

1 jurisdiction are legally infeasible for the County to enforce, these potential impacts
2 must be considered significant and unavoidable.

3 This conclusion does not change even in view of the late comment letters received
4 from the City of Temecula and others. Specifically, the Final EIR includes updated
5 traffic analysis in response to requests by the City of Temecula and others
6 (Response Nos. 10 and 17). This updated information clarifies DEIR analysis and
7 does not change fundamental conclusions in the DEIR. Additionally, the County's
8 transportation experts provided further clarification regarding the traffic analysis in
9 a letter confirming that – although the Project will increase traffic as compared to
10 existing conditions – the Project actually decreases traffic impacts as compared to
11 what was anticipated under buildout of the County's existing General Plan. (See
12 Letter from Farah Khorashadi to Dale West, September 24, 2013).

13 In addition to EIR measures TRF-1 through TRF-3, the EIR also includes measures
14 GHG-1 and GHG-2 which serve to reduce traffic impacts through trip reduction
15 measures including encouraging transit and other non-vehicular travel. However,
16 not all impacts will be reduced to a level that is less than significant. Therefore, a
17 potentially significant impact with regard to conflicts with existing applicable plans
18 and performance of the circulation system, as well conflict with the County
19 Congestion Management program, is still likely to occur.

20 H. Cumulative Traffic and Circulation

21 *Cumulative Impact*

22 ***Threshold:*** *Project implementation would result cumulative impacts to traffic and*
23 *circulation.*

24 1. Impacts:

25 As discussed in Chapter 4.14, the Project may, in combination with existing
26 conditions and other future implementing projects, result in potentially unavoidable
27 significant cumulative impacts in the areas of:
28

- conflict with an applicable plan, ordinance, or policy establishing measures of effectiveness for the performance of the circulation system
- level of service degradation to unacceptable levels

2. Mitigation:

The Project has incorporated various Project Design Features to avoid or reduce these potential impacts, which are best addressed at a regional level through the County's General Plan and development review process. The Project's traffic analysis compares General Plan buildout under the "Project" and "No Project" scenarios, both of which show unavoidable significant impacts. The Project's impacts, although significant and unavoidable relative to existing conditions, represent less traffic and fewer associated impacts when compared to the current General Plan and policy areas. Adherence to the existing General Plan policies, Project Design Features and mitigation measures TRF-1 through TRF-3 would substantially reduce impacts associated with the Project. Mitigation Measure TRF-2 specifically indicates consideration of a shuttle for special events, pursuant to the required Traffic Management Plan. Future implementing projects will require separate discretionary review as described in measures TRF-1 through TRF-3, and as specifically set forth in measure LU-1, all future development within the Project shall be required to prepare a focused traffic study. Refer to finding for Impact 4.14-1 and 4.14-2, above.

These unavoidable impacts are due primarily either to intentionally "down-sizing" certain roadway segments to maintain the Project area's rural nature (and therefore road widening is not feasible) or due to certain improvements being outside the jurisdiction of the County of Riverside (in Temecula, or in Caltrans jurisdiction, where the County cannot ensure the timeliness or nature of future improvements). In addition, the County cannot guarantee that right-of-way necessary to make needed road improvements can be obtained timely to make such improvements in order to avoid unacceptable LOS occurring as a result of new development.

1 **BE IT FURTHER RESOLVED** by the Board of Supervisors that it has considered the
2 following alternatives identified in EIR No. 524 in light of the environmental impacts which cannot be
3 avoided or substantially lessened and has rejected those alternatives as failing to meet most of the
4 project's objectives, as failing to reduce or avoid the project's significant impacts or as infeasible for the
5 reasons hereinafter stated:

6 A. Pursuant to Public Resources Code Section 21002 and the CEQA Guidelines Section
7 15126.6(a), an EIR must assess a reasonable range of alternatives to the project action or
8 location. Section 15126.6(a) places emphasis on focusing the discussion on alternatives
9 which provide opportunities for eliminating any significant adverse environmental
10 impacts, or reducing them to a level of insignificance, even if these alternative would
11 impede to some degree the attainment of the project objectives, or would be more costly.
12 In this regard, the EIR must identify an environmentally superior alternative among the
13 other alternatives. As with cumulative impacts, the discussion of alternatives is governed
14 by the "rule of reason". The EIR need not consider an alternative whose effect cannot be
15 reasonably ascertained, or does not contribute to an informed decision-making and public
16 participation process. The range of alternatives is defined by those alternatives, which
17 could feasibly attain the objectives of the project. As directed in CEQA Guidelines
18 Section 15126.6(c), an EIR shall include alternatives to the project that could feasibly
19 accomplish most of the basic objectives of the project.

20 B. The Project has been developed to achieve the following goals:

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

1 appropriate.

2 C. To achieve these goals, the Project incorporates the following objectives:

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

12 As directed in CEQA Guidelines Section 15126.6(c), an EIR shall include alternatives to the project that
13 could avoid or substantially reduce one or more of the significant effects. Because not all significant
14 effects can be substantially reduced to a less-than-significant level either by adoption of mitigation
15 measures, Project Design Features, existing regulations or by standard conditions of approval, the
16 following section considers the feasibility of the Project alternatives as compared to the proposed Project.
17 As explained below, these findings describe and reject, for reasons documented in the Final Program EIR
18 No. 524 and summarized below, each one of the Project alternatives. The evidence supporting these
19 findings is presented in Section 6 of the Draft EIR and elsewhere in the administrative record as a whole.

20 D. No Build Scenario/Existing Condition alternative:

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

- 1 2. No additional implementing projects would be considered/approved/developed
2 within the Project site. The existing wineries, residential, equestrian and vacant,
3 open space would remain, and property owners may continue to utilize their parcel
4 as they are currently being used.
- 5 3. This alternative does not reflect the future growth envisioned in the Southwest Area
6 Plan, existing Citrus Vineyard Policy Area, or the Project objectives. The site is
7 currently designated for development in a manner relatively similar to the Project
8 (albeit with more development intensity and density and more incompatibility in
9 land uses). The County's General Plan reflects this designation, and there have
10 been no indications by County staff, elected officials or the public through the EIR
11 scoping process that there is a desire to preserve the site in its current state and
12 without additional infrastructure support.
- 13 4. The No Build Alternative does not meet most of the basic Project objectives
14 because it does not implement a comprehensive and cohesive plan for the physical
15 and economic development of the Project area, does not enhance the Wine Country
16 region's viniculture potential, rural lifestyle and equestrian activities, does not
17 continue to allow for an appropriate level of commercial tourist activities, does not
18 coordinate where and under what circumstances future growth should be
19 accommodated, and does not develop provisions to ensure that future growth is
20 balanced and coordinated with appropriate public services, infrastructure and other
21 basic necessities for a healthy, livable community.
- 22 5. It does not provide for adequate water distribution, sewer, flood control,
23 circulation, and water quality improvements. The No Build Alternative would also
24 be inconsistent with the County General Plan in that it assumes no future
25 development (even development otherwise consistent with the existing General
26 Plan) would occur, and thus this alternative would fail to provide increased
27 revenue, employment and entertainment opportunities within the County, and
28 would not provide the various infrastructure and service improvements associated

1 with the Project. For these reasons, this Alternative is rejected by the County as
2 infeasible.

3 E. No Project/Existing General Plan Policies and Zoning Classifications Alternative:

- 4 1. The No Project/Existing General Plan Policies and Zoning Classifications
5 Alternative (“No Project Alternative”) assumes that development of implementing
6 projects as allowed under the Project would not occur, and that the Project site
7 would instead remain subject to the provisions contained within the current, non-
8 amended General Plan and Zoning Ordinance. Each parcel within the site would be
9 subject to the requirements of its corresponding General Plan land use designation
10 for those properties outside of the Citrus/Vineyard and Valle de los Caballos Policy
11 Area. For parcels within these Policy Areas, the General Plan land use designation
12 would apply, in conjunction with the applicable zoning classifications. This
13 alternative also assumes that most of the entitlements applications currently on file
14 with the County would be approved and constructed as proposed within the Project
15 site.
- 16 2. The existing General Plan and Policy Areas (i.e., No Project Alternative) in their
17 current state are anticipated to provide a mix of uses which would include a larger
18 number of acres within the Rural and Rural Community Foundation Components
19 (as displayed in Table 3.0-3). However, with these existing regulations, the build-
20 out of the Project area is anticipated to include less acres under the Agriculture and
21 Open Space Foundation Components. The existing General Plan would not
22 establish the proposed three Districts (i.e., Winery, Residential, and Equestrian) as
23 proposed under the Project and, thus, would not ensure to the same degree the long-
24 term viability of the wine industry and would not serve to protect the community’s
25 equestrian and rural lifestyle.
- 26 3. The existing General Plan in its current state (i.e., pursuant to the existing
27 Citrus/Vineyard Policy Area) would require incidental commercial uses, such as
28 special occasion facilities, bed and breakfast and restaurants with wineries on a

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

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

9 5. The existing General Plan would not include the circulation improvements
10 identified in the traffic study prepared for the Project (i.e., traffic signalization, re-
11 striping, addition of lanes, dedication of lanes, creation of intersections, and
12 creation of new roadway linkages). While nothing in the existing General Plan or
13 zoning would preclude these improvements from developing at a later date with the
14 appropriate permits and approvals (e.g., GPA), this alternative does not propose or
15 plan for these updates to the circulation network.

16 6. Private property owners have a right to develop their property, and this alternative
17 would not preclude future development of a similar or more intense nature as
18 compared to the uses proposed by the Project. Accordingly, this Alternative, due to
19 its substantially greater density than the proposed Project, would result in
20 substantially greater impacts in nearly all environmental topical areas, particularly
21 for traffic, air quality, noise, aesthetics, and public services and utilities. This
22 Alternative would also not include the proposed Design Guidelines, Sign Program
23 or Greenhouse Gas Reduction Workbook, nor would it include the amended
24 Ordinance language with updated development standards, allowable uses and
25 definitions, which were carefully developed after years of work and numerous
26 stakeholder meetings and public hearings. This Alternative does not meet the
27 Project's objectives, does not reduce or avoid the Project's significant impacts, and
28 would result in greater significant environmental impacts than the proposed Project.

1 Therefore, this Alternative is rejected by the County for these reasons.

2 F. Reduced Density (25% Reduction) Alternative:

- 3 1. The Reduced Density Alternative would reduce impacts from the Project related to
4 the number of units developed and the intensity of commercial development,
5 including wineries. Under this alternative, the total number of residential dwelling
6 units anticipated is assumed to be reduced from 1,916 to 1,437 representing a
7 reduction of 479 units, or approximately 25%. In addition, it is anticipated that
8 commercial square footage would be reduced by 25% under this alternative.
- 9 2. This reduced density alternative does not have the same design features as the
10 Project, and therefore, the impacts of this alternative could be greater than the
11 impacts of the Project with regard to specific issue areas. As a variation of this
12 alternative, the site could be developed with higher density product in a “cluster
13 development” fashion, leaving increased natural open space and reducing the extent
14 and cost of infrastructure improvements and site grading.
- 15 3. The Reduced Density Alternative may not require the same level of circulation,
16 water, sewer, flood control and other infrastructure improvement based on a
17 reduction in population, employment, and tourists within the Project site (due to the
18 lower allowable intensity of use in the Project site).
- 19 4. This alternative may partially accomplish the objectives enumerated for the Project.
20 However, the future growth of the Project area would be reduced compared to the
21 Project. The level of commercial tourist activities envisioned under the current
22 General Plan and this Project would not be reached as effectively through
23 implementation of this alternative, due to less density and interactive synergy
24 produced by the Project’s balance of wineries/commercial tourism, equestrian and
25 residential uses. Feasibility and funding of required infrastructure would also be
26 more challenging under this Alternative due to a reduced development base from
27 which to derive fees and other funding sources, and much of this infrastructure
28 would be similar to that required for the Project. Finally, it should be noted that the

1 “Project” already represents a substantial reduced density from what is currently
2 allowed in the General Plan and Policy Areas, and this density has been further
3 reduced through the Planning Commission and Board hearing process. Aside from
4 the No Build Alternative, the Reduced Density Alternative is considered
5 environmentally superior overall. Even with a 25% reduction, similar to the
6 proposed Project, there would still be significant and unavoidable project impacts
7 associated with air, greenhouse gas emissions, agricultural resources, noise, traffic,
8 and growth-inducing impacts. In addition, the reduction in density would
9 substantially impair a key Project objective of preserving “and enhancing” the
10 area’s viticulture industry. In addition, a reduced density necessitates further
11 restrictions on private property rights. Given that the Project already represents a
12 substantial reduction and added restrictions upon private properties, and several
13 property owners raised concerns even over the currently proposed levels of density
14 reduction and land use restrictions, it is reasonable to expect that further density
15 reductions would amplify private property owner concerns and jeopardize years of
16 stakeholder outreach and consensus building on the land use vision for the Project
17 area. For these reasons, the Reduced Density Alternative is rejected as infeasible
18 by the County.

