTS
BUILDING, ADJACENT LOT, EXISTING HOTEL
BUILDING

LANDSCAPE ARCHITECT

ALHAMBRA GROUP
LANDSCAPE ARCHITECTURE
California License #2017
RECREATION FACILITIES PLANNING

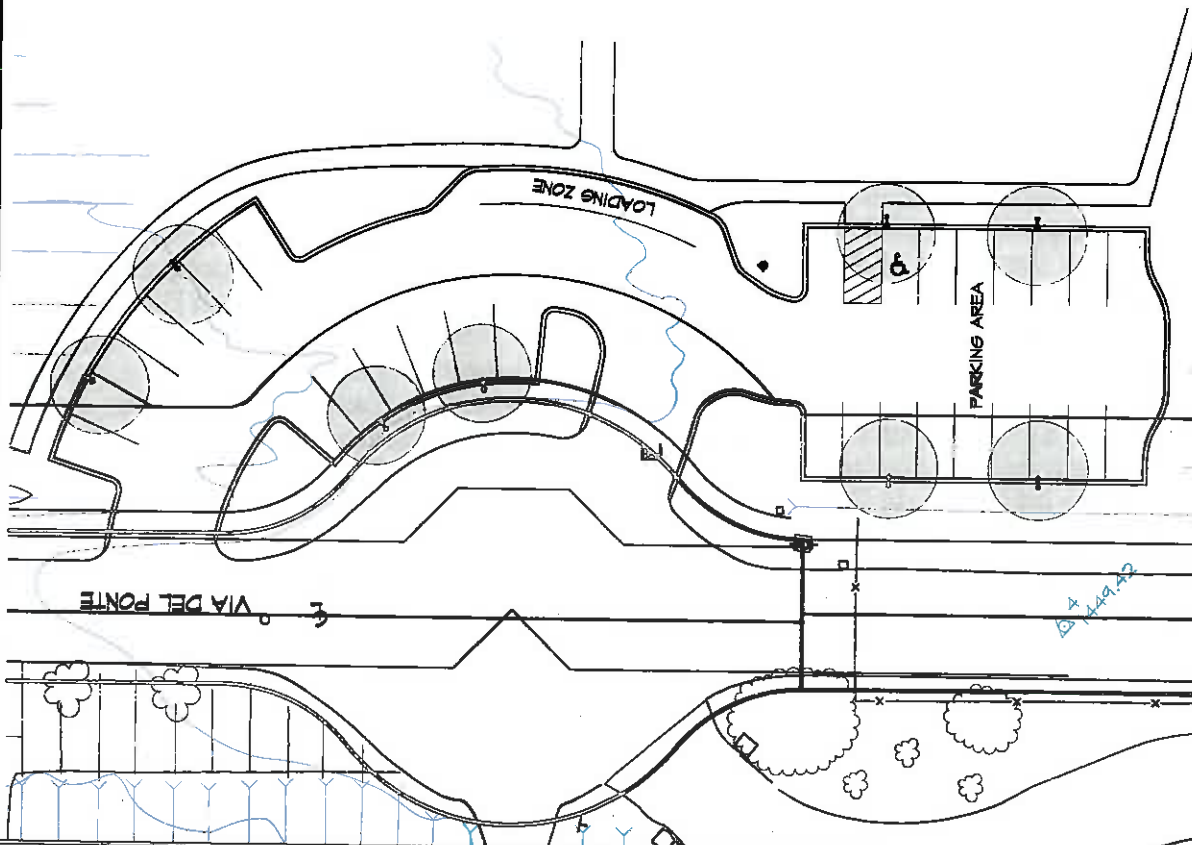
4100 Wilshire Blvd., Suite 500
Beverly Hills, CA 90210
Tel: 310.274.1000
Fax: 310.274.1001
www.alhambra.com

AGREE TO COMPLETE A LANDSCAPE CONSTRUCTION DOCUMENT PACKAGE THAT COMPLIES WITH THE REQUIREMENTS OF ORDINANCE NO. 83-21, ORDINANCE 348, INCLUDING OFF-SITE PAVING AND SODDING REQUIREMENTS. THE CONDITIONS OF APPROVAL AND ANY SUBSTITUTIONS OF CONCEPTS WITH THE APPROVED SCAPE PLAN AND LANDSCAPE CONCEPT PLAN SHOULD BE OBTAINED BY THE CITY OF CHICAGO. THERE SHALL BE NO RETRIBUTION TO LANDSCAPE ARCHITECTS.

COMPREHENSIVE ESCAPE PLAN

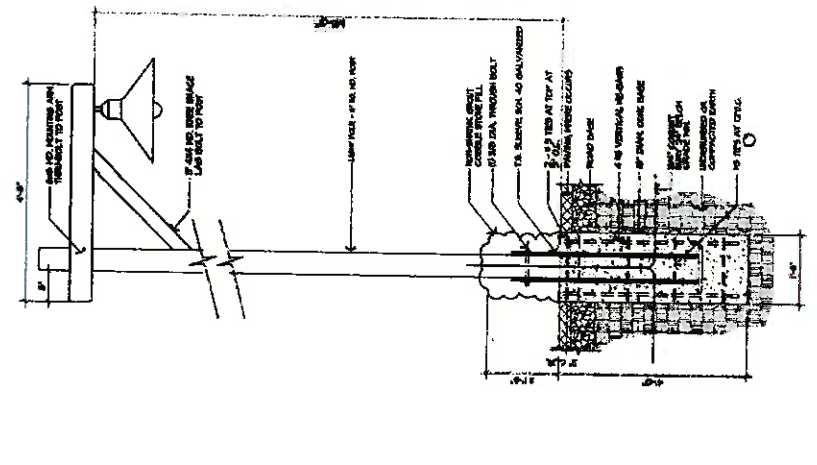
PLAN

COMPREHENSIVE



PARKING PHOTOMETRIC PLAN

SCALE: 1"=30'-0"



PARKING LOT LIGHT
POLE BASE
1-4-12

LEGEND



SINGLE FIXTURE POLE
MOUNTED 14'-0" A.F.F.
30W LED BY HI-LITE

NOTE: SHADED AREA DEVOTES
MAXIMUM FOOTCANDLES - 50
MINIMUM FOOTCANDLES - 10

CASE: PP16891R3
EXHIBIT: X
DATE: APRIL 12, 2016
PLANNER: Phayvath Nanthavongdangsey

Walter R. Allen, AIA
28485 Old Town Front Street, Suite 201
Torrance, CA 90503
ph (657) 693-0301 fx (657) 693-4080



Ponte Family Estate Winery
Hotel Addition, PP 16891 R325, PP16891R3

35053 Rancho California Road, Torrance, CA 90502
APN(s): 942-250-024, 025

Date	05/20/15	Drawn By	LAE	Job Number	1410	Draw Title	PP-14
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COUNTY OF RIVERSIDE

ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (E.A.) Number: EA 42804

Project Case Type (s) and Number(s): Plot Plan No. 16831R3 and Change of Zone No. 7892

Lead Agency Name: County of Riverside Planning Department

Address: P.O. Box 1409, Riverside, CA 92502-1409

Contact Person: Phayvanh Nanthavongdouangsy, Urban Regional Planner IV

Telephone Number: 951.955.6573

Applicant's Name: Grape Road, LLC

Applicant's Address: 30343 Canwood, Suite 206 Agoura Hills, CA 91301

I. PROJECT INFORMATION

A. Project Description:

The Project consists of Change of Zone No. 7892 (CZ No. 7892) and Plot Plan No. 16831 Revision 3 (herein, identified as "PP No. 16831R3" or the "Project").

CZ No. 7892

Temecula Valley Wine Country is located east of the City of Temecula, west of Vail Lake, north of the San Diego County border and south of Lake Skinner. This region of Riverside County encompasses one of the most important agricultural lands in the County that includes existing agricultural uses, wineries, equestrian facilities, and estate residential lots. To ensure that these uses may continue to prosper in a harmonious manner, the Board of Supervisors approved the Temecula Valley Wine Country Community Plan on March 11, 2014. The Community Plan included the following four components:

- 1) General Plan Amendment (GPA No. 1077) to establish the Temecula Valley Wine Country Policy Area;
- 2) Zone Ordinance No. 348.4729 to create four new zone classifications to implement the Policy Area's policies;
- 3) Temecula Valley Wine Country Design Guidelines; and,
- 4) Temecula Valley Wine Country Greenhouse Gas Reduction Workbook.

The potential environmental impacts associated with the Community Plan implementation were analyzed and disclosed in Environmental Impact Report No. 524 (EIR No. 524). EIR No. 524 was also certified by the Board of Supervisors on March 11, 2014. The Wine Country Zones were further modified per Board of Supervisors approval of Ordinance No. 348.4818 on December 15, 2015 to improve the Community Plan's implementation. The Board of Supervisors certified the EIR No. 524 with a mitigation monitoring program and an overriding consideration for cumulative impacts regarding Air Quality, Agricultural Resources, Greenhouse Gas Emissions, Noise, Traffic, Fire Protection Services and Library services. The Project expansion meets the policies and development standards for a Class V Winery outlined in the Community Plan as analyzed in EIR No. 524 and the addendum to EIR No. 524.

The Project site is approximately 46.01 gross acres and is located along Rancho California Road within the Temecula Valley Wine Country Policy Area (Figure 1). The expansion of the hotel accommodations is a project under CEQA and will need a discretionary approval, thus per EIR No. 524 Mitigation Measure No. LU -1, this Project will need a change of zone to WC-W Zone.

The Change of Zone No. 7892 (CZ No. 7892) will change the zone for a winery site that was identified in EIR No. 524 as an existing winery from Citrus/Vineyard-10 acre min (C/V-10) Zone and Citrus/Vineyard – 5 acre min (C/V- 5) Zone to Wine Country-Winery (WC-W) Zone so that the zone classification is consistent with the Temecula Valley Wine Country - Winery District. The Project site consists of parcels 942-230-024 and the new parcel created by Certificate of Parcel Merger No. 1955 (CPM No. 1955). CPM No. 1955 merged the following parcels to create a 35.81 gross acre parcel: 942-230-012, 942-230-013, 942-230-014, and 942-230-025. CPM No. 1955 was recorded on February 22, 2016 in the Official Records of the County of Riverside as Instrument No. 2016-00682836.

PP No. 16831R3

PP No. 16831R3 proposes to expand the existing hotel accommodations that exist on the Project site (Figures 3a-3e). PP No. 16891R3 will add 30 rooms, a swimming pool with a pool service building, and 30 parking spaces to the existing hotel. The project's total area with the Recorded CPM No. 1995 is now approximately 46.01 gross acres. The total vineyard area to support the winery increases by 12.81 acres; this amounts to 78% of the winery site dedicated to vineyard planting. The proposed pool house has a guest service area, bar and food service area, outdoor seating with a patio cover, a swimming pool and spa, lounge area; and four cabanas. The proposed square footage of the hotel addition and pool house are as follows:

New 30 Room Addition (First Floor):	12,492 SF
(Second Floor):	12,457 SF

Hotel Addition Total:	24,949 SF
-----------------------	-----------

New Pool House:	2,578 SF
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The Project will classify an existing winery, hotel, restaurant, and special occasion facility permitted through Plot Plans No. 16891, 16891 R1 and 16891R2 into a Class V Winery under the Wine Country - Winery Zone. The existing hotel sits on the new parcel created by CPM No. 1955. Approximately 32.81 acres of the Project site's 41.69 net acres is currently planted in vineyard and will remain dedicated to vineyards. This amounts to a planting area of approximately 78%, which exceeds the 75% planting requirement required by the WC-W Zone.

As approved under PP No. 16891R2, the existing winery and wine country hotel will continue to operate on separate parcels. Condition of Approval 20. PLANNING. 1 requires the existing deed restriction to be updated to reflect the new parcel created by CPM No. 1955 and to be recorded within six (6) months of the approval date for PP No. 16891R3.

Existing Conditions: Background Information on existing Winery Plot Plan No. 16891 Revision 2 (PP No. 16891R2)

Ponte Inn Vineyard and Winery is operating as permitted under PP No. 16891R2 on parcels 942-230-025 and 942-230-024 that is approximately 30.23 gross acres. Since the winery's first approval in August 2001, there were two additional revisions. The first revision occurred in September 2006 that added a restaurant and special occasion facility as secondary uses to the existing winery. The second revision was approved in October 2009 that added a 60-room hotel also as a secondary use to the existing winery. PP No. 16891R2 permits the following uses in conjunction to a vineyard and winery: wine tasting rooms, production facility, retail sales area,

barrel room, storage building, restaurant, office, special events pavilion, hotel and 295 parking spaces. There are six existing buildings that accommodate these uses. 75% of PP No. 16891R2 net Project area that amounts to approximately 20.34 acres is currently planted in vineyards. Parcels 942-230-012, 942-230-013, 942-230-014 are also currently planted in vineyards.