19 **BE IT FURTHER RESOLVED** by the Board of Supervisors that it has, pursuant to CEQA
20 Guidelines Section 15093, balanced the benefits of the Wine Country Community Plan against the
21 unavoidable adverse environmental effects described herein, and has determined that each and every one
22 of the following benefits individually outweigh and render acceptable each and every one of those
23 significant environmental effects:

- 24 A. Ensures that the Wine Country region develops in an orderly manner that maximizes the
25 area’s viticulture and related uses, and balances the need to protect existing rural
26 residential and equestrian lifestyles in the area.
- 27 B. Ensures that the Riverside County General Plan and its supporting regulatory documents,
28 such as the Zoning Ordinance and Design Guidelines, provide a comprehensive blueprint

1 that will achieve the community's vision.

- 2 C. Preserves and enhances the Wine Country region's viticulture potential, rural life style and
3 equestrian activities.
- 4 D. Allows an appropriate level of commercial tourist activities that are incidental to viticulture
5 and equestrian uses.
- 6 E. Ensures timely provision of appropriate public infrastructure and services that keeps up
7 with anticipated growth, including provision of roadway improvements and wastewater
8 conveyance systems.
- 9 F. Enacts Design Guidelines, development standards through Ordinance No. 348.4729 and a
10 Sign Program to minimize land use conflicts, create a more aesthetically appealing area,
11 and preserve and enhance an integrated Wine Country theme.
- 12 G. Fulfills a County commitment and stakeholder process to preserve and enhance the
13 Temecula Valley Wine Country as a unique regional asset.
- 14 H. Project approval allows future implementing Projects to be proposed, and creates an added
15 measure of certainty and value for potential future owners and tenants, facilitating creation
16 of an estimated 41,261 jobs at buildout.
- 17 I. The economic and social benefits of the Project will extend into the future for decades;
18 Any one of these reasons would be sufficient to justify approval of the Project.

19 **BE IT FURTHER RESOLVED** by the Board of Supervisors that the State CEQA Guidelines
20 (Section 15126 (g)) require an EIR to discuss how a proposed project could directly or indirectly lead to
21 economic, population, or housing growth. A project may be growth inducing if it removes obstacles to
22 growth, taxes community service facilities or encourages other activities which cause significant
23 environmental effects. The discussion is as follows:

24 A. Economic, Population or Housing Growth:

25 The Project will allow for various onsite and offsite infrastructure improvements that could
26 remove impediments to growth and/or provide for additional capacity. The Project also
27 results in direct job growth through increased employment opportunities as a result of the
28 proposed update of the existing Southwest Area Plan (SWAP) and other elements of the

1 General Plan.

2 B. Removal of an Impediment to Growth:

3 Due to its size, its incremental implementation, its impact on infrastructure, and the
4 potential direct and indirect economic growth associated with it, the Project would be
5 viewed as growth-inducing pursuant to CEQA.” Additional growth that could occur as a
6 result of Project implementation has the potential to strain infrastructure and public service
7 facilities. Although the Project would result in less projected growth in the long term as
8 compared to current land use policies and regulations, compared to existing conditions, the
9 potential for growth inducement must be considered significant and unavoidable.

10 Therefore, the Board of Supervisors has, in accordance with CEQA Guidelines Section
11 15093, balanced the benefits of the Wine County Community Plan (WCCP) against the
12 significant and unavoidable impacts of the WCCP and finds that such impacts are
13 outweighed by the benefits of the WCCP that may result from this growth inducement that
14 are specified in the immediately prior section of this resolution. The Board acknowledges
15 this growth as a necessary byproduct and desired result of the Project, which has been
16 developed to stimulate the orderly, balanced development of the Project area.

17 **BE IT FURTHER RESOLVED** by the Board of Supervisors that the Wine Country
18 Community Plan implements applicable elements of the Riverside County General Plan as follows:

19 A. Land Use Element

20 The Project ensures the region’s growth remains concentrated on agriculture, viticulture
21 and vitification, equine lands, large lot estates and open spaces by requiring these uses as
22 the primary uses, which makes up the region’s unique environmental character. The
23 Project carries forward Land Use Element policies to ensure the Community Plan is
24 designed to accommodate a balanced mix of land uses, including employment, recreation,
25 and housing and promotes the development and preservation of the region’s character.

26 The Project provides stronger standards and design features were develop to minimize land
27 use conflicts between residential, equestrian and winery activities. The Project supports
28 the Land Use Policy that allows for the continued occupancy, operation, and maintenance

1 of legal uses and structures that exist at the time of the adoption of the General Plan. The
2 Project coordinante growth to addresses mobility, transportation, economic development,
3 air and water quality, and watershed and habitat management; accommodate the
4 development of a balance of land uses that maintain and enhance the County's fiscal
5 viability, economic diversity, and environmental integrity; preserves and protect
6 outstanding scenic vistas and visual features for the enjoyment of the traveling public;
7 protect agricultural uses by discouraging inappropriate land division in the immediate
8 proximity and allowing only uses and intensities that are compatible with agricultural uses;
9 and ensures that development does not adversely impact the open space and rural character
10 of the surrounding area. The Project was coordinanted with input from City of Temecula
11 and consultation with Tribal Governments; as well, as collaboration with the San Diego
12 Regional Water Quaility Board, Eastern Municipal Water District and Rancho California
13 Water District to ensure that groundwater quality is maintained at its desirable level and
14 secure the necessary sewer infrastructure to keep up Project's growth projections. The
15 Project also considered its impacts on public facilities to ensure that implementing
16 development does not exceed the ability to adequately provide supporting infrasture and
17 services, such as libraries, recreational faciliateis, transportation systems, and
18 fire/police/medical services.

19 B. Circulation Element

20 The existing Circulation network was updated to reflect the Project's rural charactersitics
21 based on public input. The transportation system was designed in response to the Project's
22 objectives. This includes downgrading road classification for various roadways and
23 including roundabouts along Rancho California Road to improve traffic flow and improve
24 safety. The Project's development standards and design features also enhances the scenic
25 resources of SR-79, an eligible scenic highway. The Project also requires implementation
26 of the existing trails network of the General Plan to encourage non-motorized mobility and
27 connectivity to regional recreational areas.

28 C. Multipurpose Open-Space, Saftey, Air Quality, Noise, Housing, and Healthy Communities

1 Element

2 The Project's policies and development standards does not prevent implementation of the
3 policies provided in each General Plan Element, nor does it conflict with the General Plan
4 policies. Future land use developments within the Project area shall be consistent with the
5 Project's policies and development standards and the other elements of the General Plan.
6 The Policies and development standards ensures future land use development are scaled
7 appropriately to protect agricultural, open space, scenic, biological, and cultural resources.
8 Project sets density requirement and minimum lot sizes to enhance the region's character.
9 The Project also requires land use development to include design features to reduce
10 greenhouse gas emissions and design in a manner that reduces light pollution. The Project
11 development standards require implementing land use development site layouts and
12 building designs shall minimize noise impacts on surrounding properties and comply with
13 Ordinance No. 847. The Project also requires a noise study or acustical analysis for future
14 outdoor special occasion facilities. The Project encourages employment centers in close
15 proximity to residential uses; provides a land use pattern that reduces the number and
16 length of motor vehicle trips and promote alternative modes of travel. The land use
17 changes anticipated under the proposed Project would comply with the growth projections,
18 goals, and vision identified by Southern California Association of Governments. The
19 Project also promotes healthy land use pattern that preserves rural open space areas, and
20 scenic resources, preventing inappropriate development in areas that are environmentally
21 sensitive or subject to severe natural hazards, and provides development incentives, such
22 as clustered development, development easements, and other mechanisms, to preserve the
23 economic value of agricultural and open space lands.

24 **BE IT FURTHER RESOLVED** by the Board of Supervisors that the Wine Country
25 Community Plan is consistent with the Riverside County General Plan as amended by Comprehensive
26 General Plan Amendment No. 568.

27 **BE IT FURTHER RESOLVED** by the Board of Supervisors that the Final EIR also
28 discusses, pursuant to CEQA Guidelines Section 15126(c) and 15126.2(c), significant irreversible

1 environmental changes and provides in Section 7.0. Page 7.1 the following: [R]esources that would be
2 permanently and continually consumed by implementing projects would include water, electricity, natural
3 gas, and fossil fuels. However, new construction in California is required to conform to energy
4 conservation standards specified in Title 24 of the California Code of Regulations (CCR), as amended in
5 2010 (effective date: January 1, 2011). These standards establish “energy budgets” for different types of
6 residential and non-residential buildings with which all new buildings must comply. In order to conform
7 to CCR Title 24, efficient energy use would be designed into all new buildings developed within the
8 Project area. In addition, implementing projects would be required to comply with applicable building
9 codes, development standards, County ordinances and design requirements related to sustainability and
10 energy conservation. Accordingly pursuant to State CEQA Guidelines Appendix F, this project will not
11 result in the wasteful or inefficient use or consumption of energy.

12 **BE IT FURTHER RESOLVED** by the Board of Supervisors that it has reviewed and
13 considered EIR No. 524 in evaluating the Wine Country Community Plan, that EIR No. 524 is an
14 accurate and objective statement that complies with CEQA and reflects the County's independent
15 judgment, and that EIR No. 524 is incorporated herein by this reference.

16 **BE IT FURTHER RESOLVED** by the Board of Supervisors that it **ADOPTS** the statement of
17 overriding considerations, **CERTIFIES** EIR No. 524 and **ADOPTS** the Mitigation Monitoring Plan
18 attached as Attachment B hereto. To the extent that there are inconsistencies between the mitigation
19 measures set forth in EIR N0. 524 and those set forth in the Mitigation and Monitoring Plan, the
20 Mitigation and Monitoring Plan shall control.

21 **BE IT FURTHER RESOLVED** by the Board of Supervisors that the **Wine Country**
22 **Community Plan**, on file with the Clerk of the Board, including the final exhibits and related cases, is
23 hereby **ADOPTED** for the real property described and shown in the Plan, and said real property shall
24 developed substantially in accordance with the Plan, unless the Plan is amended by the Board.

25 **BE IT FURTHER RESOLVED** by the Board of Supervisors that copies of the Wine Country
26 Community Plan and relates cases shall be placed on file in the Office of the Clerk of the Board, in the
27 Office of the Planning Director, and in the Office of the Building and Safety Director, and that no
28 applications for subdivision maps, conditional use permits or other development approvals shall be

1 accepted for the real property described and shown in the Plan and related cases, unless such applications
2 are substantially in accordance therewith.

3 **BE IT FURTHER RESOLVED** by the Board of Supervisors that the custodians of the
4 documents upon which this decision is based are the Clerk of the Board of Supervisors and the County
5 Planning Department and that such documents are located at 4080 Lemon Street, Riverside, California.

6 ROLL CALL:

7 Ayes: Jeffries, Tavaglione, Stone, Benoit and Ashley
8 Nays: None
9 Absent: None

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The foregoing is certified to be a true copy of a resolution duly adopted by said Board of Supervisors on the date therein set forth.

KECIA HARPER-IHEM, Clerk of said Board

By 
Deputy

Attachment "A"

Project Modification Chart

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Attachment "B"
Mitigation Monitoring & Reporting Program

Attachment "A"

Project Modification Chart

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Attachment A

Original Project	Approved Project	EIR Consistency Analysis
Definition Changes		
<p><u>Bed and Breakfast Inn</u></p> <p>BED AND BREAKFAST INN. Usually a dwelling unit, but sometimes a small facility, with 10 or fewer hotel rooms, which provides lodging and breakfast for temporary overnight occupants, in return for compensation. This facility may have a kitchenette (small counter with microwave, cabinets and mini refrigerator), but no provision for cooking (on stove or grill) in a room.</p>	<p><u>Bed and Breakfast Inn</u></p> <p>Kitchenettes were removed from the definition. The prohibition on cooking provisions was expanded to prohibit them on adjoining patios, balconies, and decks.</p>	<p>The definitions section of Ordinance No. 348.4729 was modified to clarify the definitions and to tailor them to existing and future developments in the area. Future projects including uses as defined are subject to the EIR No. 524 mitigation measures for potential impacts regarding air quality, noise, and traffic as discussed in Section 4.3, <i>Air Quality</i>, Section 4.12, <i>Noise</i>, and Section 4.14, <i>Traffic and Circulation</i>, of the EIR. Each project would be required to conduct a comprehensive site-specific environmental analysis in compliance with CEQA, and additional site-specific conditions of approval will be developed during the development review process, as provided for in EIR 524. The modifications to the definitions do not present any new or more severe environmental impacts because all projects including the uses as defined would be required to comply with applicable Project Design Features and Mitigation Measures set forth in EIR No. 524. Additionally, the number of dwelling units and rooms permitted under each definition did not increase; thus impacts would remain the same. Rather, minor clarifications of each of the descriptions were added. Therefore, no further EIR analysis is required. Nonetheless, a few further clarifications regarding particular definitions are provided below.</p>
<p><u>Cottage Inn</u></p> <p>COTTAGE INN. A dwelling unit with 5 or fewer bedrooms, which provides lodging and breakfast for temporary overnight occupants in return for compensation and which is solely owned and operated</p>	<p><u>Cottage Inn</u></p> <p>The small preparation kitchen was removed from the definition and the prohibition on cooking provisions was expanded to prohibit them on adjoining patios, balconies, and decks.</p>	<p>Removing the option for a lodging facility to provide a kitchenette in a guest room would not increase traffic conditions projected within the Project Area. The Traffic Impact Study considered "winery-hopping" as part of the traffic model for this region, as discussed in Section 4.14, <i>Traffic and Circulation</i>, of the EIR (p. 4.14-19). Visitors are likely to visit three wineries per visit. A winery with a hotel is likely to also have a restaurant on premise for their guests or is located in close proximity to other restaurants. In fact, numerous</p>

Original Project	Approved Project	EIR Consistency Analysis
<p>by the property owner. A Cottage Inn may have a small preparation kitchen utilized for nonmonetary consumption of food for the inn-guests.</p> <p><u>Country Inn</u></p> <p>COUNTRY INN. A mid-size facility, usually an extension of the main dwelling unit, with 11 to 20 hotel rooms, which provides lodging and breakfast for temporary overnight occupants, in return for compensation. This facility may have a kitchenette (small counter with microwave, cabinets and mini refrigerator), but no provision for cooking on (stove or grill) in room.</p> <p><u>Cottage Industry</u></p> <p>COTTAGE INDUSTRY. A home-based occupation or service carried on by a resident within their dwelling in return for compensation. Such activity is conducted in a manner not to give an outward appearance, or manifest any characteristics of a business in the ordinary meaning of</p>	<p><u>Country Inn</u></p> <p>Kitchenette was removed from the definition. The prohibition on cooking provisions was expanded to prohibit them on adjoining patios, balconies, and decks.</p> <p><u>Cottage Industry</u></p> <p>The definition was changed in style, but not content. The uses allowed under a cottage industry were moved to the use section of Ordinance No. 348.4729.</p>	<p>wineries within the Project area already provide restaurant or dining services for visiting guests. The change does not present any new or more severe environmental impacts; thus, no additional EIR analysis is necessary.</p> <p>Because this change does not alter the suite of uses already analyzed as part of the Project EIR, this textual reorganization does not result in any impacts greater or different from those already analyzed in the EIR.</p>

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<p>the term. Cottage industry may include, but not be limited to, knitting, sewing, quilting, pottery, accounting, book-binding, cooking, etc.</p> <p><u>Clustered Development</u></p> <p>CLUSTERED DEVELOPMENT. A development, in which the allowed number of dwelling units (density yield) are placed in closer proximity than usual, with the purpose of permanently preserving vineyards or equestrian lands, pursuant to the development standards of Section 14.96.c.</p>	<p><u>Clustered Subdivision</u></p> <p>The definition was revised to clarify the language. The content was not changed.</p>	<p>This textual clarification does not change the areas of the Project in which clustering may be acceptable. Therefore, this textual clarification does not result in any impacts greater or different from those already analyzed in the EIR.</p>
<p><u>Equestrian Establishment</u></p> <p>EQUESTRIAN ESTABLISHMENT. An equestrian facility where horses are kept, sheltered, trained, nursed, or boarded in return for compensation. An equestrian establishment may include enclosed stalls, horse-shelters, horse-arena, paddocks, pens, as well as associated appurtenant structures or</p>	<p><u>Class I Equestrian Establishment</u></p> <p>The definition was revised to make a distinction between a Class I and a Class II Equestrian Establishment. Language was added to include the following activities: horse training, guided trail rides, riding lessons, schooling shows and horse day camps.</p> <p>Language was also added to limit the number of animals allowed at a Class I Equestrian Establishment to the same as the</p>	<p>This revision clarifies and provided additional detail with respect to the specific types of uses defined as an Equestrian Establishment, but does not expand the range or intensity of such uses. In addition, the definition under the modified project provides for Class I and Class II Equestrian Establishments and limit the number of animals allowed under Class I (as compared to the project described in the EIR), and further specifies that the number of animals allowed under Class II would be limited to the number of noncommercial keeping of animals standard in the Wine Country-Equestrian Zone. Furthermore, a Class I Equestrian Establishment's average daily visitor trips were limited to one hundred per day as provided in Section 14.96.a (3) of Ordinance No. 348.4729.</p>

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<p>buildings, including but not limited to, barns, tack sheds, washing stations, hot walkers or other horse exercise equipment storage areas, horse training schools, small-scale animal hospitals, feed storage facilities, covered forage/hay storage areas, equestrian trail riding areas, horse trailer parking areas, and other similar type facilities.</p>	<p>noncommercial keeping of animals standard in the Wine Country-Equestrian Zone.</p> <p>For Class II Equestrian Establishment, language was added to allow on-site activities such as but not limited to, horse training, guided trail rides, riding lessons, schooling shows and horse day camps. A Class II Equestrian Establishment may also conduct special equestrian events that are appurtenant and incidental to the equestrian facility provided the facility is located on a parcel one hundred (100) or more gross acres in size.</p> <p>The number of animals allowed at a Class II Equestrian Establishment is the same as the noncommercial keeping of animals standard in the Wine Country-Equestrian Zone.</p>	<p>Since the revised definition does not increase the scope or intensity of uses under this definition and actually specifies additional limitations with respect to the number of animals allowed, it would not create any impacts greater than those that were evaluated in the Draft EIR and will actually reduce impacts as compared to those disclosed in the EIR.</p>
<p><u>Equestrian Land</u> EQUESTRIAN LAND. A fenced-in open area in which the grazing of horses or other livestock may occur. Equestrian lands are actively managed to control weeds as well as suitability for</p>	<p><u>Equine Land</u></p> <p>The title of the definition was changed and the language was clarified. The content remained the same.</p>	<p>Because this change does not alter the suite of uses already analyzed as part of the Project EIR, this textual clarification does not result in any impacts greater or different from those already analyzed in the EIR.</p>

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<p>use by livestock. Equestrian lands may include horse holding areas, open corrals, exercise areas, riding areas, or horse racing rings as long as no buildings or structures are present on it.</p> <p><u>Horse Show Facility</u></p> <p>HORSE SHOW FACILITY. A small or medium size equestrian facility, which provides a venue for judged exhibition, training event, competition of horses or equestrian sport activities. The maximum number of guests may not exceed 5 guests per acre per event.</p> <p><u>Hotel</u></p> <p>HOTEL. A bed and breakfast inn, country inn, or large scale lodging facility with more than 20 rooms/suits, which provides lodging and breakfast for temporary overnight occupants, in return for compensation. A hotel may have a kitchenette (small counter with microwave, cabinets, and mini refrigerator), but no provision for cooking (on stove or grill) in</p>	<p><u>Horse Show Facility</u></p> <p>The language was clarified, including clarifying that maximum number of guests was one hundred (100) people.</p> <p><u>Wine Country Hotel</u></p> <p>Title was changed to Wine Country Hotel and kitchenette was removed from the definition. The prohibition on cooking provisions was expanded to prohibit them on adjoining patios, balconies, and decks.</p>	<p>Because this change does not alter the suite of uses already analyzed as part of the Project EIR, this textual clarification does not result in any impacts greater or different from those already analyzed in the EIR. In fact, this clarification actually ensures that any impacts are minimized by restricting the number of guests that may attend such events.</p> <p>See above discussion with regard to why eliminating kitchenettes does not result in any impacts beyond those analyzed in the EIR.</p>

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<p>a room or suite.</p> <p><u>Hotel Room</u></p> <p>HOTEL ROOM. A lodging room with bathroom access, which accommodates one or two persons and contains basic furniture, such as one or two beds, nightstands, a dresser, a desk, a chair, a wardrobe or built-in closet, and a television.</p>	<p><u>Guest Room</u></p> <p>The title was changed to Guest Room and revised to provide the following: a room without cooking facilities rented to transient visitors for a period not to exceed 30 days.</p>	<p>Because this change does not alter the suite of uses already analyzed as part of the Project EIR, this textual clarification does not result in any impacts greater or different from those already analyzed in the EIR.</p>
<p><u>Hotel Suites</u></p> <p>HOTEL SUITES. A hotel-room, which accommodates a maximum of four persons, and which generally, contains one bedroom and other rooms/spaces for living, kitchenette, closet, luxury bathroom etc. with one external access.</p>	<p><u>Guest Suites</u></p> <p>The title was changed to Guest Suites and revised to provide the following: a series of attached rooms without cooking facilities rented to transient visitors for a period not to exceed 30 days.</p>	<p>Because this change does not alter the suite of uses already analyzed as part of the Project EIR, this textual clarification does not result in any impacts greater or different from those already analyzed in the EIR.</p>
<p><u>Production Lot</u></p> <p>PRODUCTION LOT. An independent lot of twenty (20) acres gross or more that is set-aside for planting vineyards through a deed-restriction, fee-title purchase, or other conservation mechanism.</p>	<p><u>Production Lot</u></p> <p>The definition was clarified to provide the following: A legal lot that is set aside for planting vineyards through a deed restriction or other conservation mechanism.</p>	<p>Because this change does not alter the suite of uses already analyzed as part of the Project EIR, this textual clarification does not result in any impacts greater or different from those already analyzed in the EIR.</p>

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<p><u>Resort</u></p> <p>RESORT. A full-service hotel, with rooms, suites, or free standing villas, which provides lodging and meals for visitors, in return for compensation. Such self-contained large-scale lodging facility may provide additional commercial and recreational uses such as spas, amphitheaters, conference rooms, golf-courses, banquet halls etc. operated primarily by one entity for the convenience of the guests thereof.</p>	<p><u>Wine Country Resort</u></p> <p>The title was changed to Wine Country Resort and daytime driving ranges were added to the definition.</p>	<p>Adding daytime driving is not considered to represent any new or more severe environmental impacts for the reasons set forth below:</p> <ul style="list-style-type: none"> • Driving ranges are already permitted under the County's existing land use and zoning (Article XIVb Section 14.73.b.) as part of a golf course within the Project Area. • Day-use would avoid night-time light/glare, noise and traffic issues, as discussed in EIR No. 524, Sections 4.1, <i>Aesthetics</i>, 4.12, <i>Noise</i>, and 4.14, <i>Traffic and Circulation</i>; • As an accessory facility to a resort, the daytime driving range would attract at least some portion of use from existing resort visitors, as opposed to representing additional traffic or other impacts. • Even with "new" visitors (not associated with the resort), the daytime range would displace a large portion of the resort property's developable area, thereby effectively reducing the resort's potentially more intense activities such as hotel rooms, restaurants and related amenities. • A daytime driving range requires relatively nominal additional operational or maintenance staff beyond that required for the resort itself.
<p><u>Special Occasion Facility</u></p> <p>SPECIAL OCCASION FACILITY. An indoor or outdoor facility, which may include a gazebo, pavilion, amphitheater, structure, building or auditorium, which is used on special occasions such as wedding, party, concert, conference, charity event,</p>	<p><u>Special Occasion Facility</u></p> <p>The definition was clarified with no change to content.</p>	<p>Because this change does not alter the suite of uses already analyzed as part of the Project EIR, this textual clarification does not result in any impacts greater or different from those already analyzed in the EIR.</p>

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<p>fundraiser etc. for a specific period of time in return for compensation. An outdoor special occasion facility may involve a gazebo, pavilion, or amphitheater for wedding ceremonies, concerts, or other celebrations. An indoor special occasion facility may involve a structure, building or auditorium for wedding receptions conferences, or other celebrations.</p> <p><u>Temecula Valley Winegrowers Association Event</u></p> <p>TEMECULA VALLEY WINEGROWERS ASSOCIATION EVENT. Fundraising efforts, normally 6 to 8 events per year, of member wineries of the Temecula Valley Winegrowers Association, including the region-wide barrel tastings, where the member wineries provides food and wine sampling for ticket holders, but excluding crushing events.</p>	<p><u>Winegrowers Trade Association Event</u></p> <p>The title of the definition was changed to Winegrowers Trade Association, the 6 to 8 events per year were removed and the crushing events exclusion was removed.</p>	<p>The limitation on the number of events per year was moved to the definition section and included within the definitions for Class II and Class VI Wineries. Therefore, this change does not present any new or more severe environmental impacts and would not require any further analysis.</p>