Reference Figure 1, *Plot Plan No. 16891R3 Vicinity Map*

Figure 1, Vicinity Map

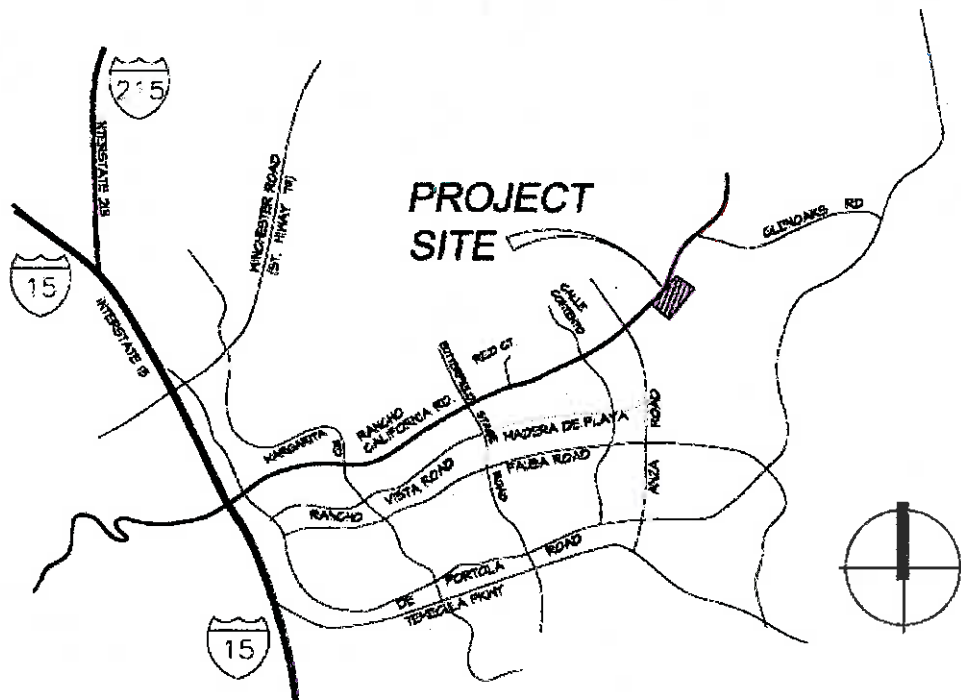


Figure 2, Change of Zone No. 7892

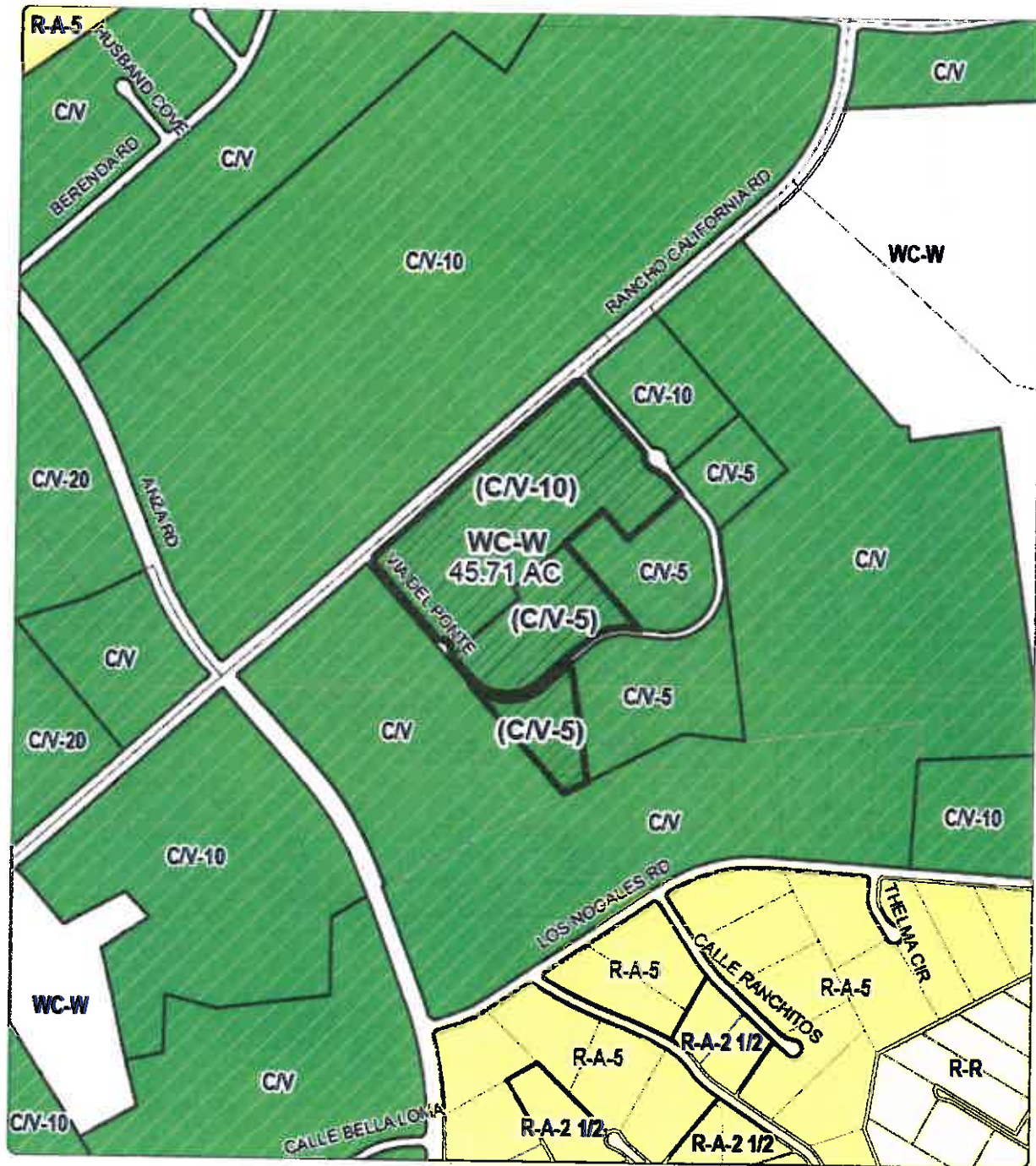


Figure 3a, Plot Plan No. 16891 R3

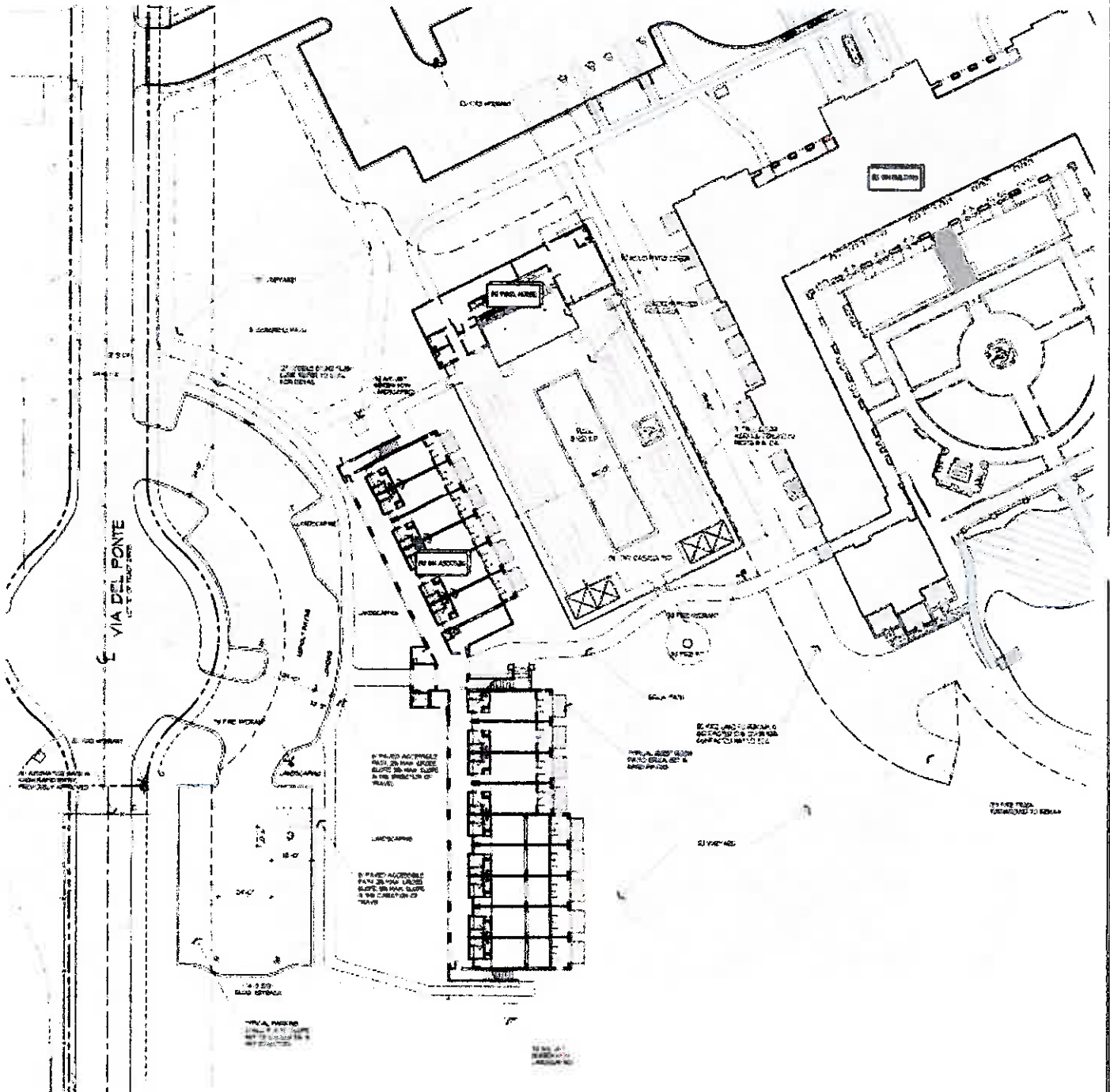


Figure 3b, Plot Plan No. 16891R3 Hotel Floor Plans

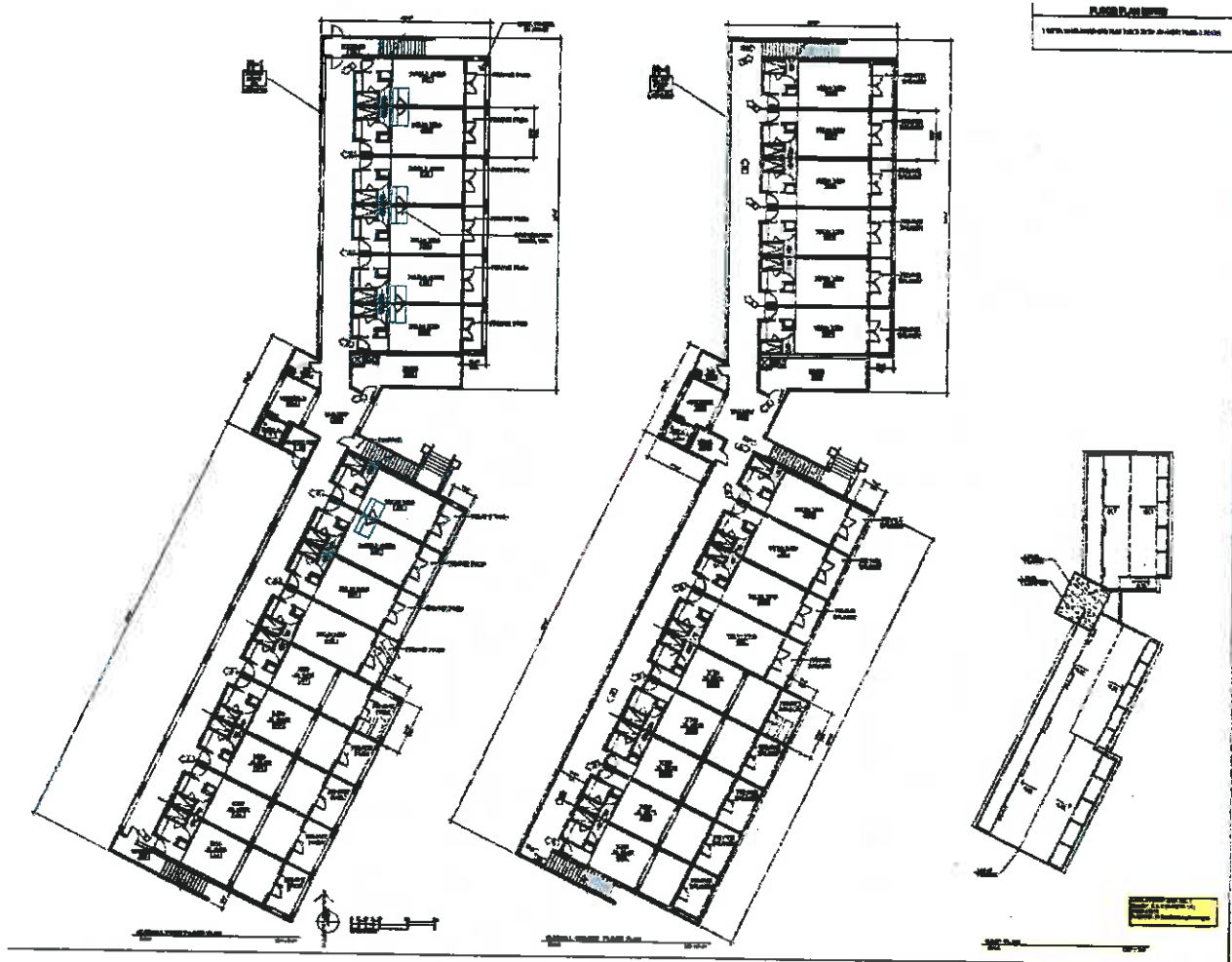


Figure 3c, Plot Plan No. 16891 R3 Hotel Pool Service Floor Plan

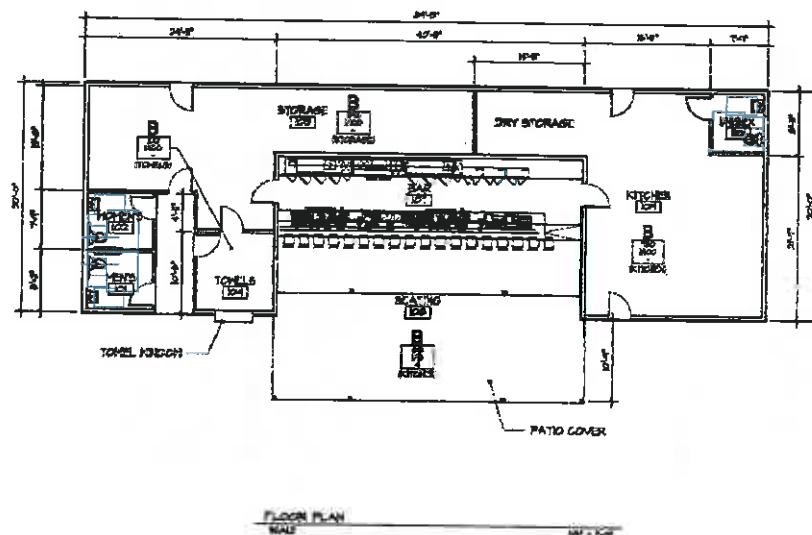
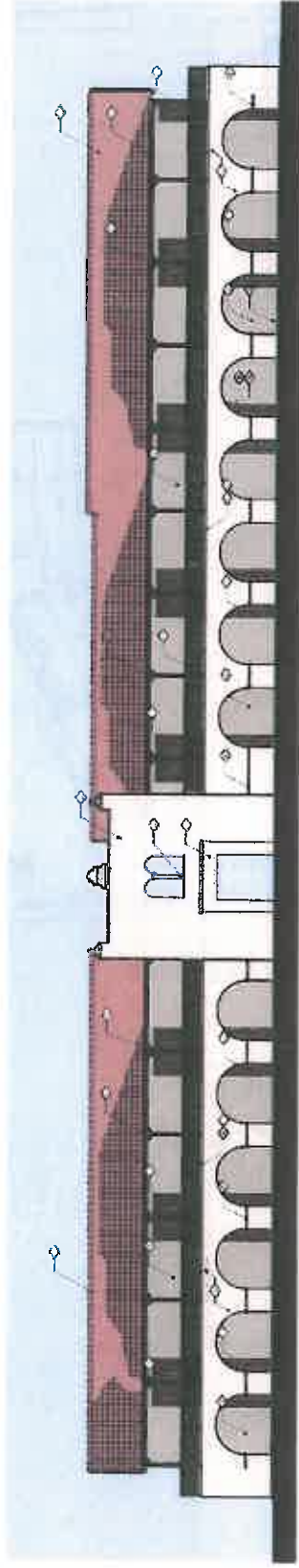
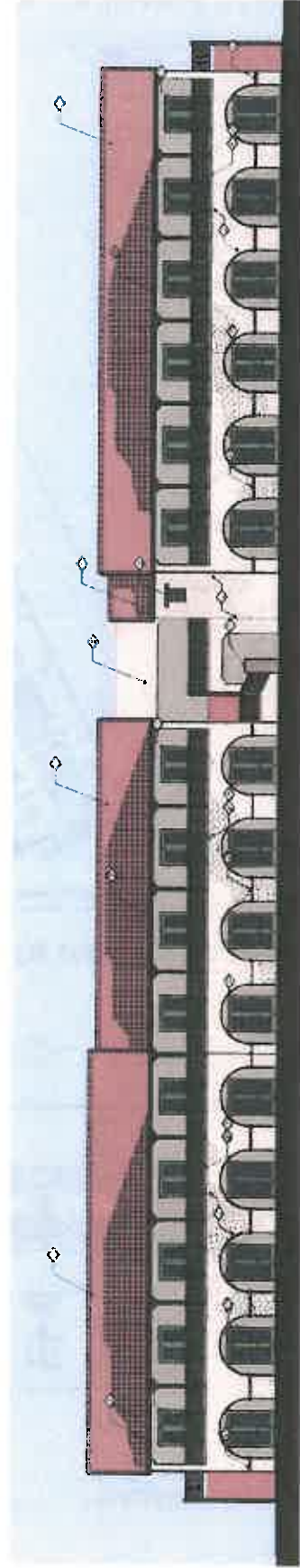


Figure 3d, Plot Plan No. 16891R3, Hotel Expansion Elevations



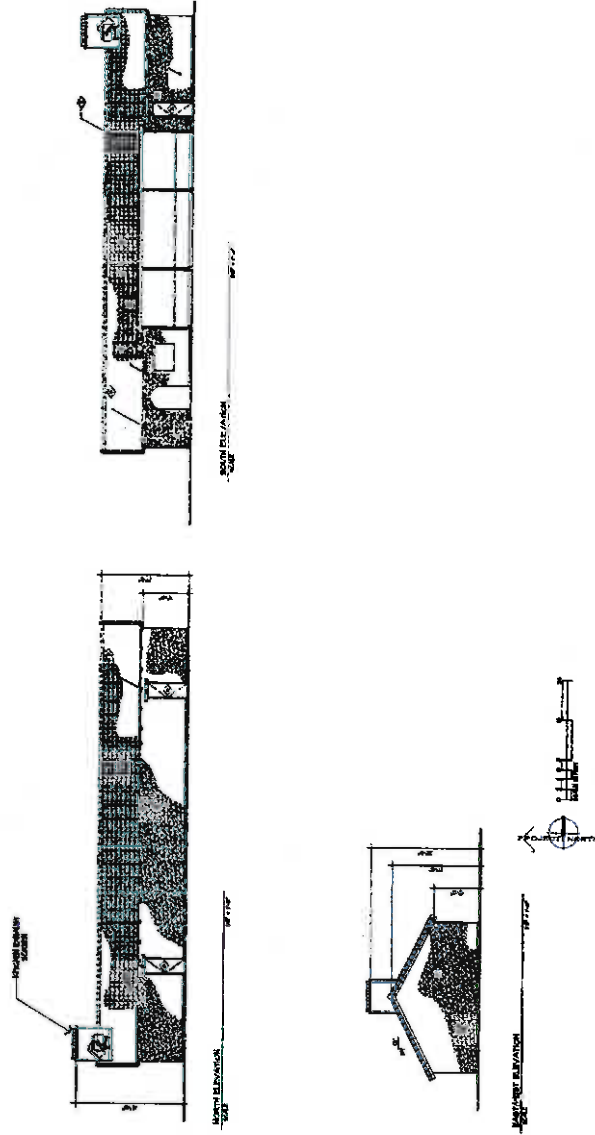
WEST ELEVATION
1/2" = 1' 0"



EAST ELEVATION
1/2" = 1' 0"



Figure 3e, Plot Plan No. 16891R3, Hotel Pool Service Elevations



Sewer and Water Facilities

The proposed Project will tie into existing water Rancho California Water District (RCWD) facilities. Wastewater treatment will be handled by recently installed Eastern Municipal Water District (EMWD) facilities.

Utilities

All utilities and public services are currently available on, or adjacent to, the proposed Project site. Utility and Service providers are as follows:

- Electricity: Southern California Edison
- Water: Rancho California Water District
- Sewer: Eastern Municipal Water District
- Cable: Verizon
- Gas: Southern California Company
- Telephone: Verizon

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

B. Total Project Area: 46.01 (gross)/41.69 (net) acres

Residential Acres: 0 Lots: 0 Units: 0 Projected No. of Residents: 0
Commercial Acres: 1.46 additional commercial acres Lots: 5
Sq. Ft. of Bldg. Area: additional 27,527 SF Building Area
Est. No. of Employees: up to 35
Open Space Acres: N/A Open Space – Recreation Acres: N/A
Open Space – Conservation Acres: N/A Public Facilities Acres (K-8 School): N/A
Major Circulation Acres: N/A Industrial Acres: N/A
Other: Agricultural – 12.81 additional net acres for vineyard planting

C. Assessor's Parcel No(s): 942-230-024 and new parcel created by Certificate of Parcel Merger No. 1955 that merged parcels 942-230-025, 942-230-012, 942-230-013, and 942-230-014

D. Street References: Southeast of the Rancho California Road and Via Del Ponte Road intersection, 35053 Rancho California Road, Temecula CA 92592

E. Section, Township & Range Description:

Township 7 South, Range 2 West, Sections 25 and 26

F. Brief description of the existing environmental setting of the project site and its surroundings:

The Project site contains existing vineyards adjacent to an existing winery, restaurant, 60-room hotel, and special occasion facility. The remainder of the site is disturbed with parking, landscaping and vineyard planting. The site is relatively flat with elevations ranging from 1,441 feet above sea level along Rancho California Road to 1,452 feet above sea level at the Project's southeastern border. The Project site is surrounded by the existing Ponte Inn Hotel

to the east, vineyards to the north and south, a single family residential unit to the south, and South Coast Winery to the west.

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

- 1. Land Use:** The Project is consistent with the policies of the Land Use Elements of the General Plan and the Southwest Area Plan. The Project promotes development and preservation of unique communities (LU 3.3), is in accordance with the General Plan and Area Plans (LU 7.1), maintains and enhances the County's fiscal viability, economic diversity and environmental integrity (LU 8.1), includes new incidental commercial uses that promote tourist related activities for the wine industry as described in the Wine Country – Winery Zone (SWAP 1.9) and is in conjunction with an existing winery (SWAP 1.11).
- 2. Circulation:** The Project is consistent with the policies of the Circulation Elements of the General Plan and the Southwest Area Plan. The Project is located adjacent to Rancho California Road. Adequate circulation facilities exist and will serve the proposed Project (SWAP Figure 7). The Project site has provided the necessary road rights-of-way (C 3.16). Per the Temecula Valley Design Guidelines, the trails that occur on the Project site shall be considered within the Rancho California Road right-of-way, the Project is conditioned to keep the right-of-way clear of obstruction (C 16.6).
- 3. Multipurpose Open Space:** The Project is consistent with the policies of the Multipurpose Elements of the General Plan and the Southwest Area Plan. The Project is contained in the existing development envelope and will not disturb sensitive habitats or species. The Project site's existing landscape plan is in compliance with Ordinance 859 (OS 2.3).
- 4. Safety:** The Project is consistent with the policies of the Safety Elements of the General Plan and the Southwest Area Plan. The proposed Project is not located within any special hazard zone (including FEMA flood zone). The proposed buildings are in compliance with the California Building Code requirements for occupancy (S 3.3, S 5.1).
- 5. Noise:** The Project is consistent with the policies of the Noise Element of the General Plan and the Southwest Area Plan. The Project is designed in a manner that minimizes noise resulting from the operation of the Project. The closest residential dwelling unit is located 762 feet south of the edge of the proposed hotel addition and is approximately 850 feet from the outdoor pool area. The outdoor pool area may be a source of noise to the neighbor to the south; however, the Project includes a 5' acrylic fence around the pool area that will minimize the potential noise exposure to surrounding neighbor. (N 1.1, N 1.4, N 1.6).
- 6. Air Quality:** The Project is consistent with the policies of the Air Quality Element of the General Plan. The Project would not conflict with or obstruct implementation of the South Coast Air Quality Management District (SCAQMD) air quality plan (AQ 1.4), would not significantly expose sensitive receptors to air pollution (AQ 2.2), and would not result in a cumulatively considerable net increase of a criteria pollutant (AQ 4.6, AQ 4.7).
- 7. Housing:** The Project does not impact housing. The area's Community Plan, policy area, and zoning ordinance is planned for both residential and commercial uses. Expansion of

the commercial use will support the region's economy and provide job opportunities closer to homes.

- 8. Healthy Communities:** The Project is consistent with the policies of the Healthy Communities Element. The Project preserves rural open space areas and scenic resources of Wine Country and is appropriate for this Community (HC 4.1). 78% of the net winery site will remain planted in vineyards, and the proposed expansion will be adjacent to existing development. Per the Temecula Valley Design Guidelines, the trails that occur on the Project site shall be considered within the Rancho California Road right-of-way (HC 6.4).

B. General Plan Area Plan(s):

The Project is located within the Southwest Area Plan (SWAP).

C. Foundation Component(s):

Agriculture.

D. Land Use Designation(s):

Agriculture (AG).