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<p><u>Vineyard</u></p> <p>VINEYARD. A farm where grapevines are planted, grown, raised or cultivated for the purpose of producing grape wine.</p> <p><u>Winery</u></p> <p>Winery. An agricultural facility designed and used to crush, ferment, and process grapes into wine.</p> <p>Included definitions for Equestrian, Grapes, and Grape Vines</p>	<p><u>Vineyard</u></p> <p>The definition was revised to remove “grown, raised” from the definition.</p> <p><u>Winery</u></p> <p>The definition was revised to add distill as a use at the facility and a wine related product as a result of the fermenting process.</p> <p>These terms were removed because they are common terms that do not need to be defined in the ordinance.</p> <p>Definitions for the following terms were added into the definition sections: Class I through Class VI Winery, Habitable Story, Incidental Commercial Use, Lodging Facilities, Net Project Area, Set Aside Area, Wine Club Activity, Wine Club Event, and Wine Tasting Area</p>	<p>Because these changes do not alter the suite of uses already analyzed as part of the Project EIR, this textual clarification does not result in any impacts greater or different from those already analyzed in the EIR.</p> <p>Because this change does not alter the suite of uses already analyzed as part of the Project EIR, this textual clarification does not result in any impacts greater or different from those already analyzed in the EIR.</p>
<p>Permitted Use Changes</p>		

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<p>Wine club events were not listed as an incidental use to a Winery</p>	<p>Permit Wine Club events as it is pertinent to a winery's business model; allow these events to occur on a Class II through Class VI Winery</p>	<p>The Draft Program EIR No. 524 assumed small, medium and large wineries would occur in the project area. Most existing wineries currently hold private wine club events as a standard operation to promote their wines. Accordingly, as part of the EIR's analysis of traffic, air quality, GHGs, and other resources, Wine Club Events were assumed to occur as part of a Winery's operation in the Project Area as an atypical event similar to a holiday event for a retail establishment. Future Wineries are subject to the EIR No. 524 mitigation measures for potential impacts regarding air quality, noise, and traffic as discussed in Section 4.3, <i>Air Quality</i>, Section 4.12, <i>Noise</i>, and Section 4.14, <i>Traffic and Circulation</i>, of the EIR. At this time, no specific development project is being proposed. Each implementing project would be required to conduct a comprehensive site-specific environmental analysis in compliance with CEQA, and additional site-specific conditions of approval will be developed during the development review process, as provided for in EIR 524. The number of wine club events will be determined through specific implementing projects, the associated development review process and transportation/parking management plan. Additionally, future projects would implement the Mitigation Measures provided in Sections 4.3, 4.12, and 4.14 of the EIR, potential air quality, noise and traffic impacts, which would reduce impacts to less than significant levels. Based on the above, no additional analysis EIR analysis is necessary.</p>
<p>Cottage industry may include, but not be limited to, knitting, sewing, quilting, pottery, accounting, book-binding, cooking, etc.</p>	<p>Basket making and scrap booking were added as Cottage Industry uses. Additionally, a Cottage Industry was limited to no more than one full-time equivalent cottage industry employee and a maximum of ten customers at any given time. Additionally, no customer lodging shall occur onsite without an approved Cottage Inn, Bed and Breakfast Inn or</p>	<p>The Project analyzed in the EIR No. 524 assumed Cottage Industry would occur in the Project area. The definition further limits the number of employees and customers allowed at a Cottage Industry, which in turn limits potential environmental impacts with regard to increased traffic congestion generated by both patrons and employees, also in turn, limiting potential air quality and noise impacts. In addition, adherence to mitigation measures provided in Sections 4.3, 4.12, and 4.14 of the EIR, would further reduce air quality, noise and traffic impacts. Thus, this modification does not present any new or more severe environmental impacts.</p>

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<p>All special occasion facilities shall conduct a noise study or an acoustical analysis if an outdoor facility is proposed. Based on such study or analysis, the Planning Director may require as a condition of approval that the project applicant enter into a good neighbor agreement with the surrounding neighbors.</p>	<p>Country Inn.</p> <p>Amplified sounds are prohibited at all times for outdoor special occasion facilities, unless an exception to Ordinance No. 847 has been applied for and approved.</p>	<p>This change further restricts amplified sounds that may potentially occur within the Project Area, which represents a reduced noise impact as compared to noise impacts discussed in Section 4.12, <i>Noise</i>, of EIR No. 524. Therefore, this change does not present any new or more severe environmental impacts and would not require any further analysis.</p>
<p>Systematic rotation of animals was not included</p>	<p>The systematic rotation of animals for grazing is allowed so long as the total number of animals does not exceed the maximum allowed pursuant to Section 14.92.a (5) herein. Notwithstanding the foregoing, there shall be no limit to the allowable number of sheep, goats or cattle which may be temporarily grazed on any premises when the grazing is for the purpose of cleaning up unharvested crops</p>	<p>The baseline for the Project assumes agriculture uses and animal keeping would occur within the project area, and the EIR already accounted for, analyzed, and mitigated for the impacts of such activities through mitigation measures such as AQ-11. Thus, no additional analysis was necessary to the Project's PEIR in regards to animal keeping.</p>
<p>The non-commercial keeping, raising or boarding of horses, cattle, sheep and goats are permitted in all WC-Zones, the number of animals permitted in the WC-W and WC-WE Zones is 2 per acre.</p>	<p>The number of non-commercial animals permitted increased from 2 per acre to 5 per acre within the WC-W and WC-WE Zones.</p>	<p>The EIR's analysis of impacts associated with the non-commercial keeping of animals was not strictly limited by an assumption that only two animals per acre would be permitted. Instead, the EIR provided a program-level analysis that assumed widespread agriculture uses and animal keeping would occur throughout the Winery and Equestrian zones. (See, e.g., Draft EIR pp. 4.9-19 through 4.19-20 [analyzing runoff and water quality impacts associated with widespread animal keeping].) Furthermore,</p>

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		<p>the EIR already imposed mitigation measures to ensure that the impacts associated with future animal keeping would be mitigated and addressed, such that any impacts would be less than significant. (See, e.g., Mitigation Measures HYD-5 [imposing limitations on manured areas and drainage]; AQ-11 [imposing limitations on confined animal keeping].) Accordingly, this minor modification to the number of animals allowed within the WC-W and WC-WE zones is consistent with the analysis already provided in the EIR. Moreover, this minor modification only affects the non-commercial keeping of animals and only applies to the WC-W and WC-WE zones, and thus does not change the requirements that apply to implementing projects proposing commercial operations or to projects in other Project zones. Additionally, the 5 animals per acre limitation applicable to non-commercial animal keeping is in-line with the maximum number of animals that are currently permitted in other agricultural zones (A-1, A-2 and C/V) pursuant to existing underlying zoning. Thus, this Project revision actually increases the Project's consistency with land uses in surrounding areas, and will not result in any new or more intense impacts beyond what was evaluated in the Draft EIR.</p>
<p>Small animal keeping was not listed as a permitted use in the WC Zones, although they are permitted in the other existing agricultural zones (A-1, A-2 and C/V).</p>	<p>Small animal keeping (including poultry, small fowls or animals, miniature pigs) is permitted through the Wine Country-Equestrian (WC-E) zone classification.</p>	<p>The EIR's analysis of impacts associated with the keeping of animals was not based on the assumption that small animals would be excluded from Wine Country. Instead, the EIR provided a program-level analysis that assumed widespread agriculture uses and animal keeping would occur throughout the Winery and Equestrian zones. (See, e.g., Draft EIR pp. 4.9-19 through 4.19-20 [analyzing runoff and water quality impacts associated with widespread animal keeping].) Furthermore, the EIR already imposed mitigation measures to ensure that the impacts associated with future animal keeping would be mitigated and addressed, such that any impacts would be less than significant. (See, e.g., Mitigation Measures HYD-5 [imposing limitations on manured areas and drainage]; AQ-11 [imposing limitations on</p>

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		<p>confined animal keeping].) Accordingly, this minor clarification to confirm that small animal keeping is permitted in the Wine Country-Equestrian (WC-E) zone is consistent with the analysis already provided in the EIR. Moreover, this minor clarification only applies as to the WC-E zone, and does not change the requirements that apply to the other Project zones. Additionally, the keeping of small animals is consistent with what the existing underlying zoning already allows. Thus, this Project clarification actually increases the Project's consistency with land uses in surrounding areas, and will not result in any new or more intense impacts beyond what was evaluated in the Draft EIR.</p>
<p>In case of a clustered development, the overall project density yield must not exceed one dwelling unit per five (5) acres, within the Wine Country Residential District and one dwelling unit per ten (10) acres within the Wine Country-Winery District. While the lot sizes in a clustered development may vary, it requires a minimum lot size of 1 acre, with at least 75% of the project area set aside for permanent provision of vineyards.</p>	<p>The provision of clustered development under the WC-WE zone was removed because none of the existing wineries less than 20 gross acres include clustered subdivision. Furthermore, these wineries would not be able to meet the minimum acres to establish a winery with incidental commercial uses and additional dwelling units under the existing CV zone and proposed WC-WE Zone.</p>	<p>This modification clarifies provisions for clustered subdivision development standards allowed in the Project. This clarification does not represent any substantive variance from any of the major elements of EIR No. 524, such as the Project Description, Project Design Features, Environmental Analysis, or Mitigation Measures, and therefore, does not present new or more severe environmental impacts. This is because, even with clustering, the overall development density allowed on any given parcel is not increased. Therefore, the total traffic, air quality, GHG, and utility-related impacts would remain the same whether the development is clustered within particular areas of a site or evenly spread out across the entirety of the parcel.</p>
<p>Daytime driving range is not included as a permitted use in conjunction with Wine Country</p>	<p>Class VI wineries are allowed daytime driving ranges in conjunction with Wine Country Resorts.</p>	<p>Allowing day-use driving ranges is not considered to represent any new or more severe environmental impacts for the reasons set forth below:</p>

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Resorts.		<ul style="list-style-type: none"> • Driving ranges are already permitted as part of a golf course within the Project Area. • Day-use would avoid night-time light/glare, noise and traffic issues, as discussed in EIR No. 524, Sections 4.1, <i>Aesthetics</i>, 4.12, <i>Noise</i>, and 4.14, <i>Traffic and Circulation</i>; • As an accessory facility to a resort, the daytime driving range would attract at least some portion of use from existing resort visitors, as opposed to representing additional traffic or other impacts. • Even with “new” visitors (not associated with the resort), the daytime range would displace a large portion of the resort property’s developable area, thereby effectively reducing the resort’s potentially more intense activities such as hotel rooms, restaurants and related amenities. • A daytime driving range requires relatively nominal additional operational or maintenance staff beyond that required for the resort itself.
Class V winery required an approved plot plan.	Class V wineries require an approved conditional use permit.	A conditional use permit requires, among others, consideration by the Planning Commission rather than just the Planning Director. Requiring an approved conditional permit did not alter the definition of the winery or add potential uses associated with the winery that might result in any new or different impacts from those already disclosed in the EIR. Therefore, this change does not present any new or more severe environmental impacts and would not require any further analysis.
Winegrowers Association Trade events are permitted on every parcel within the Project Area.	Winegrowers Association Trade events are only allowed on vineyards and winery properties, not on every parcel within the Project Area.	This clarification limits Winegrowers Association Trade events to occur only on Vineyards and Wineries. Implementation of Mitigation Measure TRF-2, as discussed in Section 4.14, <i>Traffic and Circulation</i> , of EIR No. 524 (p. 4.14-40) would reduce traffic congestion generated from special events such as Winegrowers Association Trade events. Furthermore, this change actually further restricts the parcels on which Trade events can occur, thus further reducing any potential traffic impacts of the Project. Thus, this minor change does not present any new or more severe environmental impacts.