E. Overlay(s), if any:

N/A

F. Policy Area(s), if any:

Temecula Valley Wine Country Policy Area – Winery District

G. Adjacent and Surrounding:

1. **Area Plan(s):** SWAP
2. **Foundation Component(s):** Agriculture to the north, south, east, and west.
3. **Land Use Designation(s):** Agriculture to the north, south, east, and west.
4. **Overlay(s), if any:** N/A
5. **Policy Area(s), if any:** Temecula Valley Wine Country Policy Area – Winery District

H. Adopted Specific Plan Information:

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

I. Existing Zoning: Citrus/Vineyard-10 acre min. (C/V-10) and Citrus/Vineyard – 5 acre min. (C/V-5)

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

K. Adjacent and Surrounding Zoning:

North: C/V-10

South: C/V, C/V-5

East: C/V, C/V-10, C/V-20, C/V-5 (Citrus/Vineyard)

West: C/V, C/V-10, C/V-20, C/V-5 (Citrus/Vineyard)

III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

- | | | |
|--|---|---|
| <input type="checkbox"/> Aesthetics | <input checked="" type="checkbox"/> Hazards & Hazardous Materials | <input checked="" type="checkbox"/> Recreation |
| <input type="checkbox"/> Agriculture Resources | <input checked="" type="checkbox"/> Hydrology/Water Quality | <input checked="" type="checkbox"/> Transportation/Traffic |
| <input checked="" type="checkbox"/> Air Quality | <input checked="" 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 checked="" type="checkbox"/> Cultural Resources | <input checked="" type="checkbox"/> Noise | <input type="checkbox"/> Other |
| <input checked="" type="checkbox"/> Geology/Soils | <input type="checkbox"/> Population/Housing | <input type="checkbox"/> Mandatory Findings of Significance |
| <input checked="" type="checkbox"/> Greenhouse Gas Emissions | <input checked="" 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.

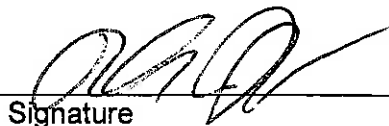
A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED

☐ 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

4.27.16
Date

Phayvanh Nanthavongdouangsy, Planner
Printed Name

For Steve Weiss, AICP, Planning Director

V. ENVIRONMENTAL ISSUES ASSESSMENT

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
AESTHETICS Would the project				
1. Scenic Resources	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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 Figure C-8, *Scenic Highways*, Site Visit, and Temecula Valley Wine Country Community Plan Environmental Impact Report No. 524 (EIR No. 524) Mitigation Monitoring Report

a) The Project site is located within the Southwest Area Plan (SWAP) boundary. According to the General Plan Figure C-8, *Scenic Highways*, there are three (3) highways that have been nominated for Scenic Highway status within the SWAP:

- Interstate 215 (I-215) and State Route 79 South (SR79S) are Eligible Scenic Highways; and
- Interstate 15 (I-15) is designated as an Eligible State Scenic Highway.

The Project site is not located adjacent to any of the identified scenic highways in the SWAP; therefore, implementation of the proposed Project will not have a substantial effect upon a scenic highway corridor within which it is located. No impacts are anticipated. No mitigation is required.

b) The Project site is located in an unincorporated area of Riverside County. 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 site is mostly vineyards with an existing winery and hotel. Approximately 78% of the proposed winery site is currently and will remain planted in vineyards. The proposed Project carries forward the architectural elements of the existing hotel building, does not exceed the maximum height limitation and meets the setback requirements of the WC-W Zone. The Project will be designed to be consistent with the existing winery features, and will fit within the overall scheme and character of the Wine Country Community Plan area. The Project site does not contain scenic resources, including, but not limited to, trees, rock outcroppings and unique or landmark features, as these features do not exist on the Project site. Due to the location of the proposed Project site, the proposed Project will not obstruct any prominent vistas, views of the vineyard, or result in the creation of an aesthetically offensive site open to public view. Further, the Project will not include structural features that are anticipated to negatively impact any surrounding views of the Santa Rosa, Santa Margarita, Agua Tibia, or Black Hills Mountains.

The certified EIR No. 524 concluded that potential visual impacts from construction and implementation of projects within the Temecula Valley Wine Country Policy Area could occur. EIR No. 524 included Mitigation Measure MM AES-2 to mitigate the potential visual impacts of implementing projects. However, since the Project site's existing signage complies with Article XIX of Ordinance

No. 348 and no additional signage are proposed, MM AES-2 requiring a signage plan for implementing projects would not apply to this Project.

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

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

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

Source: SWAP Figure 6, *Mt. Palomar Night Time Lighting Policy Area*, Ord. No. 655 (Regulating Light Pollution), and Riverside County GIS Database – Map My County Web Application

Findings of Fact:

- a) According to the *Map My County* parcel report, the Project site is located 16.31 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 contains approved materials and methods of installation, definition, general requirements, requirements for lamp source and shielding, prohibition and exceptions.

Since the Project site is within the Special Lighting Area that surrounds the Mt. Palomar Observatory, all implementing projects must comply with the mandatory requirements of Riverside County Ordinance No. 655. All development will be required to comply with the provisions of Ordinance No. 655, to include but not be limited to: shielding, down lighting and the use of low-pressure sodium lights. The Project's Condition of Approval (COA) PLANNING 013 requires compliance with Ordinance No. 655. This is a typical standard condition of approval and is not considered unique mitigation pursuant to CEQA. With conformance with Ordinance No. 655, any impacts are expected to be less than significant from implementation of the Project. No other mitigation would be required.

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

Source: Onsite Inspection, Project Application Description, Riverside County General Plan, Southwest Area Plan, Figure 6, *Mt. Palomar Nighttime Lighting Policy*, Ordinance No. 655 (Regulating Light Pollution), and Ordinance No. 915 (Regulating Outdoor Lighting).

Findings of Fact:

- a) The proposed Project will introduce new sources of light which includes exterior building illumination, indoor hotel lighting, and parking lot lighting. The Project will be required to comply with County Ordinance No. 655 and No. 915, 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. Ordinance No. 915 requires all outdoor luminaires to be located, adequately shielded, and directed such that no direct light falls outside the parcel of origin, onto the public right-of-way. Ordinance No. 915 also prohibits blinking, flashing and rotating outdoor luminaires, with a few exceptions.

The EIR No. 524 found that the Plan implementation would increase the effects of light and glare upon existing day or nighttime views by introducing development into previously undeveloped areas. Construction and infrastructure-related lighting impacts will not be significant due to their short-term natures and underground locations, respectively, and the application of requirements already imposed under Riverside County's existing ordinances and policies. However, operational lighting impacts could be potentially significant unless limited by implementation of EIR No. 524 MM AES-3.

EIR No. 524 MM AES-3 requires a lighting plan for all implementing projects. The Project's COA 80. PLANNING. 7 requires that "all parking lot lights and other outdoor lighting shall be shown on electrical plans submitted to the Department of Building and Safety for plan check approval and shall comply with the requirements of Riverside County Ordinance No. 655, Riverside County Ordinance No. 915 and the Riverside County Comprehensive General Plan. Parking lot light fixtures shall be consistent with existing light fixtures approved for PP16891R2, as shown on PP16891R3 Exhibit X."

With the condition stated above, potential impacts that would adversely affect day or nighttime views in this area will be less than significant. No additional mitigation is required.

- b) The closest residential property is located 800 feet south of the Project site. As mentioned above, the project has been conditioned to comply with County Ordinance No. 915 which will ensure that potential impacts to the surrounding uses will remain less than significant. No additional mitigation is required.

Mitigation: COA 80. PLANNING. 7

Monitoring: Building and Safety

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

Source: Riverside County General Plan Figure OS-2, *Agricultural Resources*, Riverside County GIS Database – Map My County Web Application, Project Application Materials, and Temecula Valley Wine Country Community Plan Environmental Impact Report No. 524 (EIR No. 524) Mitigation Monitoring Report

Findings of Fact:

- a) According to "Map My County", the Project site is designated as Prime Farmland. Approximately 78% of the proposed Project site will remain planted in vineyards and will remain in active agricultural production. Although the Project proposes expansion of existing commercial use, the majority of the Project site (78%) will remain maintained for agricultural uses. The commercial uses within the Project site are secondary to agricultural production. Therefore, as discussed within EIR No. 524, the Project as designed ensures that the overall site continues to be maintained for agricultural production and actually helps preserve the existing farmland on a long-term basis.

Therefore, the impact is considered less than significant. No additional mitigation is required.

- b) According to the "Map My County", the proposed Project site is not subject to a Williamson Act contract and is not within a Riverside County Agriculture Preserve; therefore, EIR No. 524 AG-1 that required cancellation of a land conservation contract and diminishment of an agricultural preserve does not apply to this Project. No impacts are anticipated. No additional mitigation is required.

As stated above, the proposed Project site where the commercial use will be expanded is currently planted in vineyard. Approximately 78% of the proposed winery site will remain planted as vineyards. This will be a benefit and will maintain farmland in the inventory of farmland in the

area on a long-term basis. Therefore, implementation of the proposed Project will not conflict with existing agricultural zoning, agricultural use or with land subject to a Williamson Act contract or land within a Riverside County Agricultural Preserve. Any impacts are considered to be less than significant. No additional mitigation is required.

- c) Although the Project proposes commercial uses, including the hotel and pool house with an outdoor swimming pool, the proposed Project would maintain the primarily agricultural use of the winery and production of wine. The Project exceeds the minimum planting requirement of the WC-W zone for a Class V winery by three percent. The commercial uses within the site are determined to be secondary and incidental to the agricultural production occurring within the site, and actually help maintain the overall use of the site for agricultural uses. The Project will be consistent with the development standards of the Wine Country – Winery Zone, which was established to preserve the distinctive character of the area, and to protect against the location of uses that are incompatible with agricultural uses. As a result, the Project would not create a significant impact as it relates to development of a non-agricultural use within 300 feet of agriculturally zoned property. Therefore, the impact is considered less than significant.
- d) The Project will not involve other changes in the existing environment which, due to their location or nature, would result in conversion of Farmland, to non-agricultural use. Impacts are considered 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
5. Forest	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 122220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Sources: Riverside County General Plan Figure OS-3a, *Forestry Resources Western Riverside County Parks, Forests, and Recreation Areas*, and Project Application Materials.

Findings of Fact:

- a) The proposed Project site does not contain forest land or timberland. The Project site and its adjacent and surrounding properties are not zoned for forest land or timberland, nor timberland zoned for Timberland Production. Additionally, the Riverside County General Plan does not include the Project site or its surrounding properties in Figure OS-3a, "Forestry Resources

Western Riverside County Parks, Forests, and Recreation Areas." Therefore, no zoning conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 122220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g)) will occur. No impacts will occur. No mitigation is required.

- b) The proposed Project and the surrounding area would not be characterized as "forest lands". The Project site includes a winery development with supporting commercial uses and vineyards. The Project site is also surrounded by existing wineries with similar uses along Rancho California Road. Therefore, the proposed Project will not result in the loss of forest land or conversion of forest land to non-forest land. No impacts will occur. No mitigation is required.
- c) As discussed above, the Project site and the surrounding area would not be characterized as "forest land". Thus, implementation of the proposed Project will not result in the loss of forest land or conversion of forest land to non-forest use; or, involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use. No impacts will occur. No mitigation will be required.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
AIR QUALITY Would the project:				
6. Air Quality Impacts	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>
f. Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Sources: Onsite Inspection, Project Application Materials, *Air Quality Impact Analysis. Ponte Hotel Addition, County of Riverside*, prepared by Giroux & Associates, dated July 14, 2015 (AQ

Findings of Fact:

a-f) The Project site is located in the South Coast Air Basin (SCAB) within the jurisdiction of South Coast Air Quality Management District (SCAQMD). Existing air quality is measured at established SCAQMD air quality monitoring stations. Monitored air quality is evaluated and in the context of ambient air quality standards.

Implementation of the Project would result in a less than significant impact that would conflict with or obstruct implementation of the applicable air quality plan; violate any air quality standard or contribute substantially to an existing or projected air quality violation; 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); expose sensitive receptors which are located within 1 mile of the Project site to substantial point source emissions; or, involve the construction of a sensitive receptor located within one mile of an existing substantial point source emitter.

Primary Pollutants

Air quality impacts generally occur on two scales of motion. Near an individual source of emissions or a collection of sources such as a crowded intersection or parking lot, levels of those pollutants that are emitted in their already unhealthful form will be highest. Carbon monoxide (CO) is an example of such a pollutant. Primary pollutant impacts can generally be evaluated directly in comparison to appropriate clean air standards. Violations of these standards where they are currently met, or a measurable worsening of an existing or future violation, would be considered a significant impact. Many particulates, especially fugitive dust emissions, are also primary pollutants. Because of the non-attainment status of the SCAB for PM₁₀, an aggressive dust control program is required to control fugitive dust during Project construction.

Secondary Pollutants

Many pollutants, however, require time to transform from a more benign form to a more unhealthful contaminant. Their impact occurs regionally far from the source. Their incremental regional impact is minute on an individual basis and cannot be quantified except through complex photochemical computer models. Analysis of significance of such emissions is based upon a specified amount of emissions (pounds, tons, etc.) even though there is no way to translate those emissions directly into a corresponding ambient air quality impact.

Because of the chemical complexity of primary versus secondary pollutants, the SCAQMD has designated significant emissions levels as surrogates for evaluating regional air quality impact significance independent of chemical transformation processes. Projects with daily emissions that exceed any of the following emission thresholds are recommended by the SCAQMD to be considered significant under CEQA guidelines:

Pollutant	Construction	Operations*
VOC	75	55
NO _x	100	55
CO	550	550
PM ₁₀	150	150
PM _{2.5}	55	55
SO _x	150	150
Lead	3	3

Source: SCAQMD CEQA Air Quality Handbook, March 2015

Additional Indicators

In its CEQA Handbook, the SCAQMD also states that additional indicators should be used as screening criteria to determine the need for further analysis with respect to air quality. The additional indicators are as follows:

- Project could interfere with the attainment of the federal or state ambient air quality standards by either violating or contributing to an existing or projected air quality violation.
- Project could result in population increases within the regional statistical area which would be in excess of that projected in the AQMP and in other than planned locations for the Project's build-out year.
- Project could generate vehicle trips that cause a CO hot spot.

The SCAQMD CEQA Handbook also identifies various secondary significance criteria related to toxic, hazardous or odorous air contaminants. Except for the small diameter particulate matter ("PM_{2.5}") fraction of diesel exhaust generated by heavy construction equipment, there are no secondary impact indicators associated with Project construction.

For PM_{2.5} exhaust emissions, recently adopted policies require the gradual conversion of delivery fleets to diesel alternatives, or the use of "clean" diesel if their emissions are demonstrated to be as low as those from alternative fuels. Because health risks from toxic air contaminants (TAC's) are cumulative over an assumed 70-year lifespan, measurable off-site public health risk from diesel TAC exposure would occur for only a brief portion of a project lifetime, and only in dilute quantity.

Sensitive Receptors

Air quality impacts are analyzed relative to those persons with the greatest sensitivity to air pollution exposure. Such persons are called "sensitive receptors." Sensitive population groups include young children, the elderly and the acutely and chronically ill (especially those with cardio-respiratory disease). Residential areas adjacent to a proposed site are considered to be sensitive to air pollution exposure because they may be occupied for extended periods, and residents may be outdoors when exposure is highest. The nearest sensitive receptor consists of one residential dwelling within 800 feet of the Project site south of Via De Ponte Road.

Construction Activity Impacts

Dust is typically the primary concern during construction of new buildings. Because such emissions are not amenable to collection and discharge through a controlled source, they are called "fugitive emissions." Emission rates vary as a function of many parameters (soil silt, soil moisture, wind speed, area disturbed, number of vehicles, depth of disturbance or excavation, etc.). These parameters are not known with any reasonable certainty prior to Project development and may change from day to day. Any assignment of specific parameters to an unknown future date is speculative and conjectural.

Because of the inherent uncertainty in the predictive factors for estimating fugitive dust generation, regulatory agencies typically use one universal "default" factor based on the area disturbed assuming that all other input parameters into emission rate prediction fall into midrange average values. This assumption may or may not be totally applicable to site-specific conditions on the proposed Project site. As noted previously, emissions estimation for Project-specific fugitive dust sources is therefore characterized by a considerable degree of imprecision.

Average daily PM₁₀ emissions during site grading and other disturbance are estimated to be about 10 pounds per acre. This estimate presumes the use of reasonably available control measures (RACMs). The SCAQMD requires the use of best available control measures (BACMs) for fugitive dust from construction activities.

Current research in particulate-exposure health suggests that the most adverse effects derive from ultra-small diameter particulate matter comprised of chemically reactive pollutants such as sulfates, nitrates or organic material. A national clean air standard for particulate matter of 2.5 microns or smaller in diameter (called "PM_{2.5}") was adopted in 1997. A limited amount of construction activity particulate matter is in the PM_{2.5} range. PM_{2.5} emissions are estimated to comprise 10-20 percent of PM₁₀.

CalEEMod was developed by the SCAQMD to provide a computer model by which to calculate both construction emissions and operational emissions from a variety of land use projects. It calculates both the daily maximum and annual average emissions for criteria pollutants as well as total or annual greenhouse gas (GHG) emissions.

Although exhaust emissions will result from on and off-site heavy equipment, the exact types and numbers of equipment will vary among contractors such that such emissions cannot be quantified with certainty. Estimated construction emissions were modeled using CalEEMod version 2013.2.2 to identify maximum daily emissions for each pollutant during project construction.

The proposed development of 30 hotel rooms, a 2,578 square foot pool house and 30 parking spaces was modeled in CalEEMod2013.2.2. The modeled prototype construction equipment fleet and schedule is indicated in Table 6 and based on CalEEMod defaults for a project of this size with the exception of painting which was modified to occur concurrently with construction rather than occurring when construction and paving were complete. For this Project architectural coatings involve large amounts of custom painting for the hotel addition and pool house.

CalEEMod suggests that the painting of 93,000 square feet of surface area will occur in 10 days with one air compressor and would occur after all construction and paving has been completed. Ten days would be appropriate for flat work but a large part of the painting will come from trim and touch up work. Therefore, a longer duration (20 days) was modeled.

Construction Activity Equipment Fleet

Phase Name and Duration	Equipment
Grading (4 days)	1 Dozer

Construction and Architectural Coating (200 days)	1 Grader
	1 Loader/Backhoes
	1 Crane
	1 Forklifts
	1 Generator Set
Paving (10 days)	1 Welder
	1 Loader/Backhoes
	1 Cement Mixers
	1 Paving Equipment
	1 Paver
	1 Loader/Backhoe
	1 Rollers

Utilizing this equipment fleet the following worst case daily emissions are calculated by CalEEMod:

**Construction Activity Emissions
Maximum Daily Emissions (pounds/day)**

Maximal Construction Emissions	ROG	NOx	CO	SO ₂	PM-10	PM-2.5
2016	54.3	21.5	16.9	0.0	6.1	3.6
SCAQMD Thresholds	75	100	550	150	150	55

Peak daily construction activity emissions are well below SCAQMD CEQA significance thresholds. No mitigation is required.

Construction equipment exhaust contains carcinogenic compounds within the diesel exhaust particulates. The toxicity of diesel exhaust is evaluated relative to a 24-hour per day, 365 days per year, 70-year lifetime exposure. The SCAQMD does not generally require the analysis of construction-related diesel emissions relative to health risk due to the short period for which the majority of diesel exhaust would occur. Health risk analyses are typically assessed over a 9-, 30-, or 70-year timeframe and not over a relatively brief one to two year construction period due to the lack of health risk associated with such a brief exposure.

Local Significance Thresholds

The SCAQMD has developed analysis parameters to evaluate ambient air quality on a local level in addition to the more regional emissions-based thresholds of significance. These analysis elements are called Localized Significance Thresholds (LSTs). LSTs were developed in response to Governing Board's Environmental Justice Enhancement Initiative 1-4 and the LST methodology was provisionally adopted in October 2003 and formally approved by SCAQMD's Mobile Source Committee in February 2005.

Use of an LST analysis for a project is optional. For the proposed Project, the primary source of possible LST impact would be during construction. LSTs are applicable for a sensitive receptor where it is possible that an individual could remain for 24 hours such as a residence, hospital or convalescent facility.

LST screening tables are available for 25, 50, 100, 200 and 500 meter source-receptor distances. For this project the nearest sensitive use is the home at 34965 Via Del Ponte, which is 180 meters to the south of the project construction. Therefore, the thresholds were determined by interpolating between the 100 and 200-meter source-receptor distances.

LSTs are only applicable to the following criteria pollutants: oxides of nitrogen (NOx), carbon monoxide (CO), and particulate matter (PM₁₀ and PM_{2.5}). LSTs represent the maximum emissions from a project that are not expected to cause or contribute measurably to an exceedance of the most stringent applicable federal or state ambient air quality standard, and are developed based on the ambient concentrations of that pollutant for each source receptor area and distance to the nearest sensitive receptor.

The SCAQMD has issued guidance on applying CalEEMod to LSTs. LST pollutant screening level concentration data is currently published for 1, 2 and 5-acre disturbance sites for varying distances. Since CalEEMod calculates construction emissions based on the number of equipment hours and the maximum daily soil disturbance activity possible for each piece of equipment, the following tables should be used to determine the maximum daily disturbed-acreage for comparison to LSTs.

Maximum Daily Disturbed Acreage per Equipment Type

Equipment Type	Acres/8-hr-day
Crawler Tractor	0.5
Graders	0.5
Rubber Tired Dozers	0.5
Scrapers	1

Based on this table, the proposed Project will result in 1.0 disturbed daily acre during peak construction grading activity:

(1 dozer x 0.5 + 1 grader x 0.5 = 1.0 acre disturbed).

The applicable thresholds and emissions are shown in the Table, below:

LST and Project Emissions (pounds/day)

LST 1.0 acres/180 meters Temecula Valley	CO	NOx	PM-10	PM-2.5
Significance Thresholds	4,836	426	60	18
Max On-Site Emissions				
Grading	14	21	6	4
Construction	15	21	1	1
Paving	1	1	1	1

CalEEMod Output in Appendix 1 of the AQ Analysis

LSTs were compared to the maximum daily construction activities during each construction phase. As seen in the table above, emissions fall well below the identified LST construction thresholds. LST impacts are less than significant. No additional mitigation is required.

Construction Emissions MITIGATION

Construction activities are not anticipated to cause dust emissions to exceed SCAQMD CEQA thresholds. Nevertheless, the Project has been conditioned for dust control (COA 10. BS GRADE. 5):

"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."

The dust control measures shall include the following:

- Apply soil stabilizers or moisten inactive areas.
- Address previously disturbed areas if subsequent construction is delayed.
- Water exposed surfaces as needed to avoid visible dust leaving the construction site (typically 2-3 times/day).
- Cover all stock piles with tarps at the end of each day or as needed.
- Provide water spray during loading and unloading of earthen materials.
- Minimize in-out traffic from construction zone
- Cover all trucks hauling dirt, sand, or loose material and require all trucks to maintain at least two feet of freeboard
- Sweep streets daily if visible soil material is carried out from the construction site

Similarly, ozone precursor emissions (ROG and NOx) are calculated to be below SCAQMD CEQA thresholds. However, because of the regional non-attainment for photochemical smog, the use of reasonably available control measures for diesel exhaust is recommended. The Project is conditioned (COA 10. PLANNING. 24) to utilize the following combustion emissions control measures:

Exhaust Emissions Control

- Utilize well-tuned off-road construction equipment.
- Establish a preference for contractors using Tier 3 or better heavy equipment.
- Enforce 5-minute idling limits for both on-road trucks and off-road equipment.

Operational Impacts

Operational emissions were calculated using CalEEMod2013.2.2 for an assumed project build-out year of 2016. The operational impacts are shown in Table 10. As shown, operational emissions will not exceed applicable SCAQMD operational emissions CEQA thresholds of significance.

The pool house will be used by hotel guests only and is not expected to be a trip generating use. The hotel will be primarily used by tourists visiting the area wineries. Hotel guests will typically make multiple stops a short distance apart to various wineries and therefore hotel trips are not likely to be 100% primary trips. However, to be conservative in the absence of definitive data on trip purpose, the CalEEMod model was set for all trips to primary (no pass-by). Mobile source emissions are predicted to be below SCAQMD CEQA thresholds even with the assumption of no pass-by. As shown below, results and conclusions change negligibly.

Trip rates and length modeled in CalEEMod are provided by the Institute of Transportation Engineers (ITE) with data provided by the air districts. Most hotel guests will be coming from local wineries with only a few coming from a larger distance solely for the purpose of a hotel stay. There is no evidence that guests would be traveling from a further distance than a typical hotel use.

Daily Operational Impacts with 100% Primary Trips (no diverted or passby trips)

Source	Operational Emissions (lbs/day)					
	ROG	NOx	CO	SO ₂	PM-10	PM-2.5
Area	1.4	0.0	0.0	0.0	0.0	0.0
Energy	0.1	0.7	0.6	0.0	0.1	0.1
Mobile Source	1.0	3.1	11.0	0.0	1.9	0.5
Total	2.6	3.9	11.6	0.0	1.9	0.6
SCAQMD Threshold	55	55	550	150	150	55
Exceeds Threshold?	No	No	No	No	No	No

Source: CalEEMod2013.2.2 Output in Appendix of the AQ Analysis

Microscale Impact Analysis

Although micro-scale air quality impacts have traditionally been analyzed in environmental documents where the region was a non-attainment area for carbon monoxide (CO), the SCAQMD has demonstrated a CO attainment redesignation request to EPA that there are no "hot spots" anywhere in Southern California, even at intersections with much higher volumes, much worse congestion, and much higher background CO levels than anywhere in the Project area. Intersection turning movements are required to perform a microscale CO analysis. The small volume of traffic (250 daily trips) generated by this project did not warrant such a study and therefore turning movement data is not available. It is infeasible that a project generating 250 daily trips, when added to roadways with existing volumes of 14,000-22,000 vehicles per day would cause a substantial worsening of CO concentration. To put these values in perspective, the Bay Area Air Quality Management District (BAAQMD) has concluded that under existing and future vehicle emission rates, a given project would have to increase traffic volumes at a single intersection by more than 44,000 vehicles per hour—or 24,000 vehicles per hour where vertical and/or horizontal air does not mix—in order to generate a significant CO impact.

Because microscale is no longer a problem, the SCAQMD stopped reporting 1-hour CO levels in 2011 such that there is no foundation for a microscale analysis unless background levels from 4 years ago were used.

AQMP Consistency

EIR No. 524 concluded that the proposed project (47 small wineries, 37 medium wineries and 21 large wineries, plus 1,916 dwelling units) was less intensive development than allowed under the current zoning. The 2007 AQMP, as the operative air quality attainment plan for the basin anticipated a greater emissions level for the Temecula SWAP than for the proposed Wine County Community Plan. The Community Plan was found to be consistent with the AQMP. The Ponte Hotel expansion project is incorporated into the parameters of the Community Plan. By inference, it is consistent with the air quality plan. No impacts will occur; therefore, no mitigation is required.

Heavy-duty equipment in the proposed Project area during construction will emit odors; however, the construction activity would cease to occur after individual construction is completed. As such, these impacts are considered less than significant. EIR No. 524 concluded that the odor impacts from new area-wide winery projects would be less-than-significant. This finding is based on the fact that numerous wineries already operate throughout the area such that any additional odor sources are not "new" to the existing environment. Wineries must comply with best management practices (BMPs) for odor control in order to meet the nuisance odor impact prohibition of SCAQMD Rule 402. EIR No. 524 concluded that with the mandatory use of odor control BMP's, potential winery operations odor

impacts are less-than-significant throughout the Southwest Area Plan (SWAP). No other sources of objectionable odors have been identified for the proposed Project, and no mitigation measures are required.

The EIR No. 524 found that implementation of the Plan would serve to accommodate anticipated growth within the County of Riverside and Southern California. Specifically, the Plan contains land use planning policies and programs designed to comply with the implementation of all applicable air quality plans. In addition, the California Air Resources Board (CARB) has regulatory authority over motor vehicle emissions, and the SCAQMD has regulatory authority over stationary source emissions and is empowered to enact regulations toward implementing the South Coast Air Basin's Air Quality Management Plan. The prior EIR determined the Plan is consistent with overall land use density contained in the current County General Plan, and is therefore consistent with regional growth planning by CARB and SCAQMD. Therefore, the Plan will result in less than significant impact with mitigation with respect to clean air attainment plans. Although the Plan's accommodation of growth and provision of jobs is consistent with the applicable Air Quality Management Plan, the Plan's implementing projects will increase vehicle miles traveled as they will bring in more tourism, employment, and residential land uses to the area. The emissions resulting from this increase in VMT could be potentially significant, such that implementation of MM AQ-1 through AQ-7 are required to ensure consistency with the Air Quality Management Plan's requirements. Implementing projects are required to comply with Mitigation Measures AQ-1 through AQ-7 to reduce vehicle miles traveled and the resultant air emissions of an implementing project, as well as furthering compliance with the other applicable air quality management and attainment plans.

The following applicable EIR No. 524 Mitigation Measures are imposed all implementing projects within the Temecula Valley Wine Country Policy Area to reduce potential impacts on air quality:

EIR No. 524 MM AQ-1 requires a trip reduction program for new commercial uses. The Project is an expansion of an existing commercial use and provides adequate parking spaces to accommodate additional guests. The Project's Trip Reduction Plan will promote commuter-choices, employer transportation management, guaranteed ride home programs and commuter assistance and outreach-type programs intended to reduce commuter vehicle miles traveled. The program shall be in place prior to certificate of occupancy (COA 90. PLANNING. 17).

EIR No. 524 MM AQ-2 requires implementation of the SWAP Trails and Bikeway System pursuant to the County General Plan Circulation Element to help reduce vehicle miles traveled. The Project is located along Rancho California Road where the General Plan identifies a Regional Trail. COA 10. PARKS. 1 indicates that the entire trail along Rancho California Road is located within the road right-of-way. The Project shall keep the right-of way clear of obstructions.

EIR No. 524 MM AQ-3 requires projects to provide bicycle parking for projects that will have 10 or more employees or involving special events. The Project has been conditioned, COA 90. PLANNING. 16 to provide a rack with a minimum of 2 spaces and located in a convenient location to facilitate bicycle access.

EIR No. 524 MM AQ-4 is applicable to projects with special events. The Project is to include 30 additional guest rooms and pool facility for hotel guests. No new special events are proposed or granted with through this Project. The existing winery, hotel, restaurant, and special occasion facility provides adequate onsite parking for its special events. Therefore, this mitigation measure would not apply to this Project.

EIR No. 524 MM AQ-5 does not apply to this Project. EIR No. 524 MM AQ-5 requires the County to promote the expanded use of renewable fuel and low-emission vehicles within implementing projects.

The Project's potential air quality impacts are found to be less than significant and is not required to provide a preferential parking for ultra-low emission, zero-emission and alternative-fuel vehicles; or to provide electric vehicle charging station within the development.

EIR No. 524 MM AQ-6 requires implementing projects to prohibit idling of on- and off-road heavy duty diesel vehicles for more than five minutes. COA 90. PLANNING. 3 requires a sign at the loading/delivery area directing drivers to shut down their trucks after five minutes of idle time.

EIR No. 524 MM AQ-7 requires that the County work with the Winegrowers' Association, and their partners, to promote alternative modes of transportation. As outlined in the Project's Trip Reduction Program, the Project site utilizes carriage rides for guest visiting adjacent wineries and a wine country transit, Grapevine, to provide services to and from the Project site. The Grapevine is a 30-passenger bus that provides services to local residents located in the Temecula Valley Wine Country area. The Project shall implement the Trip Reduction Program shall be in place prior to certificate of occupancy per COA. 90. PLANNING. 17.

EIR No. 524 MM AQ -8 requires that implementing projects shall comply with the following SCAQMD Applicable Rule 403 Measures:

- Apply nontoxic chemical soil stabilizers according to manufacturers' specifications to all inactive construction areas (previously graded areas inactive for ten days or more).
- Water active sites at least three times daily (locations where grading is to occur will be thoroughly watered prior to earthmoving).
- All trucks hauling dirt, sand, soil, or other loose materials are to be covered, or should maintain at least two feet of freeboard in accordance with the requirements of California Vehicle Code (CVC) Section 23114 (freeboard means vertical space between the top of the load and top of the trailer).
- Pave construction access roads at least 100 feet onto the site from main road.
- Traffic speeds on all unpaved roads shall be reduced to 15 mph or less.
- Stockpiled dirt may be covered with a tarp to reduce the need for watering or soil stabilizers.

This measure will be implemented as part of the Project's COA 10. PLANNING. 24 in order to comply with this mitigation measure.

EIR No. 524 MM AQ – 9 requires implementing projects to comply with SCAQMD CEQA Air Quality Handbook Dust Control Measures. These measures are placed in the Project's conditions of approval COA 10. BS GRADE. 5 and 10. PLANNING. 24 (see prior discussion in the analysis related to this mitigation measure).

With implementation of these mitigation measures, all potential impacts will be less than significant.

Mitigation: COA 10. BS GRAD. 5, COA 90. PLANNING. 3, COA 90. PLANNING. 16, COA 90. PLANNING. 17, and 10. PLANNING. 24

Monitoring: Building and Safety monitor during grading activities.

	Potentially Significant	Less than Significant	Less Than	No Impact
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	Impact	with Mitigation Incorporated	Significant Impact	
BIOLOGICAL RESOURCES Would the project				
7. Wildlife & Vegetation	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Have a substantial adverse effect, either directly or through habitat modifications, on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. 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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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 type="checkbox"/>	<input checked="" type="checkbox"/>
g. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Sources: Riverside County GIS Database – Map My County Web Application, Western Riverside County Multiple Species Habitat Conservation Plan, Project Application Materials, Onsite Inspection

Findings of Fact:

- a,b) Implementation of the Project will not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan, or 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). The proposed Project is not within a Multi-Species Habitat Conservation criteria cell or cell area. Therefore, the impact is considered less than significant. The project site contains an existing winery, hotel, restaurant, and special occasion facility with 78% of the winery site dedicated to vineyards. The entire site is developed with either existing commercial facilities or active vineyards. No biological habitat that would support any endangered or threatened species exists onsite. Therefore, the Project is not anticipated to 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). Therefore, the impact is considered less than significant.

- c-f) Implementation of the Project will not have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Wildlife Service; 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; 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 Wildlife or U.S. Fish and Wildlife Service; or, 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.

Onsite inspections conducted by Environmental Programs Department in August 2015 shows that burrowing owl habitat was not present on site; therefore, additional surveys were not necessary. For the protection of Migratory Birds that are protected by the the Migratory Bird Treaty Act and California Department of Fish and Wildlife Codes, COA 60. EPD. 1 has been added to the proposed Project; this survey will capture any nesting birds on site, even burrowning owls if grading occurs between February 1st through September 15th. COA 60. EPD.1 states the following:

"Birds and their nests are protected by the Migratory Bird Treaty Act (MBTA) and California Department of Fish and Wildlife (CDFW) Codes. Since the project supports suitable nesting bird habitat, removal of vegetation or any other potential nesting bird habitat disturbances shall be conducted outside of the avian nesting season (February 1st through September 15th). If habitat must be cleared during the nesting season, a preconstruction nesting bird survey shall be conducted. The preconstruction nesting bird survey must be conducted by a biologist who holds a current MOU with the County of Riverside. If nesting activity is observed, appropriate avoidance measures shall be adopted to avoid any potential impacts to nesting birds. The nesting bird survey must be completed no more than 3 days prior to any ground disturbance. If ground disturbance does not begin within 3 days of the survey date a second survey must be conducted. Prior to the issuance of a grading permit the project proponent must provide written proof to the Riverside County Planning Department, Environmental Programs Division (EPD) that a biologist who holds a MOU with the County of Riverside has been retained to carry out the required survey. Documentation submitted to prove compliance prior to grading permit issuance must at a minimum include the name and contact information for the Consulting Biologist and a signed statement from them confirming that they have been contracted by the applicant to conduct a Preconstruction Nesting Bird Survey. In some cases, EPD may also require a Monitoring and Avoidance Plan prior to the issuance of a grading permit. Prior to finalization of a grading permit or prior to issuance of any building permits, the projects consulting biologist shall prepare and submit a report to EPD for review, documenting the results of the survey."

Accordance with condition of approval COA 60. EPD. 1 will assure that impacts remain less than significant.

- g) Implementation of the Project will not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance. The majority of the Project site is comprised of a vineyard. No oak trees are located on the site that would be subject to the County's Oak Tree Management Guidelines. The provisions of Ordinance No. 559 would not apply. No impacts are anticipated. No mitigation is required.

Mitigation: COA 60. EPD. 1

Monitoring: Mitigation monitoring shall be provided by Planning Department – Environmental Programs Department

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
CULTURAL RESOURCES Would the project				
8. Historic Resources	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a. Alter or destroy an 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"/>

Sources: Project Application Materials, Onsite Inspection, Temecula Valley Wine Country Community Plan Environmental Impact Report No. 524 (EIR No. 524) Mitigation Monitoring Report

Findings of Fact:

- a,b) The Project site contains an existing winery and supporting incidental commercial uses. 78% of the net Project area is planted in vineyards. The Project site is not considered a historic site and is not anticipated to cause an adverse change in the significance of a historical resource. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
9. Archaeological Resources	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
a. Alter or destroy an archaeological site?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. Restrict existing religious or sacred uses within the potential impact area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- e. Cause a substantial adverse change in the significance of a tribal cultural resources as defined in Public Resources Code 21074? ☐ ☒ ☐ ☐

Sources: Project Application Materials, Site visit, Temecula Valley Wine Country Community Plan Environmental Impact Report No. 524 (EIR No. 524) Mitigation Monitoring Report

Findings of Fact:

a-c) The Project site contains an existing winery and supporting incidental commercial uses. The 78% of the Project site shall remain planted in vineyards. The Project area where ground disturbance is proposed have previously been disturbed by agricultural activities. The site is highly developed through grading and used for agricultural purposes. There were no archeological resources found during previous ground disturbances. The Project site is not considered an archeological site. Therefore, EIR 524 MM CUL-1 that requires an Archeological Field Survey/Study was not required.

However, in the event that unanticipated cultural resources are found during ground disturbances the Project has been conditioned to comply with EIR No. 524 MM CUL-2 through implementation of COA 10. PLANNING. 2.

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

If during ground disturbance activities, unanticipated cultural resources* are discovered, the following procedures shall be followed:

1) 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.

2) The developer shall call the County Archaeologist immediately upon discovery of the cultural resource to convene the meeting.

3) At the meeting with the aforementioned parties, the significance of the discoveries shall be discussed and a decision is to be made, with the concurrence of the County Archaeologist, as to the appropriate mitigation (documentation, recovery, avoidance, etc) for the cultural resource.

4) Further ground disturbance shall not resume within the area of the discovery until a meeting has been convened with the aforementioned parties and a decision is made, with the concurrence of the County Archaeologist, as to the appropriate mitigation measures.