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Development Standard Changes		
<p>Includes the following density requirements under residential development standards:</p> <p>For WC-W, WC-WE and WC-E zones, the density shall be one (1) dwelling unit for every ten (10) gross acres in the WC-W, WC-WE, and WC-E zones. For WC-R zone, the density shall be one (1) dwelling unit for every five (5) acres.</p>	<p>Removed The density requirements were removed and the following minimum lot sizes were included under development standards:</p> <p>WC-W Zone the minimum lot size shall be 20 acres, unless the project includes clustered subdivision then the minimum lot size is 1 acre.</p> <p>WC-WE the minimum lot size shall be 20 acres.</p> <p>WC-E the minimum lot size shall be 10 acres.</p> <p>WC-R the minimum lot size shall be 5 acres, unless the project includes clustered subdivision then the minimum lot size is 1 acre.</p>	<p>The density requirement was removed from the zoning ordinance because density provisions are more appropriate in the General Plan and do not belong in the Zoning Ordinance. The overall density for each district does not change from what was analyzed in EIR No. 524. The minimum lot size increase of from 10 acres to 20 acres would decrease the overall residential units within the Winery District.</p>
<p>The minimum setback for residential developments was 50' and 300' along selected roadways.</p>	<p>The minimum setback for residential developments was reduced to 100' along selected roadways.</p>	<p>The development standard of 100' setback for residential developments would allow flexibility in site design that would reduce or offset potential visual, noise, and air quality impacts to future residents. The reduction in the setback for residential uses from 300' to 100' would not create additional traffic congestion on major roadways adjacent to these residential uses because it does not alter future roadway improvements as identified in the County of Riverside General Plan. In addition, the revised setback does not increase the overall development potential of the project or increase vehicle trips beyond what was evaluated in the Draft EIR, because the trip generation factors used in the Draft EIR's traffic study for residential uses is based</p>

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		<p>on the gross per-acre density of such uses, which did not account for potential constraints that may have been caused by the 300' setback for individual properties with respect to dwelling unit yields.</p> <p>Thus, this revision does not result in any new or more intense impacts beyond what was evaluated in the Draft EIR.</p> <p>The setbacks for the other uses (Winery, Special Occasion Facility, Lodging Facility, and Equestrian Establishments) were not modified from the original project.</p>
<p>No general front, side or rear setback requirements</p>	<p>The following was added: minimum side and rear setback for buildings and structure is thirty feet (30') from the property line; minimum front setback is fifty feet (50') from the property line.</p>	<p>Clarifying the setbacks would result in a beneficial impact by preserving views within the Project area, and does not present any new or more severe environmental impacts</p>
<p>For Resorts, the maximum number of stories is 3 stories and a maximum height is 50'.</p> <p>For Residential, Special Occasion Facilities, other Lodging Facilities, and Equestrian Establishments, the maximum height for a single level building shall be 30', if terraced the maximum shall be 40'.</p> <p>Wineries in the WC zones shall not exceed 50 feet.</p>	<p>A restriction on habitable stories was added to limit habitable stories to two. Three habitable stories are allowed for Wine Country Hotels if it includes a split level or terraced design conforming to the natural topography with slopes of 10% or greater and not more than 2 habitable stories are visible from any road way.</p> <p>The maximum height for Wineries and Resorts is decreased to 30', 40' if project incorporates terraced lots.</p> <p>A maximum height of 50 feet for structures was added to the zoning</p>	<p>The uniform height standard will further preserve the community's rural and agriculture characteristics, as discussed in Section 4.1, <i>Aesthetics, Light and Glare</i>, in EIR No. 524. The Project Design Features provided in Section 4.1 of the EIR require that future projects adhere to the new development standards under the County's Zoning Ordinance, including consistent allowable maximum height requirements (p. 4.1-13). Further, the maximum number of stories that may be visible from any road way remains 2 stories, which is consistent with the EIR's assumptions and existing analysis. Therefore, reduction of height standards would result in a beneficial impact by preserving views within the Project area, and does not present any new or more severe environmental impacts.</p>

Original Project	Approved Project	EIR Consistency Analysis
<p>The 75% utilization of grapes grown in Riverside County for wine production and the following exemptions a) first three years, and two one year extension of time, after the issuance of building permit. b) request by the Temecula Valley Wine Growers Association and approved by the Board of Supervisors during an Agricultural Emergency for the Temecula Valley Wine Country Area</p> <p>Exemptions requests shall be submitted to the Planning Director on forms provided by the Planning Department.</p>	<p>ordinance.</p> <p>New development standards were added requiring 50% of the wine sold shall be produced on the site.</p> <p>A Winery may be exempt from the 75% utilization requirement under an agricultural emergency declared for the Temecula Valley Wine Country Area by the Board of Supervisors.</p> <p>The provisions for two one-year extensions as well as the submittal of forms to request for exemption will be necessary.</p>	<p>This clarification does not modify the uses that are anticipated to occur in Wine Country, and thus will not result in any new or different environmental impacts as compared to those already analyzed and disclosed in the EIR. Instead, this clarification is intended to strengthen the Wine County Community Plan by requiring that wine produced in Riverside County be made from grapes that are also grown in Riverside County. This revision provides for relief from the 75% utilization requirement provided the Board of Supervisors declares and agricultural emergency. this clarification does not result in a change in the physical environment or represent any substantive variance from any of the major elements of EIR No. 524, such as the Project Description, Project Design Features, Environmental Analysis, or Mitigation Measures.</p>
<p>No standards existed in the original development standards to quantify the required 75% vineyard planting standard for future wineries. The original project also specified that Olive trees could comprise up to 10% of the 75% planting standard.</p>	<p>New developments standards were added requiring the 75% planting requirement to include a density of 450 vines per acre or 100 olive trees per acre to meet the planting requirements. Additionally, olive trees may be used to make up 15% of the planting requirements.</p>	<p>The Project analyzed in the EIR No. 524 already assumed that 75% of the project area for Wineries would be set aside for planting of vineyards. As discussed in Section 4.1, <i>Aesthetics, Light and Glare</i>, in the EIR, this minimum planting requirement will effectively reduce building mass, increase open space, and promote the rural agricultural feel of the Project site (p. 4.1-13). Allowing olive trees to be a part of this 75% planting requirement will further improve the Project's aesthetic by providing a mix of crops, with varying heights and colors. Providing, quantifiable density standards for the vines/olive tree densities would result in beneficial aesthetic impacts and make the Project design features more enforceable and specific. In addition, since</p>

Original Project	Approved Project	EIR Consistency Analysis
		<p>the revised standard only requires an increase in Olive trees of 5% (10% versus 15%), given the drought-tolerant nature of Olive trees, potential effects on water consumption would not be considered substantial. Therefore, this minor change does not present any new or more severe environmental impacts.</p>
<p>Cottage inns were not required to obtain an approved plot plan.</p>	<p>Cottage inns will need to obtain an approved plot plan.</p>	<p>The plot plan process for cottage inn development within the Project Area provides an additional review to ensure the health and safety provisions are addressed. Since this modification does not represent a substantive variance from any of the major elements of EIR No. 524, such as the Project Description, Project Design Features, Environmental Analysis, or Mitigation Measures, this modification does not present any new or more severe environmental impacts.</p>
<p>Special Occasion Facility Standards.</p> <p>A maximum of five (5) guests shall be permitted per gross acre for a special occasion facility was included in the original project.</p>	<p>Special Occasion Facility Standards</p> <p>The maximum number of 5 guests per acre was removed.</p>	<p>Traffic generation used in the traffic study was not based on 5 guests per acre for any of the uses typically associated with a winery in the Temecula Valley. The method used to evaluate trip generation characteristics specific to wineries was based on an evaluation of the following factors for existing wine country wineries:</p> <ul style="list-style-type: none"> - Tasting Room Size - Banquet Room Size - Number of Parking Spaces - Number of Hotel Rooms - Presence of a Spa <p>The trip generation characteristics developed for the existing wineries were then used to estimate trip generation for projected growth (with respect to wineries) for future conditions. (For a full discussion of trip generation used in the traffic analysis see Appendix A of "Final Traffic Impact Study For The Wine Country Community Plan" which is located in Appendix I of the Draft EIR. Therefore, number of guests per acre for a special occasion facility was not a determining factor with respect to trip generation, and the removal of the 5 guests per acre standards would not result in increased impacts beyond what was evaluated in the Draft EIR.</p>

Original Project	Approved Project	EIR Consistency Analysis
<p>Lodging Facility Standards</p> <p>(1) In the WC-W zone, the minimum lot size for a lodging facility shall be twenty (20) gross acres.</p> <p>(2) In the WC-WE zone, the minimum lot size for a lodging facility in conjunction with a vineyard shall be five (5) gross acres.</p> <p>(3) In the WC-WE zone, the minimum lot size for a lodging facility in conjunction with a winery shall be ten (10) gross acres.</p> <p>(4) The minimum lot size for resorts in conjunction with a winery shall be forty (40) gross acres.</p> <p>(5) A maximum of two (2) bedrooms per gross acre shall be permitted for a lodging facility.</p>	<p>Development Standards for Lodging Facilities for WC-W and WC-WE Zone:</p> <p>The minimum lot sizes were moved to the development standards section of Ordinance No. 348.4729. The incidental uses were moved to the definition section for the various classes of wineries.</p>	<p>A Site-specific CEQA evaluation with be required for all implementing projects, including those that propose special occasion facilities. Potential impacts with respect to such facilities including the maximum number of guests, will be determined on a case by case basis for implementing projects and will be dependent on site location, surrounding uses, site design, and site-specific existing traffic conditions. Additionally, implementing projects will conduct a project specific environmental analysis. Thus, no additional analysis for the Project's Program EIR No. 524 is needed.</p> <p>The modifications to development standards for facilities within each of the Wine Country Zones do not represent substantive variances from any of the major elements of EIR No. 524, such as the Project Description, Project Design Features, Environmental Analysis, or Mitigation Measures. Additionally, overall development on each property would not increase with clustering, and therefore, impacts would not change. Therefore, these modifications would not result in new or more severe environmental impacts than those analyzed in EIR No. 524.</p>

Original Project	Approved Project	EIR Consistency Analysis
<p>(6) Golf-courses may only be considered with a resort as identified in prior section.</p> <p>(7) Day spas and professional culinary academies shall only be allowed in conjunction with a lodging facility as identified in prior section.</p> <p>Commercial Equestrian Establishment Standards: In the WC-E zone: (2) A minimum of twenty (20) enclosed stalls shall be required in a commercial equestrian establishment. (7) Enclosed commercial stalls shall provide a minimum of 12'x12' space per horse. (8) Outdoor corrals may be partially covered; however, they shall provide a minimum of 12'x12' space per horse.</p>	<p>Development Standards for Equestrian Establishment for the WC-WE Zone:</p> <ul style="list-style-type: none"> i. The required number and size of stalls were removed from the development standards. ii. Outdoor amplified sound for special occasion facilities is prohibited except for the following: <ul style="list-style-type: none"> 1. Polo grounds; 2. Horse racing track; 3. Rodeo arena; or 4. When an exception to Ordinance No. 846 has been applied for and approved. 	<p>These clarifications would actually decrease potential impacts as compared to the Project analyzed in the EIR. This is because commercial equestrian establishments could now be permitted even with fewer than 20 enclosed stalls, thus resulting in a reduced development footprint and fewer construction and operational impacts. Furthermore, these clarifications restrict the facilities at which amplified sound is permitted, thus reducing the potential noise impacts that may otherwise occur as a result of future implementing projects. Accordingly, no new or more substantial environmental impacts will result from these changes as compared to EIR No. 524.</p>
<p>Winery Standards. The following standards shall apply to all wineries in the WC zones: (2) A total of</p>	<p>Development Standards for Wineries The following new development standards were added: Class I wineries need to be less</p>	<p>The addition of the six classes of wineries provides an additional level of detail as to how the 75% requirement is to be met by identifying specific amounts of wine to be produced, based on classification. This</p>

Original Project	Approved Project	EIR Consistency Analysis
<p>seventy-five percent (75%) of the net lot area shall be planted in vineyards – fifty percent (50%) prior to issuance of a building permit and twenty five percent (50%) prior to issuance of building occupancy. Ten percent (10%) of this planting requirement may be satisfied by planting olive trees. The planting of grapevines in parking lots shall not be counted towards the planting requirement; however, planting in the road right-of-way may be.</p> <p>(3) At least 75% of the grapes utilized in wine production and retail wine sales shall be grown or raised on site or within the County except in the following situations:</p> <p>a. An exemption from this requirement may be requested for the first three years, and two one year extension of time, after the issuance of building permit.</p> <p>b. An exemption from this requirement may be requested by the Temecula Valley Winegrowers' Association and</p>	<p>than 1,501 square, Class II, III, IV wineries need to be at least 1,500 square feet and produce 3,500 gallons of wine, Class V wineries need to be at least 3,000 square feet and produce 7,000 gallons of wine, Class VI wineries shall be at least 6,000 square feet and produce 14, 000 gallons of wine.</p> <p>It was also clarified that wineries shall be constructed and operational prior to issuance of a building permit for any incidental use.</p> <p>Additionally, wineries shall obtain all necessary alcohol licenses prior to Certificate of Occupancy.</p> <p>The approved Project increases the percentage of olive trees that can be used to satisfy the 75% planting requirement to 15%.</p> <p>The two year time extension to fulfill 75% utilization requirement was removed.</p> <p>50% of the wine sold on site shall be produced on site.</p>	<p>revision also includes specifics with respect to development of incidental uses and requires securing alcohol licenses prior to occupancy. These provisions are all more strict than the original project. Therefore, no new or more substantial environmental impacts will result from these changes as compared to EIR No. 524.</p> <p>Also please see the above discussion regarding why the inclusion of olive trees as part of the 75% planting requirement further reduces Project impacts as compared to what was analyzed in EIR No. 524.</p>

Original Project	Approved Project	EIR Consistency Analysis
<p>approved by the Board of Supervisors during an Agricultural Emergency for the Temecula Valley Wine Country Area. Such request shall be for a specific amount of time and apply to all wineries within the Temecula Valley Wine Country Area.</p> <p>c. Exemptions requests shall be submitted to the Planning Director on forms provided by the Planning Department.</p> <p>(4) A winery facility shall have the capacity to produce at least 3,500 gallons of wine annually.</p> <p>(5) A winery facility shall be at least fifteen hundred (1,500) square feet in size.</p> <p>Clustered Development Standards The following standards for clustering shall apply to residential developments that propose to cluster their density in the WC Zones: (1) Unique site characteristics, such as natural topography, soil</p>	<p>Development Standards for Clustered Subdivisions</p> <p>The following development standards were added, modified or removed:</p> <p>The development shall be designed consist with the Temecula Valley Wine Country Design Guidelines,</p>	<p>Please see above for a discussion of why clustering does not result in any new or different environmental impacts as compared to those already presented and analyzed in EIR No. 524.</p>

Original Project	Approved Project	EIR Consistency Analysis
<p>quality, drainage patterns, scenic vistas etc. shall be identified and utilized in site planning.</p> <p>(2) One (1) dwelling unit shall be allowed for every five (5) gross acres in the WC-R zone and ten (10) gross acres in the WC-W and WC-WE zones.</p> <p>(3) The minimum lot size shall be one (1) gross acre.</p> <p>(4) At least seventy five percentage (75%) of net project area shall be set-aside for planting vineyards or equestrian lands through either a production lot and/or deed-restricted easements (depending upon the scale of the project) prior to tentative approval of the subdivision map.</p> <p>(5) The set-aside areas established by the production lot or deed-restricted easements shall be planted in vineyards or used as equestrian lands prior to issuance of building permit for dwelling units. The planting of vineyards shall be phased in conjunction with issuance of building permits.</p>	<p>Density requirement were removed from the clustered development standards. Prescribed density is a function of the General Plan and does not belong in the Zoning Ordinance.</p> <p>A wine country clustered subdivision that includes a production lot of at least 25 gross acres may have a Class I winery, which does not permit incidental commercial uses. Wine Country-Equestrian District does not permit clustered subdivision; therefore this provision does not apply in conjunction with a commercial equestrian establishment.</p> <p>The set aside areas for production of grapes in perpetuity by any of the following: a property owner's association, home owners associations or County Service Area.</p> <p>Number 9 is removed. This follows the basic requirement for development applications required by the County and does not need to be stated.</p>	

Original Project	Approved Project	EIR Consistency Analysis
<p>(6) A clustered development consisting of forty (40) gross acres or more, shall provide at least one (1) production lot, in conjunction with deed-restricted easements if need be.</p> <p>(7) A production lot that provides 25 gross acres or more shall be allowed only a winery facility or a commercial equestrian establishment. Incidental commercial uses, such as eating, living or lodging establishments, shall not be allowed in conjunction with the winery, commercial equestrian establishment or production lot.</p> <p>(8) The set-aside areas (production lot and/or deed-restricted easements) shall be maintained for production of grapes in perpetuity by a property owner, home owners association, the County, or a County authorized entity, as defined in the Conditions of Approval.</p> <p>(9) A clear indication</p>	<p>On-site improvements for clustered lots, including but not limited to, roads, signage, parking, street furniture, exterior lighting, etc. shall be consistent with the "Temecula Valley Wine Country Design Guidelines Policy Area" and comply with all applicable County signage requirements.</p> <p>Wine Country Clustered Subdivisions shall include an established on-site vineyard and comply with Ordinance No. 460.</p> <p>The following timeline was added: Fifty percent (50%) of the set aside area shall be planted prior to issuance of the building permit for the first dwelling unit, and the remaining twenty five percent (25%) prior to final inspection for the first dwelling unit.</p>	

Original Project	Approved Project	EIR Consistency Analysis
<p>of anticipated uses for every lot (e.g. residential lot, winery lot, production lot, residential or winery lot in conjunction with deed-restricted easement etc.) of a clustered development shall be outlined in the development proposal, and shall be recorded in the Conditions of Approval.</p> <p>(10) On-site improvements for clustered lots, such as roads, signage, parking, street furniture, exterior lighting, etc. shall be compatible with the rural atmosphere established by the "Temecula Valley Wine Country Policy Area" policies of the Riverside County General Plan and shall be in compliance with other County requirements.</p> <p>(11) On-site improvements for production lots and/or deed-restricted easements shall be discouraged / minimized.</p>		
	<p>Policy Changes to GPA 1077</p>	<p>EIR No. 524 Consistency</p>
<p>Southwest Area</p>	<p>New SWAP 1.3 was</p>	<p>Revising the policy language of GPA No. 1077</p>

Original Project	Approved Project	EIR Consistency Analysis
<p>Plan (SWAP) Policy 1.3 Permit wineries that maintain on site vineyards on 10 acres or more provided that at least:</p> <ul style="list-style-type: none"> • 75% of the project site is planted in vineyards; • 75% of the grapes utilized in wine production and retail wine sales are grown or raised within the county; and • The winery facility has a capacity to produce 3,500 gallons of wine annually. <p>SWAP 1.4 Permit limited commercial uses such as wineries, sampling rooms, and retail wine sales establishments on a minimum lot size of ten (10) acres to promote viticulture potential of this region.</p>	<p>included to add a description of Class I wineries, which included a 75% planting requirement, minimum lot size of 5 acres and a maximum size of 1,500 square feet.</p> <p>The original SWAP 1.3 and SWAP 1.4 was combined to include a description of a Class II Winery, which includes a minimum lot size of 10 acres, 75% planting requirement, 75% of the Grapes utilized in wine production are grown or raised within Riverside County, a minimum size of 1,500 square feet for the facility and minimum production of 3,500 gallons.</p>	<p>was to ensure consistency between the general plan policies and the language of Ordinance No. 348.4729. The different size wineries were assumed to occur in the Project area and studied in the EIR No. 524.</p> <p>As discussed in Section 4.2, <i>Agricultural and Forestry Resources</i>, of the EIR, one of the major intents of the Project is to preserve the viticulture of the Project area and promote agricultural activities (p. 4.2-19), which would be accomplished through the implementation of the winery classifications. The inclusion of a Class I Winery as an allowable use in all Wine County Zones would not result in increased environmental impacts because the activities that would occur in Class I Wineries would be consistent with typical agricultural activities, and would not introduce uses or activities that are incompatible or inconsistent with typical agricultural activities.</p> <p>The activities associated with a Class I Winery are similar to other agricultural processing and packing activities that are permitted through the Citrus/Vineyard Zone and other existing agricultural zones established within the Project boundary. The Project proposes to continue these agricultural uses through the implementation of the proposed Wine Country Zones. Thus, the Draft Program EIR No. 524 assumed these agricultural activities would continue to occur within the Project Area.</p> <p>In addition, the Project Design Features provided in Section 4.2 of the EIR require that only 75% of implementing projects on future winery sites be planted with vineyards on 10 acres or more (p. 4.2-11), which allows for 25% of implementing projects to be less than 10 acres, such as Class I Wineries which would be required to be located on a minimum of 5 acres. Therefore, inclusion of Class I Wineries would not conflict with Project Design Features with respect to agricultural resources. No additional analysis in EIR No. 524 is necessary.</p>
<p>SWAP 1.10 referenced 28 existing wineries</p>	<p>SWAP 1.10 updated the number of existing wineries from 28 to 31.</p>	<p>Adding two (2) wineries (Ponte Winery and Pelzer Winery) of less than 20 gross acres to the SWAP Figure 4B: Wine Country Policy</p>

Original Project	Approved Project	EIR Consistency Analysis
<p>shown on Figure 4a.</p>		<p>Area with District would not present any new or more severe environmental impacts because it represents a minor increase in acreage as compared to the total existing wineries' acreage. The total acreage of the Project is approximately 18,005 acres, of which the additional wineries comprise less than 20 acres each, or less than 1 percent of the total existing wineries' acreage. Since this additional acreage is negligible and unlikely to result in additional environmental impacts beyond those analyzed in EIR No. 524, no further analysis is necessary. Additionally, Ponte Winery is currently constructed and operational. Therefore, traffic associated with this winery was already calculated in the traffic, air quality, noise, and GHG models identified in the EIR. Pelzer Winery was included in the cumulative projects list used for analysis in the EIR. As such, anticipated impacts of the additional undeveloped Pelzer Winery were included in the cumulative impacts discussion embedded in each section of the EIR. In addition, all future projects including winery uses would be required to comply with applicable Project Design Features and Mitigation Measures set forth in EIR No. 524.</p>
<p>There was no Winery District Overlay.</p>	<p>SWAP 1.12 was added to allow properties within the Winery District Overlay the opportunity to utilize either the density and uses allowed under the Rural Community-Estate Density Residential land use designation or the density and uses allowed in the Wine Country-Winery District within the Temecula Valley Wine Country Policy Area.</p> <p>SWAP 1.13 was added to indicate that the Winery District Overlay is</p>	<p>The purpose of the Winery District Overlay is to identify property that may be developed either under the Winery District Overlay or under the Wine Country-Winery District within the Temecula Valley Wine Country Policy Area. These policies do not represent any substantive variances from any of the major elements of EIR No. 524, such as the Project Description, Project Design Features, Environmental Analysis, or Mitigation Measures, and therefore, does not present new or more severe environmental impacts. As such, no further environmental analysis is required.</p>

Original Project	Approved Project	EIR Consistency Analysis
	<p>within the area depicted on Figure 4B.</p> <p>SWAP 1.14 was added to clarify the allowable development in the Winery District Overlay under the Rural Community- Estate Density Residential land use designation,</p> <p>SWAP 1.15 was added to clarify the allowable development in the Winery District Overlay under the Wine</p> <p>SWAP 1.16 was added to clarify that in the Winery District Overlay adequate water resources, sewer facilities and/or septic capacity would need to exist to meet the demands of the proposed land use and development.</p>	
<p>SWAP 1.13 Permits incidental commercial uses with commercial equestrian establishments</p>	<p>SWAP 1.13 was renumbered to SWAP 1.18 and the incidental uses were updated to eliminate horse auction facilities, no new uses were introduced.</p>	<p>No new incidental commercial uses with equestrian establishments were added. Therefore, this modification would not require additional environmental impacts beyond those discussed in EIR No. 524 and no further environmental analysis is required.</p>

Original Project	Approved Project	EIR Consistency Analysis
<p>SWAP 1.15 encourages cluster development in conjunction with onsite vineyards or equestrian lands</p>	<p>SWAP 1.15 was renumbered to SWAP 1.20 and the option of clustered development in conjunction with equestrian land was eliminated because clustered development is not permitted in the Wine-Country Equestrian District.</p>	<p>Clustered development is encouraged in the Wine Country-Winery (WC-W) and Wine Country-Residential (WC-R) Districts with areas set aside for vineyards. Since the Wine Country-Equestrian District does not permit clustering, the option of setting aside equestrian land in lieu of vineyards was eliminated. This modification does not represent any substantive variances from any of the major elements of EIR No. 524, such as the Project Description, Project Design Features, Environmental Analysis, or Mitigation Measures, and therefore, does not present new or more severe environmental impacts. As such, no further environmental analysis is required.</p>
<p>The original project proposed an update to the SWAP Trails Network that encourages non-motorized mobility for various users and included a conceptual trails map.</p>	<p>The conceptual trails map was removed from GPA 1077.</p>	<p>Although the update of the conceptual SWAP trails map is now not included as part of GPA 1077, the existing SWAP trails map as well as SWAP Policy 1.7 are still in place. SWAP Policy 1.7 requires the development of an integrated trails network that carefully considers equestrian uses, incidental commercial activities and agricultural operations, and includes, but is not limited to, regional trails, combination trails, bike paths, open space trails, historic trails, etc. Implementing projects would be required to comply with SWAP Policy 1.7. Also to provide a conservative analysis, no trip reduction credit was used in the traffic analysis for non-motorized trips that would use the trails – that is the analysis was conducted as if no new trails were provided as part of the project. Likewise and as presented in the Draft EIR at p. 4.7-28, no reduction in GHG emissions was assumed due to the usage of trails in lieu of motorized vehicles. Therefore, this revision does not present new or more severe environmental impacts. As such, no further environmental analysis is required.</p>

Original Project	Approved Project	EIR Consistency Analysis
The total Project area analyzed was 18,990 acres	<p>The approved Project area is approximately 18,005 acres.</p> <p>Approximately 17,910 acres of the total 18,005 are included within the Temecula Valley Wine Country Policy Area.</p>	** See below

** EIR No. 524 analyzed a Project area totaling 18,990 acres. The approved Project was reduced to approximately 18,005 acres. Approximately 17,910 acres of the total 18,005 acres are included in the Temecula Valley Wine Country Policy Area (WCPA). The 95 acres not included in the WCPA were included in the former Citrus/Vineyard and Valle de los Caballos Policy Areas. In EIR No. 524, these 95 acres were analyzed as being a part of the Project's Wine Country-Winery District.