* A cultural resource site is defined, for this condition, as being a feature and/or 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 sacred or cultural importance.

** If not already employed by the project developer, a County approved archaeologist shall be employed by the project developer to assess the value/importance of the cultural resource, attend the meeting described above, and continue monitoring of all future site grading activities as necessary."

The Project is not anticipated to disturb human remains; however, in the event that human remains are found during ground disturbance activities the Project has been conditioned to comply with EIR No. 524 MM CUL-4. The following COA 10. PLANNING. 20 ensures that if human remains are found, that no further disturbance shall occur until necessary findings as to origin is determined:

"IF HUMAN REMAINS ARE FOUND ON THIS SITE:

The developer/permit holder or any successor in interest shall comply with the following codes:

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. Further, pursuant to Public Resources Code Section 5097.98 (b), remains shall be left in place and free from disturbance until a final decision as to the treatment and their disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted by the Coroner within the period specified by law (24 hours). Subsequently, the Native American Heritage Commission shall identify the "Most Likely Descendant". The Most Likely Descendant shall then make recommendations and engage in consultation with the property owner and the County Archaeologist concerning the treatment of the remains as provided in Public Resources Code Section 5097.98. Human remains from other ethnic/cultural groups with recognized historical associations to the project area shall also be subject to consultation between appropriate representatives from that group and the County Archaeologist."

With conformance to these mitigation measures, the impact is considered less than significant.

- d) The Project site is not used for religious or sacred uses; therefore, there is no impact.
- e) Consultation per AB-52 was completed for the proposed Project. Staff received one consultation request and met with the Pechanga Band of Luiseno Indians representatives on 8/05/15 and 1/20/16. With the implementation of the COA 10. PLANNING. 20 and COA 10. PLANNING. 21 listed above any tribal resources that may be discovered during ground disturbing activities will be protected accordingly.

Mitigation: COA 10.PLANNING. 20 and COA10. PLANNING. 21

Monitoring: Mitigation monitoring shall be provided by the Planning Department

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
10. Paleontological Resources	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
a. Directly or indirectly destroy a unique paleontological resource, or site, or unique geologic feature?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Sources: Riverside County General Plan Figure OS-8, *Paleontological Sensitivity*, and Riverside County GIS Database – Map My County Web Application

Findings of Fact:

- a) According to the "Map My County", the proposed Project site is mapped in the County's General Plan as having a high potential for paleontological resources (fossils). The proposed Project's site grading/earthmoving activities could potentially impact such resources. Therefore, EIR No. 521 MM CUL-4 and CUL-5 shall apply. To comply with these mitigation measures, the Project was conditioned (COA 60. PLANNING. 1) for the following requirements which shall be completed prior to the issuance of grading permits:

"1. The applicant shall retain a qualified paleontologist approved by the County of Riverside to create and implement a project-specific plan for monitoring site grading/earthmoving activities (project paleontologist).

2. The project paleontologist retained shall review the approved development plan and grading plan and shall conduct any pre-construction work necessary to render appropriate monitoring and mitigation requirements as appropriate. These requirements shall be documented by the project paleontologist in a Paleontological Resource Impact Mitigation Program (PRIMP). This PRIMP shall be submitted to the County Geologist for review and approval prior to issuance of a Grading Permit.

Information to be contained in the PRIMP, at a minimum and in addition to other industry standards and Society of Vertebrate Paleontology standards, are as follows:

1. Description of the proposed site and planned grading operations.
2. Description of the level of monitoring required for all earth-moving activities in the project area.
3. Identification and qualifications of the qualified paleontological monitor to be employed for grading operations monitoring.
4. Identification of personnel with authority and responsibility to temporarily halt or divert grading equipment to allow for recovery of large specimens.
5. Direction for any fossil discoveries to be immediately reported to the property owner who in turn will immediately notify the County Geologist of the discovery.
6. Means and methods to be employed by the paleontological monitor to quickly salvage fossils as they are unearthed to avoid construction delays.
7. Sampling of sediments that are likely to contain the remains of small fossil invertebrates and vertebrates.
8. Procedures and protocol for collecting and processing of samples and specimens.
9. Fossil identification and curation procedures to be employed.
10. Identification of the permanent repository to receive any recovered fossil material.

*Pursuant the County of Riverside "SABER Policy", paleontological fossils found in the County of Riverside should, by preference, be directed to the Western Science Center in

the City of Hemet. A written agreement between the property owner/developer and the repository must be in place prior to site grading.

11. All pertinent exhibits, maps and references.

12. Procedures for reporting of findings.

13. Identification and acknowledgement of the developer for the content of the PRIMP as well as acceptance of financial responsibility for monitoring, reporting and curation fees. The property owner and/or applicant on whose land the paleontological fossils are discovered shall provide appropriate funding for monitoring, reporting, delivery and curating the fossils at the institution where the fossils will be placed, and will provide confirmation to the County that such funding has been paid to the institution.

All reports shall be signed by the project paleontologist and all other professionals responsible for the report's content (eg. Professional Geologist), as appropriate. Two wet-signed original copies of the report(s) shall be submitted to the office of the County Geologist along with a copy of this condition and the grading plan for appropriate case processing and tracking. These documents should not be submitted to the project Planner, the Plan Check staff, the Land Use Counter or any other County office. In addition, the applicant shall submit proof of hiring (i.e. copy of executed contract, retainer agreement, etc.) a project paleontologist for the in-grading implementation of the PRIMP.

Safeguard Artifacts Being Excavated in Riverside County (SABER)"

Additionally, Condition of Approval 70. PLANNING. 1 shall be completed prior to grading final inspection:

"The applicant shall submit to the County Geologist one wet-signed copy of the Paleontological Monitoring Report prepared for site grading operations at this site. The report shall be certified by the professionally-qualified Paleontologist responsible for the content of the report. This Paleontologist must be on the County's Paleontology Consultant List. The report shall contain a report of findings made during all site grading activities and an appended itemized list of fossil specimens recovered during grading (if any) and proof of accession of fossil materials into the pre-approved museum repository. In addition, all appropriate fossil location information shall be submitted to the Western Center, the San Bernardino County Museum and Los Angeles County Museum of Natural History, at a minimum, for incorporation into their Regional Locality Inventories."

With conformance with these conditions of approval, mitigation shall be provided such that implementation of the proposed Project will result in less than significant impacts that would directly or indirectly destroy a unique paleontological resource, or site, or unique geologic features. No other mitigation would be required.

Mitigation: COA 60. PLANNING. 1 and COA 70. PLANNING. 1.

Monitoring: Mitigation monitoring shall be provided by the Planning Department for all of the conditions stated above

Potentially Significant	Less than Significant	Less Than	No Impact
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	Impact	with Mitigation Incorporated	Significant Impact	
GEOLOGY AND SOILS Would the project				
11. Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zones	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a. Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death?				
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Sources: Riverside County General Plan Figure S-2, *Earthquake Fault Study Zones*, Riverside County GIS Database – Map My County Web Application, Updated Riverside County Geology Report No. 2168 (GEO02168)

Findings of Fact:

- a) In compliance with EIR No. 524 MM GEO – 1, the Geology Report prepared for PP16891R2 was updated to evaluate the proposed Project. The Project site 0.5 miles south of a County Fault Zone and it is not located within an Alquist-Priolo Earthquake Fault Zone. In addition, there are no active faults known to cross the site; therefore, the possibility of damage due to ground rupture is considered less than significant. The proposed Project will not unduly 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. CBC requirements are applicable to all development; therefore, they are not considered mitigation for CEQA implementation purposes. The impact is considered less than significant. No additional mitigation is required.
- b) The Project site is located 0.5 miles south of a County Fault Zone, is not located within an Alquist-Priolo Earthquake Fault Zone, and no known fault lines are present on the Project site. Therefore, there is no potential for rupture of a known fault. As mentioned above, 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. CBC requirements are applicable to all development; therefore, they are not considered mitigation for CEQA implementation purposes. No impact will occur. No mitigation is required.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
12. Liquefaction Potential Zone	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a. Be subject to seismic-related ground failure, including liquefaction?				

Sources: Riverside County General Plan Figure S-3, *Generalized Liquefaction*, updated Riverside County Geology Report No. GEO02168, Riverside County GIS Database – Map My County Web Application, Project Application Materials and Temecula Valley Wine Country Community Plan Environmental Impact Report No. 524 (EIR No. 524) Mitigation Monitoring Report

Findings of Fact:

a) According to the General Plan the Project site is not located in an area identified as low, moderate or high potential for liquefaction. This finding also supported by GEO02168; which states that the potential for earthquake induced liquefaction and lateral spreading beneath the proposed structures is considered very low to remote. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
13. Ground-shaking Zone	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a. Be subject to strong seismic ground shaking?				

Sources: Riverside County General Plan Figure S-4, *Earthquake-Induced Slope Instability Map*, Riverside County GIS Database – Map My County Web Application, Project Application Materials, Temecula Valley Wine Country Community Plan Environmental Impact Report No. 524 (EIR No. 524) Mitigation Monitoring Report and updated Riverside County Geology Report No. GEO02168.

Findings of Fact:

a) The Project the site is located 0.5 miles from a County Fault Zone, is not located within an Alquist-Priolo Earthquake Fault Zone, and there are no known faults (active, potentially active, or inactive) in the Project site. According to GEO02168 the potential for surface rupture to adversely impact the proposed structures is very low to remote.

The Project will be required to comply with the recommendations contained within the GEO02168, as well as the California Building Code (CBC) requirements. CBC requirements are applicable to all development and are not considered mitigation for CEQA implementation purposes. Compliance with the CBC will ensure that any potential impacts related to geology and seismic activity will remain less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
14. Landslide Risk	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, collapse, or rockfall hazards?				

Sources: Onsite Inspection, Riverside County General Plan Figure S-5, *Regions Underlain by Steep Slope*, and updated Riverside County Geology Report No. GEO02168.

Findings of Fact:

- a) According GEO02168, no landslides are known to exist on this site. Further, the Project will not create steep slopes that would be anticipated to create any undue hazards. No impacts are anticipated. No mitigation is required.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

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

Sources: Riverside County General Plan Figure S-7, *Documented Subsidence Areas Map*, and updated Riverside County Geology Report No. GEO02168, Riverside County GIS Database – Map My County Web Application, Project Application Materials and Temecula Valley Wine Country Community Plan Environmental Impact Report No. 524 (EIR No. 524) Mitigation Monitoring Report

Findings of Fact:

- a) According GEO02168, the site is underlain by relatively uniform soils consisting of 2 to 4 feet of topsoil over Pauba Formation Sandstone. The potential for subsidence is considered low to remote. GEO02168 recommends three to five foot removals to found the proposed compacted fill mat on competent Pauba Formation Sandstone. The Project will be required to comply with the recommendations contained within the GEO02168 (COA. PLANNING. 22), as well as the CBC requirements. CBC requirements are applicable to all development, they are not considered

mitigation for CEQA implementation purposes. Compliance with the GEO02168 recommendations as well as the CBC will ensure that any the potential impacts related to seismic-related ground failure, including subsidence, are considered less than significant. No additional mitigation is required.

Mitigation: COA. PLANNING. 22

Monitoring: Mitigation measure will be monitored by Building and Safety and Planning Department

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
16. Other Geologic Hazards	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a. Be subject to geologic hazards, such as seiche, mudflow, or volcanic hazard?				

Sources: Project Application Materials, updated Riverside County Geology Report No. GEO02168. Riverside County GIS Database – Map My County Web Application

Findings of Fact:

- a) Based on the elevation of the proposed development at the site with respect to sea level, and its distance from large open bodies of water, the potential for seiche and/or tsunami waves is considered to be nil. In addition, the proposed Project site is not located in an area susceptible to mudflows, or volcanic hazards. Based on this information, the proposed Project will not be subject to geologic hazards, such as seiche, mudflow, or volcanic hazard. No impacts are anticipated. No mitigation is required.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
17. Slopes	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a. Change topography or ground surface relief features?				
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"/>

Sources: Project Application Materials, Map My County - Riverside County Online GIS Web application and updated Riverside County Geology Report No. GEO02168.

Findings of Fact:

- a) The Project site is primarily flat. According to GEO02168, the gross stability of graded slopes should not be adversely affected, provided all drainage provisions are properly constructed and maintained. Any impacts are considered less than significant. No additional mitigation is required.
- b) Implementation of the proposed Project will not create cut or fill slopes greater than 2:1, or higher than 10 feet. GEO02168 recommends that engineered slopes should be landscaped with deep rooted, drought tolerant maintenance free plant species, as recommended by the Project landscape architect. The Project will be required to comply with the recommendations contained within the GEO02168, as well as the CBC requirements. CBC requirements are applicable to all development and are not considered mitigation for CEQA implementation purposes. Compliance with GEO02168 recommendations as well as the CBC will ensure that any the potential impacts related to cut and fill slopes, are considered less than significant. No additional mitigation is required.
- c) No portion of the proposed Project will result in grading that affects or negates subsurface sewage disposal systems. No impacts are anticipated. No mitigation is required.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
18. Soils				
a. Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 type="checkbox"/>	<input checked="" type="checkbox"/>

Sources: Project Application Materials, and updated Riverside County Geology Report No. GEO02168.

Findings of Fact:

- a) The development of the Project site may have the potential to result in soil erosion during grading and construction. According to GEO02168, the site is underlain by relatively uniform soils consisting of 2 to 4 feet of topsoil over Pauba Formation Sandstone. Condition of approval 10. PLANNING. 22 states that, GEO02168 recommends 3 to 5 foot removals to found the proposed compacted fill mat on competent Pauba Formation Sandstone.

Additionally, the following standard conditions of approval have been issued regarding soil erosion that will further ensure the protection of public health, safety, and welfare upon final engineering of the Project. 10. BS GRADE 3 requires compliance with Ordinance No. 457, which requires a grading permit prior to clearing, grubbing, or any top soil disturbances related to construction grading. 10. BS GRADE 4 requires "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 raining season form October 1, to May 31."

With compliance with these conditions of approval, any impacts from implementation of the proposed Project that could result in substantial soil erosion or the loss of topsoil, are considered less than significant. No additional mitigation is required.

- b) According to GEO02168, the site is underlain by relatively uniform soils consisting of 2 to 4 feet of topsoil over Pauba Formation Sandstone. The soil, where tested, exhibit a very low expansion index. Therefore, it is unlikely that after earthwork activities that the upper soils within the influence of the structural foundation would be expansive as defined by the CBC. No additional mitigation is required.

Mitigation: COA. 10 PLANNING. 22, COA 10. BS GRADE. 1, COA 10. BS GRADE.4, and COA 10. PLANNING. 1.

Monitoring: Mitigation monitoring shall be provided by the Planning Department and Building and Safety Department

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
19. Erosion				
a. Change deposition, siltation, or erosion that may modify the channel of a river or stream or the bed of a lake?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Result in any increase in water erosion either on or off site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Sources: Project Application Materials, and updated Riverside County Geology Report No. GEO02168.

Findings of Fact:

- a) Implementation of the proposed Project will involve grading and various construction activities. The site is subject to sheet flow type runoff from existing vineyards to the east. Most of the flows from the watershed are tributary to an existing low along the northeastern boundary of the Project site. This low is a tributary to Santa Gertudis Creek. Site improvements relating to implementation of the Project are located relatively high ground with minimal flows tributary to them. The Project has been condition for erosion control (COA 10. BS GRADE. 4). Graded but undeveloped land shall provide, in addition to erosion control planting, any drainage facility deemed necessary to control or prevent erosion. Additionally, erosion protection may be required during the raining season from October 1 to May 31. COA. 60 BS. GRADE. 9 requires Best Management Practices (BMP) permit for the monitoring of erosion and sediment control BMP. With implementation of the condition of approval, impacts to the creek will be less than significant.
- b) Any potential impacts from water erosion either on-, or off-site are considered less than significant. Refer to Response 25.a. (Hydrology/Water Quality) for a more detailed explanation.

Mitigation: COA 10. BS. GRADE. 4 and COA 60. BS GRADE 9

Monitoring: Monitored by Building and Safety

	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.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
a. Be impacted by or result in an increase in wind erosion and blowsand, either on or off site?				

Sources: Riverside County General Plan Figure S-8, *Wind Erosion Susceptibility Map*, Ordinance No. 460, Article XV and Ordinance No. 484.

Findings of Fact:

- a) The proposed Project site is located in an area of "Moderate Wind Eroding" rating. Implementation of the proposed Project may be impacted by, or result in, an increase in wind erosion, either on or off site. This area is not within an Agricultural Dust Control Area that regulated by County Ordinance No. 484. Ordinance no. 484 requires additional measures to minimize soil erosion in Agricultural Dust Control Areas.

COA 10. BS GRADE.2 and COA 10. BS GRADE. 4 will mitigate impacts associated with wind erosion either on or off site. COA 10. BS GRADE. 2 requires that grading conform to California Building, Ordinance no. 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. COA 10. BS GRADE. 4 requires erosion control for graded and undeveloped area.

With the inclusion of this standard condition, any impacts from implementation of the proposed Project related to an increase in wind erosion and blowsand, either on or off site, are considered less than significant. No additional mitigation is required.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
GREENHOUSE GAS EMISSIONS Would the project				
21. Greenhouse Gas Emissions	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?				
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"/>

Sources: Project Description, *GHG Impact Analyses- Ponte Hotel Addition County of Riverside CA*, prepared by Giroux & Associates dated July 13, 2015; Temecula Valley Wine Country Environmental Impact Report No. 524 and Temecula Valley Wine Country Greenhouse Gas Emission Reduction Workbook;

Findings of Fact:

a,b) The following has been excerpted from the GHG Analysis:

The proposed project adds 30 new hotel rooms to the Ponte Hotel. Construction activity would consist of development of 30 hotel rooms, a 2,578 square foot pool house and 30 parking spaces. GHG emissions will result from construction and operational sources. Operational sources include emissions from new traffic resulting from Project development as well as energy use, water use, and waste generation from the increase in occupancy.

GHG Thresholds

CEQA requires lead agencies to evaluate potential environmental effects based to the fullest extent possible on scientific and factual data. Significance conclusions must be based on substantial evidence, which includes facts, reasonable assumptions predicated upon facts, and expert opinion supported by facts.

County of Riverside Thresholds

In the County's Internal Draft Standard Operating Procedure (SOP), the County uses CARB's Preliminary Draft Staff Proposal as a basis for analysis and does not establish a specific significance threshold for residential, commercial, agricultural, or mixed-use projects. However, Section E.2 of the SOP requires mitigation if a project has "potentially significant GHG emissions" and Section D requires a "numerical analysis of emissions". Therefore, a reasonable threshold of significance standard is proposed.

The draft local agency thresholds developed from the SCAQMD consist of a five tiered approach. While these draft thresholds have not been approved by the SCAQMD Board at this time, it nonetheless provides a conservative framework to address the likely potential of having a significant impact related to GHG emissions. Even though the County has not adopted an official GHG Threshold, this analysis proposes the use of the "Tier 3" quantitative thresholds for residential and commercial projects as recommended by the SCAQMD. The SCAQMD proposes that if a project generates GHG emissions below 3,000 MT CO₂e, the appropriate agency could conclude that a project's GHG contribution is not "cumulatively considerable" and is therefore less than significant under CEQA. If a project generates GHG emissions above the threshold, the analysis must include additional analysis and identify appropriate mitigation measures to reduce GHG emissions.

Additional County Thresholds

At the time the GHG Study was prepared, pending adoption of an updated Air Quality Element and a Climate Action Plan for Riverside County, a GHG Impact Technical Assessment (GITA) was produced. The GITA established that a GHG analysis of the Wine Country Community Plan EIR found that for individual projects within the Plan area:

- Implementing projects designed and constructed with GHG reducing project features as identified in the CAP screening table would be consistent with the State's GHG-reduction goals under AB-32.

- Implementing projects which achieve the required reductions required under the Community Plan would be consistent with global climate change policies set forth by the federal, State, regional, and local plans.

In addition, the County of Riverside has developed screening tables to assist in the analysis of GHGs for individual projects tiering off the Wine Country Community Plan EIR. The option tables were developed based on AB-32 targets and contain measures to reduce GHG emissions. Individual projects have the option to use these screening tables in order to demonstrate that GHG emissions from the project are less than significant. The GHG reduction measures contained in the option table are assigned points. Commercial projects which implement enough reduction measures and achieve a 100 point rating are considered to be consistent with the County's GHG reduction goals for the Wine Country region.

Analysis Methodology

CalEEMod was developed by the SCAQMD to provide a computer model by which to calculate both construction emissions and operational emissions from a variety of land use projects. It calculates both the daily maximum and annual average emissions for criteria pollutants as well as total or annual greenhouse gas (GHG) emissions.

Construction activity would consist of development of 30 hotel rooms, a 2,578 square foot pool house and 30 parking spaces and was modeled in CalEEMod2013.2.2. Long-term operational emissions of GHGs would include direct emissions from vehicular activity of customers and employees; indirect energy usage for cooling, lighting, etc.; and energy usage associated with the transport of water. Project related GHG emissions were calculated using methods and assumptions used in CalEEMod.

Estimation of GHG Emissions

Typically projects can generate GHG emissions in many ways. The California Climate Action Registry (CCAR) includes the following six categories of emissions:

1. Indirect Emissions from Grid-Delivered Electricity Use
2. Direct Emissions from Mobile Combustion
3. Direct Emissions from Stationary Combustion
4. Indirect Emissions from Imported Steam, District Heating or Cooling and Electricity from a Co-Generation Plant
5. Direct Emissions from Manufacturing Processes
6. Direct Fugitive Emissions

This Analysis evaluates the Project based on these six categories. Detailed calculations are presented in Appendix A of the GHG Impact Analysis.

Indirect Emissions from Grid-Delivered Electricity Use

Nearly all companies are likely to have some indirect emissions associated with the purchase and use of electricity. In some cases, indirect emissions from electricity use may be the only GHG emissions that a company will have to report. The generation of electricity through the combustion of fossil fuels typically yields CO₂ and, to a much smaller extent, N₂O and CH₄.

Power Usage

The Project will use approximately 925 megawatt-hours (MWh) per year (see Appendix A). In lieu of utility-specific factors, the CCAR's General Reporting Protocol suggests using the EPA's Emissions & Generation Resource Integrated Database (eGRID). According to the 9th Edition of eGRID, the emission factors for California in the Western Electricity Coordinating Council are 630.9 lbs of CO₂ per MWh.

Applying the eGRID factors to the estimated 925 MWh per year consumed by the Project would yield 269.9 MT per year of CO₂e.

Water Usage

Energy used to transport water was evaluated by the California Energy Commission (CEC) in 2005. The CEC looked at the amount of energy it took to convey the water supply from its source, to treat the water for human consumption, to distribute the water to the end users, and to treat the wastewater. The CEC discovered that the energy associated with water usage in Southern California is over three times higher than for similar water usage in Northern California. This analysis applied the eGRID factors to the estimated 15.9 MW per year of electricity usage indirectly attributable to the Project for the purpose of transport, distribution, and treatment of water resulting from use of an estimated consumption of 1.2 million gallons of water per year. The resulting calculations estimate 5.1 MT per year of CO₂e.

Construction Activity Emissions

Construction activity will be grading, building construction, and asphalt paving. The California Emission Estimator Model (CalEEMod) defaults predict the following duration and schedule:

Construction Activity Equipment Fleet	
Phase Name and Duration	Equipment
Grading (4 days)	1 Dozer
	1 Grader
	1 Loader/Backhoe
Construction (200 days)	1 Crane
	1 Forklift
	1 Generator Set
	1 Welder
	1 Loader/Backhoe
Paving (10 days)	1 Cement Mixer
	1 Paving Equipment
	1 Paver
	1 Loader/Backhoe
	1 Roller

The defaults in CalEEMod for construction workers and vendor trips were used to determine number of trips. CalEEMod calculates on-road emissions using emission factors generated from a CARB's EMFAC2011 Data with emission rate data for the portion of Riverside County in the South Coast Air Basin for the 2016 calendar year.

Since construction emissions estimates are one time in nature, the SCAQMD has adopted a method to annualize the total construction GHG emissions in order to combine with operational emissions for the purpose of comparing to the threshold. SCAQMD has determined the construction emissions should be amortized over 30 years.

Adding on- and off-road construction sources and amortizing them over 30 years results in the following:

Construction Emissions (Metric Tons CO₂e)

	CO ₂ e
Year 2016	240.8
Amortized	8.0

*CalEEMod Output provided in appendix

Emissions from construction would generate 8.0 MT CO₂e per year.

Emissions From Operational Mobile

Mobile combustion sources are non-stationary emitters of GHGs such as automobiles, motorcycles and trucks. On-road mobile sources include vehicles authorized by the California Department of Motor Vehicles to operate on public roads. Operational emissions were calculated using CalEEMod2013.2.2 for an assumed project build-out year of 2016.

CalEEMod estimates the project would generate 258.4 MT per year of CO₂e attributed to mobile source emissions.

Emissions from Energy Utilization

Stationary combustion sources are non-mobile sources emitting GHGs from fuel combustion used to heat and cool the hotel rooms. Typical large stationary sources include power plants, refineries, and manufacturing facilities. Smaller stationary sources include commercial and residential furnaces.

Emissions associated with energy sources are also calculated in CalEEMod based on a square footage basis. The Project is estimated to create 416.6 MT per year of CO₂e attributed to energy utilization emissions.

Emissions from Solid Waste and Water Consumption

The increased water and solid waste use created by the addition of 30 hotel rooms is also modeled in CalEEMod. The Project is estimated to create 14.2 MT per year of CO₂e attributed to solid waste emissions and 5.1 MT per year of CO₂e attributed to water consumption emissions.

Emissions Summary

The table below shows a summary of GHG emissions from the Project.

Annual Operational Emissions

Consumption Source	MT CO ₂ (e) tons/year
Area Sources	<0.1
Power Usage	269.9
Energy Utilization	416.6
Mobile Source	258.4
Solid Waste Generation	14.2
Water Consumption	5.1
Annualized Construction	8.0
Total	972.2
Guideline Threshold	3,000

EVALUATION

The GHG emissions from the Project are well below the 3,000 MT/year significance threshold proposed for this analysis. Therefore, it is reasonable to presume that this Project's contribution to global climate change is not cumulatively considerable and therefore the project's contribution to cumulative impacts would be less than significant.

In addition, the County requires the Project to be evaluated based on per capita average emissions and reductions consistent with state goals. Even though strategies are being implemented on a regional basis, the Temecula Valley Wine Country Policy Area contains a policy requiring that implementing projects achieve a reduction in GHG emissions. The County has developed screening tables to assist in the analysis of GHGs for individual projects tiering off the Wine Country Community Plan EIR. The option tables were developed based on AB-32 targets and contain measures to reduce GHG emissions at least 28.5% below BAU emissions. Individual projects have the option to use these option tables in order to demonstrate that GHG emissions from the project are less than significant. The GHG reduction measures contained in the option table are assigned points. Commercial projects which implement enough reduction measures and achieve a 100 point rating are considered to be consistent with the County's GHG reduction goals for the Wine Country region.

As shown in the Project's Greenhouse Gas Impact Analysis the potential environmental impacts associated with greenhouse gas emission is less than significant. The Project was also conditioned to comply with EIR No. 524 MM GHG-1 through COA 10. PLANNING 24 to reduce potential environmental impacts associated with air quality and greenhouse gas emissions associated with construction equipment and vehicles exhaust emissions, as detailed in Section 6 Air Quality. With implementation of this mitigation measure, the environmental impacts associated with greenhouse gas emissions will be less than significant.

Mitigation: 10. PLANNING 24.

Monitoring: Building and Safety monitor during grading and construction activities.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
HAZARDS AND HAZARDOUS MATERIALS Would the project				
22. Hazards and Hazardous Materials	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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"/>
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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

1. Sources: Project Application Materials, Google Maps, GEOTRACKER site, and the Department of Toxic Substances Control's Hazardous Waste and Substances Site List (Cortese List), and *Limited Phase II Environmental Site Assessment of Ponte Vineyard Inn Property 35001 Rancho California Road, Temecula CA 92592, January 5, 2016*

Findings of Fact:

- a,b)The Project may create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials; or may 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. While remote, during construction there is a slight potential for accidental release of petroleum products in sufficient quantity to pose a significant hazard to people and the environment. It is anticipated that the SWPPP prepared for the proposed Project will reduce such hazards to a less than significant level. COA 60. BS GRADE. 1 addresses the SWPPP requirement for the proposed Project, and states:

"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."

With the inclusion of this condition of approval, any impacts from implementation of the proposed Project related to significant hazards to the public or the environment through the routine transport, use, or disposal of hazardous materials, are considered less than significant. Through the SWPPP, the Project will be required to create detailed best management practices (BMPs) that, in addition to controlling for stormwater runoff during construction, would also aid in reducing risks of hazardous materials leaving the Project site during construction.

The proposed Project will consist of vineyard/agricultural and wine country hotel and guest accommodations that do not involve significant potential for routine transport or use of substantial volumes of hazardous materials or routine generation of hazardous wastes beyond those normally encountered in a vineyard/agricultural and commercial related type setting. The generation of such wastes from uses is not considered to rise to a level of a significant potential for significant risk of accidental release of hazardous materials or accidental explosion. Any operational impacts are considered less than significant and no additional mitigation is required.

- c) The Project will be located off of an existing primary access road (Rancho California Road) to the area. Surrounding parcels are developed as vineyards, or wineries. A limited potential to interfere with an emergency response or evacuation plan will occur during construction. Control of access will ensure emergency access to the site and Project area during construction. Following

construction, emergency access to the Project site and area will remain as was prior to the proposed Project. Any impacts are considered less than significant and no mitigation is required.

- d) No phases of implementation of the proposed Project will emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school. No existing or proposed schools are located within ¼-mile of the proposed Project site. No impacts are anticipated. No mitigation is required.
- e) The California State Waterboards GEOTRACKER site provides information regarding Leaking Underground Storage Tanks, Other Cleanup Sites, Land Disposal Sites, Military Sites, WDR Sites, Permitted Underground Storage Tank (UST) Facilities, Monitoring Wells, DTSC Cleanup Sites and DTSC Haz Waste Permit Sites. According to the GEOTRACKER site, there are no Leaking Underground Storage Tanks, Other Cleanup Sites, Land Disposal Sites, Military Sites, WDR Sites, Monitoring Wells, DTSC Cleanup Sites, or DTSC Haz Waste Permit Sites on the proposed Project site. There is one (1) Permitted Underground Storage Tank (UST) Facilities - McMillan Farm Management, 35350 Rancho California Rd Temecula, CA 92591, Permitting Agency: Riverside County, Facility Id: 477 located within ¼ mile of the Project site. There are no violations associated with this UST and no impacts from that UST would be anticipated to occur. Detailed information can be viewed at the web-link provided below:

<http://geotracker.waterboards.ca.gov/map/?CMD=runreport&myaddress=35001+Rancho+California+Rd+Temecula+CA+92591>

The California Department of Toxic Substances Control's Hazardous Waste and Substances Site List (Cortese List) does not show any Hazardous Waste and Substances Sites currently located within a 1-mile radius of the proposed Project site. This information was verified at the web-link provided below:

http://www.envirostor.dtsc.ca.gov/public/mapfull.asp?global_id=&x=-119&y=37&zl=18&ms=640,480&mt=m&findaddress=True&city=Ponte%20Road&zip=&county=&federal_superfund=true&state_response=true&voluntary_cleanup=true&school_cleanup=true&ca_site=true&tiered_permit=true&evaluation=true&military_evaluation=true&school_investigation=true&operating=true&post_closure=true&non_operating=true

The Environmental Health Department – Environmental Cleanup Program (DEH-ECP) reviewed the Phase II Environmental Site Assessment for this Project and recommended the following condition of approval, COA 10. E HEALTH. 2

"Based on the information provided in the environmental assessment documents submitted for this project and a site visit conducted by DEH-ECP staff and with the provision that the information was accurate and representative of site conditions, DEH-ECP concludes no further environmental assessment is required for this project.

If contamination or the presence of a naturally occurring hazardous material is discovered at the site, assessment, investigation, and/or cleanup may be required. Contact Riverside County Department of Environmental Health - Environmental Cleanup Programs at (951) 955-8980, for further information.

****Please note that the above statement is only applicable to the 30 room hotel expansion that was proposed as PP16891R3. Future projects will be subject to additional evaluation by the Environmental Cleanup Program.*****

There is also one Formerly Used Defense Sites (FUDS) located within a mile of the proposed Project site. Planning staff contacted the California Department of Toxic Substances Control to discuss the Temecula Bombing Site Target 102 Formerly Used Defense Site. The Department informed Staff that the Project site is outside of the target area and that nothing relating to the operation of the bomb site should be found. However, the Project developer should be aware that it is in close proximity of the bombing site and if anything is found the appropriate safety personnel should be contacted. As such the following EIR No. 524 Mitigation Measure HAZ-3 is applied to the project as 10. PLANNING 025:

"If unexploded ordinances are identified during earth disturbance activities associated with implementing projects, the Riverside County Fire Department (Hazardous Materials Emergency Response Team) will be notified and all safety and remediation actions contained within the U.S. Department of Defense 2004) will be implemented."

With the conditions of approval stated above, impacts associated with finding potential hazardous materials on site that would create a significant hazard to the public or the environment will be less than significant.

Mitigation: COA 10. PLANNING. 25, COA 10. E HEALTH. 2 and COA 60. BS GRADE. 1

Monitoring: Mitigations will be monitored by the Building and Safety Department, Planning Department and Environmental Health Department

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

Sources: Riverside County General Plan Figure S-20, *Airport Locations*, and Map My County - Riverside County Online GIS Web Application

Findings of Fact:

- a) The proposed Project is not located within an Airport Master Plan. Therefore, implementation of the proposed Project will have no impacts that could result in an inconsistency with an Airport Master Plan. No impacts are anticipated and no mitigation is required.

- b) Implementation of the proposed Project will not require review by the Airport Land Use Commission because it is not located within an Airport Master Plan. No impacts are anticipated and no mitigation is required.
- c) The proposed Project site is not located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport. The closest airports are approximately 20 miles away, and include the Hemet-Ryan Airport to the north and the Skylark Field Airport to the northwest of the Project site. Therefore, implementation of the proposed Project would not result in a safety hazard for people residing or working in the proposed Project area. No impacts are anticipated and no mitigation is required.
- d) Based on a review of an aerial photo of the proposed Project site and its immediate environs, the proposed Project is not located within the vicinity of a private airstrip, or heliport. Therefore, implementation of the proposed Project would not result in a safety hazard for people residing or working in the proposed Project area. No impacts are anticipated and no mitigation is required.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
24. Hazardous Fire Area	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?				

Sources: Riverside County General Plan Figure S-11, *Wildlife Susceptibility*, and Map My County - Riverside County Online GIS Web Application

Findings of Fact:

- a) According to the Map My County, the proposed Project site is not located within a high fire area. The proposed Project site is identified to be within a moderate State Fire Responsibility Area.

According to the SWAP, due to the rural and mountainous nature and some of the flora, such as the oak woodlands and chaparral habitat, much of the Southwest planning area is subject to a high risk of fire hazards. These risks are greatest in rural areas and along urban edges. Methods to address this hazard include techniques such as avoidance of building in high-risk areas, creating setbacks that buffer development from hazard areas, maintaining brush clearance to reduce potential fuel, establishing low fuel landscaping, and applying special building techniques. In still other cases, safety-oriented organizations such as Fire Safe can provide assistance in educating the public and promoting practices that contribute to improved public safety. The proposed Project will not expose people or structures to a significant risk of loss, injury or death involving wild land fires, including where wild lands are adjacent to urbanized areas or where residences are intermixed with wild lands. The Project site includes an additional fire hydrant and provides adequate fire truck access into the Project site. Further, the Project is already developed with commercial structures and existing

vineyards, which do not represent a significant wildlands fire risk. The Project will have a less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
HYDROLOGY AND WATER QUALITY Would the project				
25. Water Quality Impacts	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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 and odors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Sources: Map My County - Riverside County Online GIS Web Application and *Project Specific Water Quality Management Plan for Ponte Inn Hotel Expansion*, prepared by Ventura Engineering, LLC, dated February 12, 2016

Findings of Fact:

a,b,d,g,h) Implementation of the proposed Project will not 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; violate any water quality standards or waste discharge requirements; 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; otherwise substantially degrade water quality; or, 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 and odors).

The proposed Project has been reviewed and conditioned by the Riverside County Flood Control and Water Conservation District (RCFC&WCD), County Building Department, and County Transportation Department, to mitigate any potential impacts as listed above through site design and the preparation of a Final Water Quality Management Plan (WQMP) and adherence to the requirements of the National Pollutant Discharge Elimination System (NPDES) (COA 60. BS. GRADE. 1, COA 10. BS GRADE. 4, COA 10. BS GRADE. 10, COA. 10. PLANNING. 22, COA 10. TRANS. 5, COA 10. TRANS. 6, COA 10. TRANS. 7, COA 10. TRANS. 8, COA 10. TRANS. 9, COA 10. TRANS. 10, and COA 60. BS GRADE. 5)

The Project intends to use infiltration trench concept. Drainage flows generated in the designated pool area will be isolated and captured by pool area drains via underground piping systems and eventually to a bubbler outlet prior to discharging the flow onto the infiltration trench. The remaining drainage will sheet flow towards the Bio-Retention basin via the proposed Asphalt Concrete (AC) pavement driveway and graded swales. The infiltration trench will be sized and designed to accommodate the anticipated flows generated from this proposed development. This Project will release the runoff from the impervious areas into the pervious basin area. This area will also serve to retain the Hydrologic Conditions of Concern (HCOC) and the design capture volume. The proposed BMP improvements are necessary in order to handle the water quality requirements. The Project will be required to create and adhere to appropriate BMPs during both construction and operations to ensure no stormwater impacts occur.

As discussed prior, the Project will also create and adhere to a SWPPP during construction, which will provide adequate controls and mitigation through BMPs during the construction process (COA 60. BS GRADE. 1 and 60. BS GRADE 10) . With the inclusion of these conditions of approval, any impacts from implementation of the proposed Project related to 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; violate any water quality standards or waste discharge requirements; 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; otherwise substantially degrade water quality; or, 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 and odors), are considered less than significant. No additional mitigation is required.

c) Implementation of the proposed Project will not substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted). No component of the proposed Project will deplete groundwater supplies. Approximately 78% of the site will be planted in vineyard. This Project

design component will allow for water to percolate back into the ground and allow for groundwater recharge. This will off-set any impacts from the other non-pervious elements contained in the proposed Project. The Project Landscape Plans were reviewed and found to be in compliance with County Ordinance No. 859. Any impacts are considered less than significant. No additional mitigation is required.

e,f) According to the Map My County, the proposed Project site is not located within a Special Flood Hazard Area as listed in Riverside County Ordinance No. 458.14 Section 5, which includes 100-year flood hazard areas. Therefore, implementation of the proposed Project will not 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; or, place within a 100-year flood hazard area structures which would impede or redirect flood flows. No impacts are anticipated. No mitigation is required.