With the removal of the Citrus/Vineyard and the Valle de los Caballos Policy Areas, future development on these 95 acres will need to be consistent with their underlying general plan land use designations.

The 32 acres of the former Citrus/Vineyard Policy Area are designated Agriculture and zoned Citrus Vineyard. The Citrus Vineyard Zone is consistent with the Agriculture land use designation. The Agricultural land use designation encourages productive agricultural lands such as, but not limited to, row crops, citrus groves and vineyards. Additionally, single family residences on a minimum of 10 acres are allowed. The WCPA policies also encourage such uses as, but not limited to, vineyards, groves, and field crops. Additionally, the parcels remaining within the Citrus Vineyard zone will still be required to comply with the 75% planting requirement. Therefore, future development under the Agricultural land use designation and Citrus Vineyard zone will be similar to development allowed under the WCPA and analyzed in EIR No. 524.

The approximately 63 acres of the former Valle de los Caballos Policy Area are designated Commercial Tourist and zoned Rural-Residential. The removed Valle de los Caballos Policy Area policy SWAP 2.1 restricted residential lot size to 10 acres minimum regardless of the underlying land use designation. Since the removed SWAP 2.1 only limits future residential lot size, removing the Valle de los Caballos Policy area would not change the commercial development potential for this area. The Commercial Tourist land use designation encourages such uses as, among others, hotels, golf courses and recreation facilities, which will be permitted based on compatibility with surrounding land uses. The WCPA policies also encourages tourist accommodations such as, but not limited to, lodging facilities, special occasion facilities and restaurants in conjunction with wineries. Therefore, future land development under the Commercial Tourist land use designation will be similar to development allowed under the WCPA and analyzed in EIR No. 524.

Attachment "B"

Mitigation Monitoring & Reporting Program

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MITIGATION MONITORING AND REPORTING PROGRAM

The California Environmental Quality Act (CEQA) requires that public agencies adopting Environmental Impact Reports (EIRs) take affirmative steps to determine that approved mitigation measures, standard conditions, and project design features are implemented subsequent to project approval. The lead or responsible agency must adopt a reporting and monitoring program for the mitigation measures incorporated into a project or included as conditions of approval. The program must be designed to ensure compliance with the EIR during project implementation (Public Resources Code, Section 20181.6(a)(1)).

This Mitigation Monitoring and Reporting Program (MMRP) will be used by the Riverside County Transportation and Land Management Agency Planning Department (County) as Lead Agency to ensure compliance with mitigation measures associated with the Wine Country Community Plan Project, as the Lead Agency pursuant to the State CEQA Guidelines, will ensure that all mitigation measures are carried out.

The County's mitigation measures would avoid or substantially lessen environmental impacts to below a level of significance for all impact issues except for the potential for liquefaction due to severe seismic activity.

The remainder of this MMRP consists of a checklist that identifies the mitigation measures by resource. The table identifies the mitigation monitoring and reporting requirements, including the person(s) responsible for verifying implementation of the mitigation measure, timing of verification (prior to, during or after construction) and responsible party. Space is provided for sign-off following completion/implementation of the mitigation measure.

CEQA requires that when a public agency completes an environmental document, which includes measures to mitigate or avoid significant environmental effects, the public agency must adopt a reporting or monitoring program. This requirement ensures that environmental impacts found to be significant will be mitigated. The reporting or monitoring program must be designed to ensure compliance during project implementation (Public Resources Code Section 21081.6).

In compliance with Public Resources Code Section 21081.6, the attached Mitigation Monitoring and Reporting Checklist has been prepared for the Wine Country Community Plan Project. This Mitigation Monitoring and Reporting Checklist is intended to provide verification that all applicable mitigation measures relative to significant environmental impacts are monitored and reported. Monitoring will include 1) verification that each mitigation measure has been implemented; 2) recordation of the actions taken to implement each mitigation; and 3) retention of records in the Project file.

This Mitigation Monitoring and Reporting Program delineates responsibilities for monitoring the project, but also allows the County flexibility and discretion in determining how best to monitor implementation. Monitoring procedures will vary according to the type of mitigation measure. Adequate monitoring consists of demonstrating that monitoring procedures took place and that mitigation measures were implemented.

Reporting consists of establishing a record that a mitigation measure is being implemented, and generally involves the following steps:

- The County will distribute reporting forms to the appropriate entities for verification of compliance.

- Department/agencies with reporting responsibilities will review the EIR, which provides general background information on the reasons for including specified mitigation measures.
- Problems or exceptions to compliance will be addressed to the County as appropriate.
- Periodic meetings may be held during the project implementation to report on compliance of mitigation measures.
- Responsible parties provide the County with verification that monitoring has been conducted and ensure, as applicable, that mitigation measures have been implemented. Monitoring compliance may be documented through an existing review and approval program such as field inspection reports and plan review.
- The County prepares a reporting form periodically during the construction phase and an annual report summarizing the status of all project mitigation monitoring efforts.
- Appropriate mitigation measures will be included in construction documents and/or conditions of permits/approvals.

Minor changes to the Mitigation Monitoring Program, if required, would be made in accordance with CEQA and would be permitted after further review and approval by the County. Such changes could include reassignment of monitoring and reporting responsibilities, program redesign to make any appropriate improvements, and/or modification, substitution or deletion of mitigation measures subject to conditions described in CEQA Guidelines Section 15162. All permitted changes to the Mitigation Monitoring and Reporting Program must satisfy the requirements of Public Resources Code Section 21081.6.

The following mitigation measures reflect minor corrections as noted in the Final EIR (Responses to Comments), Section 3, Errata, as well as minor corrections pursuant to Board of Supervisors project modifications at the December 3, 2013 public hearing.

Mitigation and Monitoring Reporting Program

Mitigation Measure		Responsible Party or Parties	Timing for Mitigation Measure	Method of Verification	County Verification of Compliance (Date/Initials)
Aesthetics/Light and Glare					
AES-1	The County shall work with utility and infrastructure providers to make sure that all sewer, water, and storm drain infrastructure improvements located along the Highway 79 South corridor do not significantly detract from the scenic quality of this area, or affect the County's ability to designate this roadway as a County Scenic Highway at a later date consistent with applicable County General Plan policies, ordinances and EIR mitigation measures.	County Planning Department or designee	Pre-construction	Onsite Inspection Plan Check	
AES-2	All implementing projects shall provide a signage plan for the project area prior to approval. This plan shall include the location of onsite buildings and structures, the location of existing buildings and structures within surrounding properties, the distance between existing buildings and structures and proposed signage, and other details of the proposed signage (i.e. type, size, lighting, and architectural design) during each phase of project development. No off-site signage shall be considered for an implementing project during any phase of project development without prior approvals per Article XIX of County Ordinance 348.	County Planning Department or designee	Concurrent with discretionary application During construction	Review/approval of required studies. Field inspection	
AES-3	All implementing projects shall provide a lighting plan for the project area prior to approval. This plan shall include the location of onsite buildings and structures, the location of existing buildings and structures within surrounding properties, the distance between existing buildings and structures and proposed light sources, and other details of the proposed lighting (i.e., type, size, wattage, lumens, shielding type, etc.) during each phase of project development. The Plan shall comply with applicable County General Plan policies, ordinances and EIR mitigation measures.	County Planning Department	Concurrent with discretionary application During construction	Review/approval of required studies. Field inspection	
Agricultural and Forestry Resources					
AG-1	Prior to project approval and in accordance with County Resolution No. 84-526, all implementing projects within an agricultural preserve shall cancel the applicable land conservation contract where incidental commercial uses are proposed within the Equestrian or Winery Districts or where clustered lots are	County Planning Department	Prior to discretionary approval or grading permit	Proof of cancellation	

Mitigation and Monitoring Reporting Program

Mitigation Measure	Responsible Party or Parties	Timing for Mitigation Measure	Method of Verification	County Verification of Compliance (Date/Initials)
<p>proposed in the Residential District. All implementing projects shall also diminish or disestablish the subject site from the boundaries of such agricultural preserve prior to issuance of a grading permit for any of these uses.</p>				
Air Quality				
<p>AQ-1 The County shall require new commercial and industrial implementing projects to develop a trip reduction program (TRP) that promotes commuter-choices, employer transportation management, guaranteed ride home programs and commuter assistance and outreach-type programs intended to reduce commuter vehicle miles traveled, which can be applied toward GHG-2 for operational emission reductions. The program shall be submitted as part of Project's implementing project's discretionary review applications, and in place prior to Certificate of Occupancy.</p>	<p>County Planning Department</p>	<p>Concurrent with applications Prior to COO</p>	<p>Review/approval of required studies. Plan approval</p>	
<p>AQ-2 The County shall condition all implementing projects to implement policy 18.1 in the Southwest Area Plan, which implements the Trails and Bikeway System policies pursuant to the Non-Motorized Transportation section of the County General Plan Circulation Element. These policies are more conducive to the region's destination places and multiple users' (bikers, equestrian, pedestrians, visitors, etc.) needs. Hence, changing the focus of land use from automobile-centered transportation would result in a reduction in vehicle miles traveled.</p>	<p>County Planning Department</p>	<p>Concurrent with discretionary application</p>	<p>Map consistency determination</p>	
<p>AQ-3 In addition, the County shall require implementing projects to incorporate bicycle parking areas at agreed upon locations during application review (for projects having more than 10 employees or involving special events). Horse hitching posts may also be considered, for projects involving special events or wine-tasting, and in proximity to an existing or planned equestrian trail.</p>	<p>County Planning Department</p>	<p>Concurrent with discretionary application</p>	<p>Application review</p>	
<p>AQ-4 The County shall require all implementing projects that require onsite or offsite special event parking to incorporate a comprehensive parking program for private parking lots during application review, to promote ultra-low or zero emission vehicle parking; provide larger parking spaces that can accommodate</p>	<p>County Planning Department</p>	<p>Concurrent with discretionary application</p>	<p>Application and parking program review</p>	

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Mitigation Measure	Responsible Party or Parties	Timing for Mitigation Measure	Method of Verification	County Verification of Compliance (Date/Initials)
<p>vans and limousines; include adequate passenger waiting/loading areas; and provide safe pedestrian/equestrian pathways through parking areas.</p> <p>AQ-5 The County shall promote the expanded use of renewable fuel and low-emission vehicles within implementing projects. Implementing projects may earn points in the GHG Mitigation Workbook Option Tables by making low-emissions or electric vehicle use more accessible by including one or both of the following project components: provide preferential parking for ultra-low emission, zero-emission, and alternative-fuel vehicles; and provide electric vehicle charging stations within the development.</p>	<p>County Planning Department or designee</p>	<p>Concurrent with discretionary application</p>	<p>Application review based on GHG Mitigation Workbook</p>	
<p>AQ-6 The County shall require implementing projects to prohibit idling of on- and off-road heavy duty diesel vehicles for more than five minutes. This measure shall be implemented by new commercial and industrial projects with loading docks or delivery trucks. Such projects shall be required to post signage at all loading docks and/or delivery areas directing drivers to shut down their trucks after five minutes of idle time. Also, employers who own and operate truck fleets shall be required to inform their drivers of the anti-idling policy.</p>	<p>Construction Contractors; Inspector</p>	<p>Concurrent with discretionary application Prior to COO</p>	<p>Application review Site inspection</p>	
<p>AQ-7 The County shall work with the Winegrowers' Association, and their partners, to promote alternative modes of transportation, such as shuttles, cable-cars, trolley, etc. In addition, where feasible, the County shall work with the local transit provider – RTA – by adding or modifying existing transit service to enhance service near the Project site. This will encourage the use of transit and therefore reduce vehicle miles traveled (VMT). Unincorporated Riverside County hosts one Metrolink transit station; the County shall collaborate with the neighboring cities to expand connections to this station as well as other Metrolink stations which will increase ridership and decrease vehicle miles traveled (VMT).</p>	<p>County Planning Department or designee</p>	<p>Ongoing</p>	<p>Annual report to the Board of Supervisors on WCCP Implementation Progress</p>	
<p>AQ-8 The County shall require implementing projects to comply with the following SCAQMD Applicable Rule 403 Measures:</p> <ul style="list-style-type: none"> Apply nontoxic chemical soil stabilizers according to 	<p>County Planning Department or designee</p>	<p>Pre-construction (notes on plans)</p>	<p>Plan check</p>	