Mitigation: COA 60. BS. GRADE. 1, COA 10. BS GRADE. 4, COA 10. BS GRADE. 10, COA. 10. PLANNING. 22, COA 10. TRANS. 5, COA 10. TRANS. 6, COA 10. TRANS. 7, COA 10. TRANS. 8, COA 10. TRANS. 9, COA 10. TRANS. 10, and COA 60. BS GRADE. 5, COA 60. BS GRADE. 1 and 60. BS GRADE 10

Monitoring: Mitigation will be monitored by Building and Safety and Transportation Department

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
26. Floodplains				
Degree of Suitability in 100-Year Floodplains. As indicated below, the appropriate Degree of Suitability has been checked.				
NA - Not Applicable <input checked="" type="checkbox"/> U - Generally Unsuitable <input type="checkbox"/> R - Restricted <input type="checkbox"/>				
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 type="checkbox"/>	<input checked="" 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"/>

Sources: Riverside County General Plan Figure S-9, 100- Year Flood Hazard Zones, Figure S-10, Dam Failure Inundation Zone, Riverside County Flood Control District Flood Hazard Report/Condition, and Map My County - Riverside County Online GIS Web Application

Findings of Fact:

a,b) Implementation of the proposed Project will not 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; or, change the absorption rates or the rate and amount of surface runoff. Please reference Responses in Section 25 (Water Quality Impacts), above. Any impacts are considered less than significant. No additional mitigation is required.

- c) According to the Map My County, the proposed Project site is not located in a dam inundation area. Therefore, implementation of 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 (Dam Inundation Area). No impacts are anticipated. No mitigation is required.
- d) Implementation of the proposed Project will result in a less than significant impact that would change the amount of surface water in any water body. Please reference the discussion in Section 19 (Erosion) and Section 25 (Water Quality Impacts), above. No additional mitigation is required.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
LAND USE/PLANNING Would the project				
27. Land Use	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a. Result in a substantial alteration of the present or planned land use of an area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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"/>

Sources: Riverside County General Plan, RCLIS, and Project Application Materials.

Findings of Fact:

- a) The proposed Project is an expansion of an existing hotel that is associated with an entitled winery and vineyard operation. Implementation of the proposed Project will be consistent with the present and planned uses in the immediate area and within the greater Wine Country area. EIR No. 524 MM LU-1 requires that this project apply and obtain a change of zone to benefit from the implanting zones of the Wine County Policy Area. The Project includes Change of Zone No. 7892, to change the areas zone classification to Wine Country – Winery Zone. This is consistent with the Wine Country – Winery District of the Policy Area. Therefore, the proposed Project will not result in a substantial alteration of the present or planned land use of an area. No impacts are anticipated. No mitigation is required.
- b) According to the Map My County, the proposed Project site is not located in an area that would affect land use within a city sphere of influence and/or within adjacent city or county boundaries. No impacts are anticipated. No mitigation is required.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
28. Planning	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
a. Be consistent with the site's existing or proposed zoning?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Be compatible with existing surrounding zoning?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Be compatible with existing and planned surrounding land uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>

Sources: Riverside County General Plan Land Use Element, Staff review, Map My County - Riverside County Online GIS Web Application, and Ordinance No. 348.

Findings of Fact:

- a) Change of Zone No. 7892 is a part of the proposed Project. This action changed the existing site zoning from Citrus/Vineyard – 10 Acre minimum (C/V-10) Zone and Citrus/Vineyard – 5 acre minimum (C/V-5) Zone to Wine Country-Winery (WC-W) for consistency with Figure 4B, Temecula Valley Wine Country Policy Area with Districts. The Project, PP No. 16891R3, meets the development standards of the WC-W Zone. PP No. 16891R3 will add 30 rooms, a swimming pool with a pool service building, and 30 parking spaces to the existing hotel. The Project's total area with the Recorded CPM No. 1995 is now approximately 46.01 gross acres. The Project will increase the number of guest rooms from 60 to 90 guest rooms, which is consistent with the WC-W Zone standard for guest rooms. The WC-W Zone permits 2 rooms per gross acres; therefore, the maximum number of guest rooms is 92. The buildings associated with the Project meets the minimum setback requirements of 100 ft. from Rancho California Road, 50 ft. for all other roadways, and 30 ft. for side/rear setbacks. The buildings are below the maximum building height of 40 ft. The number of habitable stories for the pool facility is one and wine country hotel is two, which is consistent with the WC-W Zone.

As approved under PP No. 16891R2, the existing winery and wine country hotel will continue to operate on separate parcels. COA 20. PLANNING. 1 requires the existing deed restriction to be updated to reflect the new parcel created by CPM No. 1955 and to be recorded within six (6) months of the approval date for PP No. 16891R3. With implementation of this condition of approval, the Project will be consistent with the WC-W Zone; therefore, impacts will be less than significant.

- b) The proposed Project, as designed and with the proposed conditions of approval will be compatible with existing surrounding zoning. No impacts are anticipated and no mitigation is required.

- c) The proposed Project, as designed and with the proposed conditions of approval will compatible with existing and planned surrounding land uses. Please refer to the discussion in Response 27.b., above. No impacts are anticipated and no mitigation is required.
- d) The proposed Project will be consistent with the land use designations and policies of the Comprehensive General Plan. Please refer to the discussion in Section II.A.1 (Applicable General Plan and Zoning Regulations, Land Use) of this Environmental Assessment. The proposed Project is not located within any applicable Specific Plan. No impacts are anticipated and no mitigation is required.
- e) Implementation of the proposed Project will not disrupt or divide the physical arrangement of an established community (including a low-income or minority community). No low-income or minority community exists in proximity to the proposed Project site. Certificate of Parcel Merger No. 1955, to merge the parcel that the winery hotel sits on, parcel 94223025, with three adjacent parcels, parcels 94223012, 942230013 and 942230014, was recorded on February 22, 2016. These three adjacent parcels are currently planted in vineyards. These parcels were three of nine residential lots that are a part of Tract Map No. 29975. Of the nine residential lots only one is currently used for residential purposes. The Temecula Valley Wine Country Policy Area promotes both residential and winery uses to occur within the Winery District. The project is consistent with the policy area and does not prevent the remaining residential lots to build out as residential units in the future. No impacts are anticipated and no mitigation is required.

Mitigation: COA 20. PLANNING. 1

Monitoring: Monitoring shall occur during the Building and Safety plan check process.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
MINERAL RESOURCES Would the project				
29. Mineral Resources	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a. Result in the loss of availability of a known mineral resource in an area classified or designated by the State 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 Figure OS-5, *Mineral Resources Area*.

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

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

The Project site is designated MRZ-3a (areas where the available geologic information indicates that mineral deposits are likely to exist, however, the significance of the deposits is undetermined). Since the Project site has not been used for mining, the Project is not expected to result in the loss of availability of a known mineral resource in an area classified or designated by the State that would be of value to the region or the residents of the State. The site is an active winery and commercial enterprise and it would be highly unlikely that any future mining at the site would ever occur. No impacts are expected from the Project and no mitigation is required.

- b) The Project site has not been used for mining. Implementation of the proposed Project will not result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan. No impacts are expected from the Project and no mitigation is required.
- c) The Project site is not adjacent to an existing surface mine and the operation of the site would not impact any ongoing mining operations in the area. No impacts are expected from the Project and no mitigation is required.
- e) The Project is not located adjacent to an existing surface mine and will not expose people or property to hazards from proposed, existing or abandoned quarries or mines. No impacts are expected from the Project and no mitigation is required.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

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

Sources: Riverside County General Plan Figure S-20, *Airport Locations*, County of Riverside Airport Facilities Map, and Map My County - Riverside County Online GIS Web Application

Findings of Fact:

- b) The proposed Project site is not located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport. Please see Section 23 for additional details. Therefore, implementation of the proposed Project would not result in a safety hazard for people residing or working in the proposed Project area and would not expose any people to excessive noise levels due to airport operations. No impacts are anticipated and no mitigation is required.
- c) Based on a review of an aerial photo of the proposed Project site and its immediate environs, the proposed Project is not located within the vicinity of a private airstrip, or heliport. Therefore, implementation of the proposed Project would not result in a safety hazard for people residing or working in the proposed Project area and would not expose any people to excessive noise levels due to airport operations. No impacts are anticipated and no mitigation is required.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

31. Railroad Noise

NA ☒ A ☐ B ☐ C ☐ D ☐

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

Sources: Riverside County General Plan Figure C-1, *Circulation Plan*, Map My County - Riverside County Online GIS Web Application, Onsite Inspection

Findings of Fact:

There are no railroad lines in proximity to the Project. No impacts are anticipated; therefore, no mitigation is required.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

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

32. Highway NoiseNA ☒ A ☐ B ☐ C ☐ D ☐☐ ☐ ☐ ☒Sources: Onsite Inspection, Project Application Materials, and General Plan EIR No. 441.Findings of Fact:

The proposed Project site is located adjacent to Rancho California Road, which is classified as a Mountain Arterial (110' ROW). According to Figure 4.13.3 (Projected Noise Contours along Freeways and Major Highways – Mountain Arterial) of the General Plan EIR, 70 dBA is anticipated at a distance of 69' from the centerline of the roadway, 65 dBA is anticipated at a distance of 144' from the centerline of the roadway, and 60dBA is anticipated at a distance of 309' from the centerline of the roadway. According to Figure 4.13.39 (Land Use Compatibility for Community Noise Exposure), commercial uses are normally acceptable up to 67.5 dBA. The proposed structures are located approximately 523' from the centerline of Rancho California Road. Typically, 6 dBA in noise levels are reduced whenever the distance from the noise producer is doubled. Based on this information, highway noise impacts to the proposed Project would be less than 60dBA. No impacts are anticipated. No mitigation is required.

Mitigation: No mitigation measures are required.Monitoring: No mitigation monitoring is required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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33. Other NoiseNA ☒ A ☐ B ☐ C ☐ D ☐☐ ☐ ☐ ☒Sources: Project Application Materials, and Riverside County Online GIS Web Application – *Map My County*.Findings of Fact:

The proposed Project is not anticipated to be affected by other types of noise not listed above. No impacts are expected from the Project; therefore, no mitigation is required.

Mitigation: No mitigation measures are required.Monitoring: No mitigation monitoring is required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Sources: Project Application Materials, and Riverside County Online GIS Web Application - *Map My County*

Findings of Fact:

a) The proposed Project is an expansion of existing hotel accommodation with outdoor guest pool services. The outdoor pool area is enclosed by a 5-foot acrylic wall which will act as a sound barrier from pool activities. Outdoor amplified sounds are not permitted with this Project. The closest sensitive receptor is a residential unit located 800 feet south of the hotel expansion area. Operation of the proposed Project would result in an increase in ambient noise levels as the result of the hotel use and outdoor pool facility. The pool facility area is enclosed with a 5' acrylic wall that will help dampen potential noise impacts to the closest sensitive receptor. Additionally, the Project is conditioned to comply with Ordinance No. 847 (COA 10. PLANNING. 8), which prohibits sounds in excess of land use specific standards. Given the distance to the sensitive receptor and the minor expansion and the associated noise attributed to the expansion no significant impacts are anticipated during operations. If the Project, an expansion of existing hotel accommodations including 30 rooms and swimming pool facilities, causes a significant amount of complaints, the Project will be required to conduct noise monitoring reports per COA 10. PLANNING. 10. With implementation of these conditions of approval, the Project will have a less than significant impact.

b) This project will cause a temporary increase in ambient noise levels in the Project vicinity above levels existing without the Project during construction. The Project site is located within 800 feet of an existing residential unit south of the proposed Project site. To minimize ambient noise levels upon sensitive receptors during construction of the proposed Project, grading and construction shall be restricted to 6:00 am to 6:00 pm. The Project's COA 10. PLANNING. 26 complies with EIR No. 524 MM NOI-1 and NOI-2. Therefore, the impact is considered less than significant.

COA 10 PLANNING 26:

"Construction activity noise is restricted by ordinance to occur during hours of lesser sensitivity. Construction within one-quarter (1/4 mile) from an inhabited dwelling is exemption from noise standards occurs provided that:

- Construction does not occur between the hours of 6:00 p.m. and 6:00 a.m. during the months of June through September, and
- Construction does not occur between the hours of 6:00 p.m. and 7:00 a.m. during the months of October through May.
- To minimize noise from idling engines, all vehicles and construction equipment shall be prohibited from idling in excess of three minutes when not in use.
- Best efforts shall be made to locate stockpiling and/or vehicle staging area as far as practicable from existing residential dwellings.

- Equipment and trucks shall utilize the best available noise control techniques (e.g., improved mufflers, equipment redesign, use of intake silencers, ducts, engine enclosures, and acoustically-attenuating shields or shrouds, wherever feasible).
- Impact tools (e.g., jack hammers, pavement breakers, and rock drills) shall be hydraulically or electronically powered wherever possible to avoid noise associated with compressed air exhaust from pneumatically powered tools. However, where use of pneumatic tools is unavoidable, an exhaust muffler shall be used; this muffler can lower noise levels from the exhaust by up to about ten dBA. External jackets on the tools themselves shall be used where feasible, and this could achieve a reduction of five dBA. Quieter procedures shall be used, such as drills rather than impact equipment, whenever feasible.
- Stationary construction noise sources shall be located as far from adjacent receptors as possible, and they shall be muffled and incorporate insulation barriers, or other measures to the extent feasible.

A list of measures to respond to and track complaints pertaining to construction noise, ongoing throughout demolition, grading, and/or construction shall be submitted to the Planning Department. These measures may include the following:

- A sign posted on-site pertaining the permitted construction days and hours and complaint procedures and who to notify in the event of a problem. The sign shall also include a listing of both the County and construction contractor's telephone numbers (during regular construction hours and off-hours); and
- A pre-construction meeting may be held with the job inspectors and the general contractor/on-site project manager to confirm that noise measures and practices (including construction hours, neighborhood notification, posted signs, etc.) are completed."

Adherence to this schedule reduces impacts to less-than-significant. Therefore, the impact is considered less than significant.

Implementation of the proposed Project will result in a temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project. These impacts will occur during the grading phase of the proposed Project. Since the construction impacts are short-term, they are considered less than significant with standard conditions, and will not lead to a "permanent" increase in ambient noise. No additional mitigation is required.

- c) The proposed Project will not expose persons to or generation of noise levels in excess of standards established in the General Plan or noise ordinance, or applicable standards of other agencies. Ordinance No. 847 prohibits sounds in excess of land use specific standards. Given the distance to the sensitive receptor and the minor expansion and the associated noise attributed to the expansion no significant impacts are anticipated during operations. If a significant amount of complaints have been received, the project will be required to conduct noise monitoring reports. With implementation of the recommended mitigation measures, the project will have a less than significant impact. Any impacts are considered less than significant and no mitigation is required.
- d) During the operational phase, the proposed Project will not generate excessive groundborne vibrations or groundborne noise levels. However, groundborne vibrations may be generated infrequently by use of heavy construction machinery during the construction of the proposed Project. However, given the limited amount and duration of grading, coupled with the lack of existing structures in near proximity to the Project site, this impact would be minor. This type of construction will be temporary and infrequent; therefore, the exposure of persons to or

generation of excessive ground-borne vibration or ground-borne noise levels would be considered a less than significant.

Mitigation: COA 10. PLANNING. 9, COA 10. PLANNING. 10 and COA 10. PLANNING. 26

Monitoring: Mitigation will be monitored by Planning Department and Environmental Health Department

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
POPULATION AND HOUSING Would the project				
35. Housing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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"/>
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"/>

Sources: Project Application Materials, Map My County - Riverside County Online GIS Web Application, and Riverside County General Plan Housing Element.

Findings of Fact:

- a) The proposed Project site currently has a building pad for a future one-family dwelling unit that is permitted in the Wine Country – Winery Zone. There are no built residential units on the proposed Project site. Therefore, implementation of the proposed Project will not displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere. No impacts are anticipated. No mitigation is required.
- b) Implementation of the proposed Project will not create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income. The proposed Project is an expansion of an existing hotel accommodation associated with a vineyard and winery and will not generate any impacts that require additional housing. No mitigation is required.
- c) Implementation of the proposed Project will not displace substantial numbers of people, necessitating the construction of replacement housing elsewhere. Please reference Response No. 34.a. above. No impacts are anticipated. No mitigation is required.

- d) There are no longer any County Redevelopment Project Areas. Therefore, implementation of the proposed Project cannot create any impacts on such areas. No mitigation is required.
- e) The proposed Project will not result in an increase in population in the area. The additional jobs created as part of the expansion is minimal and are not the type of employment positions that could not be filled from existing residents in the general area. Therefore, implementation of the proposed Project will not cumulatively exceed official regional or local population projections. No impacts are anticipated. No mitigation is required.
- f) Due to the nature and scale of the proposed Project, it will not 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). No impacts are anticipated. No mitigation is required.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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"/>

Sources: Riverside County General Plan Safety Element, and Ordinance No. 659 (As Amended through 659.12, an Ordinance of the County Of Riverside Amending Ordinance No. 659 Establishing a Development Impact Fee Program), Temecula Valley Wine Country Community Plan Environmental Impact Report No. 524.

Findings of Fact:

According to EIR No. 524, the Riverside County Fire Department (RCFD) provides fire protection and emergency medical services to the Wine Country area. The nearest fire station is located 3.8 miles east of the Project site at 37700 Glen Oaks Road. There are also six other fire stations that serves this area of the County. The RCFD target response time is five minutes. EIR No. 524 Table 4.13-8 provides fire response time by key locations. The Project site is located between two key intersection noted on Table 4.13-8, the Rancho California and Monte De Oro intersection, which has a response time of 4 minutes and 37 seconds, and the Rancho California Road and Anza Road intersection, which has a response time of 5 minutes and 43 seconds. Fire service to the the Project site is within the target response time with a few seconds over 5 minutes. In addition, prior to the issuance of a certificate of occupancy per COA 90. PLANNING. 14, the Project applicant shall comply with the provisions of Ordinance No. 659. Ordinance No. 659 requires payment of the appropriate fees set forth on the Ordinance. Ordinance No. 659 sets forth policies, regulations, and fees related to the funding and construction of facilities necessary to address direct and cumulative environmental effects generated by new development.

With the inclusion of these standard conditions, and payment of appropriate development impact fees (DIF), any impacts from implementation of the proposed Project that would result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for fire services, are considered less than significant. No additional mitigation is required.

With the inclusion of this standard condition and payment of the DIF, any impacts from implementation of the proposed Project that would result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for fire services, are considered less than significant. This is a standard condition and not considered unique mitigation under CEQA. No mitigation is required.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

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

Sources: Riverside County General Plan Safety Element, and Ordinance No. 659 (As Amended through 659.12, an Ordinance of the County Of Riverside Amending Ordinance No. 659 Establishing a Development Impact Fee Program), and Temecula Valley Wine Country Community Plan Environmental Impact Report No. 524.

According to EIR No. 524, the law enforcement in the Wine Country area is provided by the Riverside County Sheriff Department. (RCSD). RCSD does not have a uniform standard response time for responding to calls. Response time targets vary according to the priority of the crime being reported, and the RCSD strives to be on scene as soon as practical. The closest RCSD station serving the Project area is Southwest Station located at 30775-A Auld Road, Murrieta, CA. In addition to this station, the department maintains two satellite stations in the City of Temecula – one in Old Town and a second at the Promenade Mall. Implementation of the proposed Project will result in an incremental impact on the demand for sheriff services. Prior to the issuance of a certificate of occupancy per COA 90. PLANNING. 14, the project applicant shall comply with the provisions of Ordinance No. 659 (As Amended through 659.12, an Ordinance of the County Of Riverside Amending Ordinance No. 659 Establishing a Development Impact Fee Program), which requires payment of the appropriate fees set forth in the Ordinance. Ordinance No. 659 sets forth policies, regulations, and fees related to the funding and construction of facilities necessary to address direct and cumulative environmental effects generated by new development.

With payment of the DIF, any impacts from implementation of the proposed Project that would result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios,

response times or other performance objectives for sheriff services, are considered less than significant. This is a standard condition and not considered unique mitigation under CEQA. No additional mitigation is required.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

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

Sources: Temecula Valley Unified School District website: <http://www.tvusd.k12.ca.us>, and Map My County - Riverside County Online GIS Web Application

Findings of Fact:

The proposed Project is located within the Temecula Valley Unified School District (TVUSD). Per COA 80. PLANNING .6, impacts to TVUSD facilities will be offset through the payment of mitigation fees to the TVUSD prior to the issuance of a building permit. This is a standard condition and not considered unique mitigation under CEQA. Furthermore, the proposed Project is not increasing housing or population and is not anticipated to impact any existing schools in the area. After payment of the mitigation fee, any impacts will be considered less than significant. No additional mitigation is required.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

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

Source: Riverside County General Plan.

Findings of Fact:

The Project will not result in the need to alter any existing library facilities or result in the need to construct new facilities. Due to the nature of the Project (vineyard and wine country hotel), no impacts are expected from the Project. No mitigation will be required.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

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

Source: Riverside County General Plan.

Findings of Fact:

The Project will not result in the need to alter any existing health service facilities or result in the need to construct new facilities. Due to the nature of the Project (vineyard and wine country hotel), any impacts, while incremental, are considered to be less than significant from the implementation of the proposed Project. No mitigation will be required.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
RECREATION				
41. Parks and Recreation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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"/>
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"/>
c. Is the project located within a C.S.A. or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Sources: Map My County - Riverside County Online GIS Web Application, Ordinance No. 460, Section 10.35 (Regulating the Division of Land – Park and Recreation Fees and Dedications), Ordinance No. 659 (Establishing Development Impact Fees), and Parks and Open Space Department Review.

Findings of Fact:

- a) The proposed Project does not include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment. Due to the nature of the proposed Project (vineyard and wine country hotel), no impacts are expected from the proposed Project. No mitigation will be required.
- b) The proposed Project does not 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. Due to the nature of the proposed Project (vineyard and winery), no impacts are expected from the proposed Project. No mitigation will be required.

c) The Project is located in Community Service Area No. 149. The standard condition to mitigate impacts to CSA No. 149 was applied to the Project. Per COA 80. PLANNING. 149, prior to issuance of a building permit the permit holder shall enter into an agreement with the CSA No. 149 to provide for payment of park and recreation mitigation fees. Impacts will be less than significant. No additional mitigation will be required.

Mitigation: COA 80. PLANNING. 149

Monitoring: Mitigation will be monitored by Planning Department

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

Source: Project materials and Temecula Valley Wine Country Design Guidelines

Findings of Fact:

The Temecula Valley Wine Country Design Guidelines identifies a trail located on Rancho California Road along the Project's frontage. The future trail will be located entirely within the road right-of-way. The Project has been conditioned to keep the right-of-way free from obstruction (COA. 10 PARKS. 1).

With the incorporation of this condition of approval, any impacts are considered less than significant. No additional mitigation will be required.

Mitigation: COA 10. PARKS. 1

Monitoring: This mitigation shall be monitored by Planning Department and Riverside County Regional Park & Open-Space District

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

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

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 checked="" type="checkbox"/>	<input type="checkbox"/>
g. Cause an effect upon circulation during the project's construction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h. Result in inadequate emergency access or access to nearby uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>

Sources: Riverside County General Plan, Project application materials, Temecula Valley Wine Country EIR No. 524

Findings of Fact:

a,b) The proposed Project will not 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; or, 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.

The pool house will be used by hotel guests only and is not expected to be a trip generating use. The hotel will be primarily used by tourists visiting the area wineries. Hotel guests will typically make multiple stops a short distance apart to various wineries and therefore hotel trips are not likely to be 100% primary trips. Most hotel guests will be coming from local wineries with only a few coming from a larger distance solely for the purpose of a hotel stay. There is no evidence that guests would be traveling from a further distance than a typical hotel use. The Project is only anticipated to generate approximately 26 peak hour trips at any given day. Per the County's Traffic Impact Analysis Preparation Guidelines, a traffic study is only required when the project is estimated to generate 100 or more peak hourly trips. Regardless, given the low number of peak hour trips, coupled with the measures from the Trip Reduction Program (COA 90. PLANNING. 16), any impacts on the surrounding infrastructures are anticipated to be less than significant.

The Project was also conditioned through COA 80. TRANS.1 to contribute to roadway improvements in Wine Country to mitigate future impacts associated with the hotel expansion. COA 80. TRANS. 1 states that "to fund necessary roadway improvements beyond those in the WRCOG TUMF Program, the County is in the process of establishing a funding program for the Wine Country Community Plan (WCCP) area, which includes this Project site, in order to mitigate cumulative traffic impacts. Since the development of the funding program is ongoing, the applicant will be required to pay the proportionate fair share attributable to this Project prior to issuance of 50% of the building permits on the Project. The Project's fairshare contribution is determined based on the ratio of the Project's traffic to future traffic of the WCCP. Alternatively, in the event the funding program for the WCCP is established through an update to the DIF, then the Project shall pay its fees into said funding program through DIF payments in place of the fairshare contribution described above or as approved by the Director of Transportation."

Site Access

Access to the site is provided by Via Del Ponte Road and Rancho California Road. Rancho California Road has an existing left turn lane that allows drivers to turn left into the Project site. Rancho California Road also has an acceleration lane for left turns out of the Project site onto Rancho California Road, allowing for a two-stage merge into traffic. These features improve vehicle safety and operations at the intersection. Both access points would be full access, and provide on-site throat lengths to allow clearance for entering vehicles and space for exiting vehicles to queue. Driveways shall be designed to meet the minimum curb radius and width for bus and fire truck access.

Parking

30 additional parking spaces are provided to accommodate the wine country hotel expansion; one space per hotel room and 2 ADA parking spaces.

On-Site Circulation

The Project provides adequate on-site circulation. The drive aisle line up with each other across the main circulation road and raised medians are provided to separate parking from the main circulation road. The Project provides additional parking spaces near the hotel expansion and connects the parking area to the existing winery and hotel development. The entire Class V Winery site includes seven ADA parking spaces with an accessible walking route to the building. Overall, the site provides good on-site circulation for all users.

Trip Reduction Program (TRP)

According to the Project's TRP, adequate on-site parking has been provided. To alleviate the congestion of on-site circulation, the Project proposes to utilize carriage rides for guests visiting adjacent winery properties via an on-site trail which begins at Ponte Vineyard Inn. In addition, local transit, "Grapevine," will provide services to the Project site. Grapevine is a 30-passenger bus that provides services to the local residents in the Temecula Wine Country. Moreover, the Project will be within a reasonable walking distance from other wineries.

Wine Country flyers will be provided to customers to inform them of local transportation, ways to carpool, where the traffic circles are, and upcoming special Wine Country events.

There are dedicated employee parking, and overflow parking. Carpooling will be encouraged for employees at the Project, as well as adjacent wineries.

During peak hours of operations on weekends and occasionally on weekdays, a parking attendant shall be provided to assist customers to quickly locate parking stalls.

With the implementation of the TRP and fair share contributions, any impacts will remain less than significant. No additional mitigation is required.

- c) The Project will not change air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks. None of these factors described are located within proximity to the Project site. No impacts are expected from the Project and no mitigation is required.
- d) The Project will not alter waterborne, rail or air traffic. Waterborne and rail traffic do not exist in proximity to the Project site. No impacts are expected from the Project and no mitigation is required.
- e) The Project will not create any roadways or road improvements that could increase hazards to a circulation system design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment). Any improvements will be to County standards. No impacts are anticipated. No mitigation is required.
- f) The Project will not affect the need for new roadway maintenance. The Project is located off of Rancho California Road, which is an existing roadway, assigned by the County of Riverside's roadway maintenance list, which requires maintenance to be continuing and on-going on an annual basis. Any impacts are considered less than significant from the Project. No additional mitigation is required.
- g) Construction of the proposed Project may temporarily affect the operation of the immediate circulation network during the construction phase of the Project will be short-term and considered less than significant. No additional mitigation is required.
- h) The Project will not result in inadequate emergency access or access to nearby uses. Sufficient access to the Project site will remain open during construction and operation to ensure no impacts to an adopted emergency evacuation plan. No impacts are anticipated and no mitigation is required.
- i) The Project will not result in any conflicts with any adopted policies supporting alternative transportation (e.g. bus turnouts, bicycle racks). Additional, the Project site utilizes Grapevine to provide guest service to the site (see section 43 a and b for further discussion). No impacts are expected from the Project and no additional mitigation is required.

Mitigation: COA 80. TRANS. 1 and COA 90. PLANNING. 17

Monitoring: Mitigation is monitored by Planning Department and Transportation Department

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

Source: General Plan Circulation Element, Southwest Area Plan Figure 7 and Temecula Valley Wine Country Design Guidelines

Findings of Fact:

The project is located adjacent to Rancho California Road. A trail was identified along Rancho California Road per the Temecula Valley Design Guidelines. This trail includes a bikeway along Rancho California Road. As discussed in section 42, the trail along Rancho California Road is located entirely within the road right-of-way. The Project has been conditioned to keep the right-of-way clear from obstruction.

With the incorporation of condition of approval, any impacts are considered less than significant. No additional mitigation will be required.

Mitigation: COA 10. PARKS. 1

Monitoring: This mitigation shall be monitored by Planning Department and Riverside County Regional Park & Open-Space District

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
UTILITY AND SERVICE SYSTEMS Would the project				
45. Water	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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 checked="" type="checkbox"/>	<input type="checkbox"/>
b. Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Department of Environmental Health Review.

Findings of Fact:

a,b)Implementation of the proposed Project will not require or result in the construction of new treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects. In addition, sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed. The proposed Project will tie into existing water Rancho California Water District (RCWD) facilities. Any impacts are considered less than significant. No mitigation is required.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

	Potentially	Less than	Less	No
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	Significant Impact	Significant with Mitigation Incorporated	Than Significant Impact	Impact
46. Sewer	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a. Require or result in the construction of new wastewater treatment facilities, including septic systems, or expansion of existing facilities, the construction of which would cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Result in a determination by the wastewater treatment provider that serves or may service the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Sources: Department of Environmental Health Review

Findings of Fact:

a,b) Implementation of the proposed Project will not 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; or, 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. The proposed Project will tie into recently installed Eastern Municipal Water District (EMWD) facilities, and the increase in wastewater caused by the proposed Project is minimal and would not require any additional facilities or wastewater infrastructure, as conditioned through COA 10. E HEALTH.1 and COA 80. E HEALTH. 3. COA 10. E HEALTH. 1 requires that all requirements to obtain potable water services and sanitary sewer service are met with the appropriate purveyors as well as all other applicable agencies. Any existing onsite wastewater treatment system and/or onsite water well shall be properly removed or abandoned under permit with the Department of Environmental Health. COA 80. E HEALTH. 3 requires that a "will-serve" letter from the appropriate water and sewer company/district shall be submitted to the Department of Environmental Health. With implementation of these conditions, any impacts are considered less than significant. No additional mitigation is required.

Mitigation: COA 10. E HEALTH.1 and COA 80. E HEALTH. 3.

Monitoring: Mitigation will be monitored by the Department of Environmental Health

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

Management Plan)?

Sources: Riverside County General Plan, and Riverside County Waste Management District.

Findings of Fact:

a,b)The main disposal site in the vicinity of the proposed Project site is the El Sobrante Landfill in Corona. The El Sobrante Landfill is projected to reach capacity in 2030. Development on the proposed Project site would be served by a landfill with sufficient permitted capacity to accommodate the proposed Project's solid waste disposal needs. Impacts are considered incremental, yet less than significant. No additional mitigation is required.

The proposed Project would not substantially alter existing or future solid waste generation patterns and disposal services.

The proposed Project would be consistent with the County Integrated Waste Management Plan. All development would be required to comply with the recommendations of the Riverside County Waste Management Department and be consistent with the County Integrated Waste Management Plan. Compliance with COA 80. WASTE. 1 will minimize waste from the construction site. The developer/applicant shall submit a Waste Recycling Plan (WRP) to Department of Waste Resources for approval. At a minimum, the WRP must identify the materials (i.e., concrete, asphalt, wood, etc.) that will be generated by construction and development, the projected amounts, the measures/methods that will be taken to recycle, reuse, and/or reduce the amount of materials, the facilities and/or haulers that will be utilized, and the targeted recycling or reduction rate. During Project construction, the Project site shall have, at a minimum, two (2) bins: one for waste disposal and the other for the recycling of Construction and Demolition (C&D) materials. Additional bins are encouraged to be used for further source separation of C&D recyclable materials. Accurate record keeping (receipts) for recycling of C&D recyclable materials and solid waste disposal must be kept. Arrangements can be made through the franchise hauler. COA 90. WASTE. 1 requires that prior to final building inspection, proof of compliance with the WRP shall be submitted to Department of Waste Resources. These requirements are standard conditions, and are not considered unique mitigation pursuant to CEQA. Any impacts would be less than significant. No additional mitigation is required.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Natural gas?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Communications systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Storm water drainage?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Street lighting?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

f) Maintenance of public facilities, including roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Other governmental services?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Conflict with adopted energy conservation plans?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Project application materials.

Findings of Fact:

- a) Implementation of the proposed Project will have an incremental effect on electricity facilities. Since the proposed Project is consistent with the zoning for the proposed Project site, electricity planning needs have been taken into consideration in the short- and long-term planning by Southern California Edison. Therefore, implementation of the proposed Project will not impact electricity 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. Any impacts are considered less than significant. No mitigation is required.
- b) The proposed Project will be using propane, not natural gas. Therefore, implementation of the proposed Project will not impact natural gas 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. No impacts are anticipated. No mitigation is required.
- c) Implementation of the proposed Project will have an incremental effect on communication facilities. Since the proposed Project is consistent with the zoning for the proposed Project site, communication facilities planning needs have been taken into consideration in the short- and long-term planning by Verizon. Therefore, implementation of the proposed Project will not impact communication 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. Any impacts are considered less than significant. No mitigation is required.
- d) Please reference the discussion above in Section 25, Hydrology and Water Quality. The proposed Project will be required to comply with standard conditions that will ensure that all impacts will remain less than significant. Therefore, implementation of the proposed Project will not impact storm water drainage 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. Any impacts are considered less than significant. No mitigation is required.
- e) No street lighting is proposed. Therefore, implementation of the proposed Project will not impact the street lighting 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. No impacts are anticipated. No mitigation is required.
- f) The proposed Project will have a less than significant impact on public facilities (see Response 43.f for maintenance of public facilities, including roads). No mitigation is required.
- g) The proposed Project will not have an impact on other governmental services. No mitigation will be required.
- h) Please reference the discussion below in Section 49, Energy Conservation. Implementation of the proposed Project will serve to implement energy conservation plans. No impacts are anticipated. No mitigation is required.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
49. Energy Conservation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a. Would the project conflict with any adopted energy conservation plans?				

Source: Project application materials.

Findings of Fact:

- a) Implementation of the proposed Project will serve to implement energy conservation plans and will comply with the California Green Building Standards Code. The project is not anticipated to utilize a significant amount of resources, including energy; therefore, no impacts are anticipated. No mitigation is required.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
OTHER				
50. Other:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Staff review.

Findings of Fact:

N/A

Mitigation: N/A

Monitoring: N/A

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

- 51.** 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

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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?

Sources: Staff review, and Project Application Materials.

Findings of Fact:

Implementation of the proposed Project does not 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. Please reference the discussion in Section 3 (Biological Resources), Section 9 (Cultural Resources – Archaeological Resources), and Section 10 (Cultural Resources – Paleontological Resources). In addition to mitigation measures, standard conditions will apply to the proposed Project. Any impacts are considered less than significant.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
52. 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 other current projects)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Sources: Staff review, and Project Application Materials.

Findings of Fact:

As demonstrated in Sections 1 - 49 of this Environmental Assessment, the proposed Project does not have impacts which are individually limited, but cumulatively considerable. As illustrated in the EA the Project will not have any impacts that cannot be reduced to less than significant with appropriate mitigation. Furthermore, this is an existing winery, hotel and vineyard. The Project only proposes a minor expansion of the existing hotel and guest accommodations. Therefore, no cumulative impacts are anticipated to occur.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
53. 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"/>

Sources: Staff review, and Project Application Materials.

Findings of Fact:

As demonstrated in Sections 1 - 49 of this Environmental Assessment, the proposed Project does not have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly. Standard conditions acting as mitigation will apply to the proposed Project, and all potential impacts are reduced to less than significant.

VI. EARLIER ANALYSES

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

Earlier Analyses Used, if any: Riverside County General Plan EIR No. 441 and Temecula Valley Wine Country Community Plan EIR No. 524

Earlier Project-Specific Analyses Used, if any: N/A

Location Where Earlier and Project-Specific Analysis, if used, are available for review:

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

Appendix A, References
See Enclosed CD

1. *Air Quality Impact Analyses Ponte Hotel Addition Riverside County, California*, prepared by Giroux & Associates, revised March 15, 2016;
2. *GHG Impact Analyses Ponte Hotel Addition County of Riverside, California*, prepared by Giroux & Associates, dated July 13, 2015;
3. *Project Specific Water Quality Management Plan for Ponte Inn Hotel Expansion*, prepared by Ventura Engineering, LLC, revised date February 12, 2016;
4. *Updated Geology Report No. 2168*: The following Geology Reports are incorporated into GEO02168: "Geotechnical Investigation, Ponte Winery, Additional Facilities, 35053 Rancho California Road, Riverside County, California", dated April 6, 2009. In addition, GEOCON prepared the following documents for this project:

"Due Diligence Geotechnical Investigation, Proposed 60-Room Hotel, Ponte Winery, 35053 Rancho California Road, Riverside County, California, Project No. T2477-62-01, dated June 29, 2009.", "Geotechnical Opinion Regarding Infiltration Rates, Proposed 60 Room Hotel, Ponte Winery, 35053 Rancho California Road, Riverside County, California, dated June 5, 2009.", "Addendum to Due Diligence Report and Response to County Comments, Proposed 60 Room Hotel, Ponte Winery, 35053 Rancho California Road, Riverside County, California, dated September 16, 2009", "Updated Preliminary Geotechnical Interpretive Report, Proposed 30 Room Expansion, Located on Rancho California Road, Temecula Area, Riverside County, California", dated March 12, 2015. In addition, ESI submitted "Response to the County of Riverside Review Comments Regarding Geologic Report 2168, proposed 30 Room Expansion, Located on Rancho California Road, Temecula Area, Riverside County California", dated March 10, 2016."
5. *Ponte Vineyard Inn Traffic Reduction Program*, April 10, 2016
6. *Limited Phase II Environmental Site Assessment of Ponte Vineyard Inn Property 35001 Rancho California Road, Temecula CA 92592*, January 5, 2016
7. *Riverside County Planning Department General Plan December 8, 2015*
8. *Riverside County Land Use Ordinance No. 348.4818*