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Mitigation Measure	Responsible Party or Parties	Timing for Mitigation Measure	Method of Verification	County Verification of Compliance (Date/Initials)
<p>manufacturers' specifications to all inactive construction areas (previously graded areas inactive for ten days or more).</p> <ul style="list-style-type: none"> • 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. 	<p>SCAQMD; Inspector</p>	<p>During construction</p>	<p>Onsite Inspection</p>	
<p>AQ-9</p> <p>The County shall require implementing projects to comply with the following additional SCAQMD CEQA Air Quality Handbook Dust Control Measures:</p> <ul style="list-style-type: none"> • Revegetate disturbed areas as quickly as possible. • All excavating and grading operations shall be suspended when wind speeds (as instantaneous gusts) exceed 25 mph. • All streets shall be swept once a day if visible soil materials are carried to adjacent streets (recommend water sweepers with reclaimed water). • Install wheel washers where vehicles enter and exit unpaved roads onto paved roads, or wash trucks and any equipment leaving the site each trip. 	<p>County Planning Department or designee</p> <p>SCAQMD; Inspector</p>	<p>Pre-construction (notes on plans)</p> <p>During construction</p>	<p>Plan check</p> <p>Onsite Inspection</p>	
<p>AQ-10</p> <p>The County shall require implementing projects to comply with the following Mitigation Measures for Construction Equipment and Vehicles Exhaust Emissions:</p>	<p>County Planning Department or designee</p>	<p>Pre-construction (notes on plans)</p>	<p>Plan check</p>	

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Mitigation Measure	Responsible Party or Parties	Timing for Mitigation Measure	Method of Verification	County Verification of Compliance (Date/Initials)
<ul style="list-style-type: none"> The County shall require implementing projects to select construction equipment to be used on site based on low emission factors (equipment which releases little atmospheric pollutants) and high energy efficiency (equipment which requires less energy to do the same work). Examples of low emission and high energy efficiency equipment include, but are not limited to, use of EPA Tier 2 (or better) emission compliant construction equipment and use of alternative fueled construction equipment (natural gas)-as deemed appropriate by the County during application review (see GHG-1 for criteria). The County shall require implementing projects to include a statement on grading plans that all construction equipment will be tuned and maintained in accordance with the manufacturer's specifications. The County shall require implementing projects to utilize electric- or diesel-powered equipment, in lieu of gasoline-powered engines, as deemed appropriate by the County during application review (see GHG-1 for criteria). The County shall require implementing projects to include a statement on grading plans that work crews will shut off equipment when not in use. During smog season (May through October), the overall length of the construction period will be extended, thereby decreasing the size of the area prepared each day, to minimize vehicles and equipment operating at the same time. The County shall require implementing projects to time construction activities so as to not interfere with peak hour traffic and minimize obstruction of through traffic lanes adjacent to the site; if deemed necessary by the County to maintain acceptable levels of service and safety, a flag person shall be retained to maintain safety adjacent to existing roadways. The County shall require implementing projects to use 	<p>SCAQMD; Inspector</p>	<p>During construction</p>	<p>Onsite Inspection</p>	

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Mitigation Measure	Responsible Party or Parties	Timing for Mitigation Measure	Method of Verification	County Verification of Compliance (Date/Initials)
<p>EPA-rated engines of Tier 3 or better, or prevailing ARB construction fleet specifications (see GHG-1 for criteria).</p> <ul style="list-style-type: none"> • As soon as electric utilities are available at construction sites, the County shall require implementing projects to supply the construction site with electricity from the local utility and all equipment that can be electrically operated shall use the electric utility rather than portable generators, where reasonable and feasible (see GHG-1 for criteria). • The County shall require implementing projects to retain on site dust generated by the development activities, and keep dust to a minimum by following the dust control measures listed below: <ol style="list-style-type: none"> a) During clearing, grading, earthmoving, excavation, or transportation of cut or fill materials, water trucks or sprinkler systems shall be used to prevent dust from leaving the site and to create a crust after each day's activities cease. b) During construction, water trucks or sprinkler systems shall be used to keep all areas of vehicle movement damp enough to prevent dust from leaving the site. At a minimum, this would require watering at least three times per day which include wetting down such areas in the late morning, mid-day after work is completed for the day, and whenever wind exceeds 15 miles per hour. Soil stabilizers may also be used instead of watering as deemed appropriate by the County during application review, to comply with County and SCAQMD nuisance and dust regulations. c) Immediately after clearing, grading, earthmoving, or excavation is completed, the entire area of disturbed soil shall be treated until the area is paved or otherwise developed so that dust generation will not occur. d) Soil stockpiled for more than two days shall be 				

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Mitigation Measure	Responsible Party or Parties	Timing for Mitigation Measure	Method of Verification	County Verification of Compliance (Date/Initials)
<p>covered, kept moist, or treated with soil binders to prevent dust generation.</p> <p>e) Trucks transporting soil, sand, cut or fill materials, and/or construction debris to or from the site shall be tarped/covered from the point of origin.</p>				
<p>AQ-11 Where applicable, the County shall require implementing projects to apply Conservation Management Practices for Confined Animal Facilities:</p> <p>1) Manure Handling</p> <p>a) Cover manure prior to removing material off-site; and</p> <p>b) Spread the manure before 11:00 AM and when wind conditions are less than 25 miles per hour; and</p> <p>c) Utilize coning and drying manure management by removing manure at laying hen houses at least twice per year and maintain a base of no less than 6 inches of dry manure after clean out; or in lieu of complying with conservation management practice (1c) comply with conservation management practice (1d).</p> <p>d) Utilize frequent manure removal by removing the manure from laying hen houses at least every seven days and immediately thin bed dry the material.</p> <p>2) Feedstock Handling</p> <p>a) Utilize a sock or boot on the feed truck auger when filling feed storage bins.</p> <p>3) Disturbed Surfaces</p> <p>a) Maintain at least 70 percent vegetative cover on vacant portions of the facility; or</p> <p>b) Utilize conservation tillage practices to manage the amount, orientation and distribution of crop and other plant residues on the soil surface year-round, while growing crops (if applicable) in narrow slots</p>	<p>County Planning Department or designee</p>	<p>Concurrent with discretionary application review</p> <p>Post construction</p>	<p>Application review</p> <p>Site inspection</p>	

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Mitigation Measure	Responsible Party or Parties	Timing for Mitigation Measure	Method of Verification	County Verification of Compliance (Date/Initials)
<p>or tilled strips; or</p> <p>c) Apply dust suppressants in sufficient concentrations and frequencies to maintain a stabilized surface.</p> <p>4) Unpaved Roads</p> <p>a) Restrict access to private unpaved roads either through signage or physical access restrictions and control vehicular speeds to no more than 15 miles per hour through worker notifications, signage, or any other necessary means; or</p> <p>b) Cover frequently traveled unpaved roads with low silt content material (i.e., asphalt, concrete, recycled road base, or gravel to a minimum depth of four inches); or</p> <p>c) Treat unpaved roads with water, mulch, chemical dust suppressants or other cover to maintain a stabilized surface</p> <p>5) Equipment Parking Access</p> <p>d) Apply dust suppressants in sufficient quantity and frequency to maintain a stabilized surface; or</p> <p>e) Apply material with low silt content (i.e., asphalt, concrete, recycled road base, or gravel to a depth of four inches).</p>				
<p>AQ-12</p> <p>Proponents of non-residential implementing projects, or projects larger than five acres in total size, shall prepare appropriate air quality studies which demonstrate that emissions resulting from project construction and operation do not result in significant localized impacts, or are mitigated to the extent feasible. The site-specific studies shall utilize SCAQMD's Localized Significance Threshold methodology, as reflected at http://www.aqmd.gov/ceqa/handbook/LST/LST.html. This methodology is a guidance document and may be modified for site-specific implementing actions as determined appropriate by the County.</p>	<p>County Planning Department or designee</p>	<p>Prior to issuance of any discretionary approvals</p>	<p>Review/approval of required studies.</p>	

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Mitigation Measure	Responsible Party or Parties	Timing for Mitigation Measure	Method of Verification	County Verification of Compliance (Date/Initials)
<p>AQ-13 Construction contractors supplying heavy duty diesel equipment, greater than 50 hp, will be encouraged to apply for AQMD SOON funds. Information including the AQMD website will be provided to each contractor which uses heavy duty diesel for on-site construction activities.</p> <p>Cultural Resources</p> <p>CUL-1 For all implementing projects, the necessary archeological field surveys/studies/monitoring shall be required as part of the County's permitting approval process. Prior to discretionary project approval or issuance of a grading permit for ministerial projects, the County Archaeologist and/or architectural historian shall do the following:</p> <ul style="list-style-type: none"> Review, and if evidence suggests the potential for historic resources on a future implementing project site, require a County-certified qualified archaeologist (retained by the future project applicant) to conduct a field survey for historical resources on specific sites not previously surveyed or those not surveyed within 5 years of the date of the application for cultural resources. The appropriate survey report shall be completed per current Riverside County Archaeological Survey Report Guidelines and shall include contacting the Native American Heritage Commission and the appropriate local tribes. Review, and if evidence suggests the potential for historic resources on a future implementing project site, require a County-certified qualified archaeologist to conduct an appropriate records search to obtain information on historical property records. Review, and if evidence suggests that potential for subsurface cultural deposits, consider archaeological monitoring during grading, trenching, and related construction activities, to facilitate project specific avoidance or other mitigation measures. Consider Tribal observation and consultation during archaeological monitoring when requested by local 	<p>County Planning Department or designee</p> <p>County Planning Department or designee</p>	<p>Prior to issuance of any construction permits</p> <p>Prior to discretionary project approval or issuance of a grading permit for ministerial projects</p>	<p>Verification of SOON fund application</p> <p>Review/approval of required studies.</p>	

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Mitigation Measure	Responsible Party or Parties	Timing for Mitigation Measure	Method of Verification	County Verification of Compliance (Date/Initials)
<p>tribal government(s) or individual(s) recognized by the Native American Heritage Commission (NAHC), when that entity provides specific information suggesting the potential for subsurface cultural deposits may be present. Tribal monitoring shall not replace archaeological monitoring as they serve different purposes and have different responsibilities under different authorities.</p> <ul style="list-style-type: none"> • Evaluate the significance and integrity of all historical resources identified on implementing project sites within the Project area, using criteria established in the CEQA Guidelines for important archaeological resources (eligibility for listing on the California Register of Historical Resources [CRHR]), and/or 36 CFR 60.4 for eligibility for listing on the National Register of Historic Places. • Where site investigations identify significant cultural resources (specifically including, but not limited to, site investigations related to potential trail or circulation improvements), consistent with CEQA and County guidelines, these resources shall be avoided as a first priority wherever feasible, prior to considering salvage or other invasive mitigation. Feasibility of avoidance is case-specific and potentially subject to different variables unique to a project site that have to be analyzed. Feasibility could involve modifying the project design. • Propose recommended mitigation measures and conditions of approval for implementing projects (if a local government action is required) to reduce adverse project effects on significant, important, and/or unique historical resources, following appropriate CEQA and/or National Historic Preservation Act Section 106 guidelines. • Require from the designated project-specific County-certified Project Archaeologist documentation of all required mitigation treatments and the results of those 				

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Mitigation Measure	Responsible Party or Parties	Timing for Mitigation Measure	Method of Verification	County Verification of Compliance (Date/Initials)
<p>treatments for previously known and inadvertent finds according to current County reporting requirements to document environmental mitigation compliance.</p> <p>CUL-2 If previously unknown unique cultural resources are identified during grading activities associated with the implementing projects, the following procedures shall be followed. For this Project, unique cultural resources are defined as being multiple artifacts in close association with each other, but may include fewer artifacts if the area of the find is determined to be of significance due to its sacred or cultural importance.</p> <ul style="list-style-type: none"> • If not previously retained, a County-certified qualified archaeologist shall be retained to assess the nature and significance of the find(s). • All ground disturbance activities within 100 feet of the discovered cultural resources shall be halted until a meeting is convened between the developer, the archaeologist, the Native American tribal representative and the Planning Director to discuss the significance of the find. • At the meeting, the significance of the discoveries shall be discussed and after consultation with the Native American tribal representative and the archaeologist, a decision shall be made, with the concurrence of the Planning Director, as to the appropriate mitigation (documentation, recovery, avoidance, etc.) for the cultural resources. • Grading of further ground disturbance shall not resume within the area of the discovery until an agreement has been reached by all parties as to the appropriate mitigation. 	<p>County Planning Department or designee</p>	<p>During construction activities</p>	<p>Onsite Inspection/monitoring</p>	
<p>CUL-3 If human remains are encountered, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the County Coroner has made a determination of origin pursuant to Public Resources Code Section 5097.98. The County Coroner shall be notified of the find immediately and the remains shall be left in place and free from disturbance until a final decision as to</p>	<p>County Planning Department or designee</p>	<p>Immediately after human remains are encountered, within 48 hours of notification by the NAHC, upon completion of the</p>	<p>MLD inspection and County Coroner notification</p>	

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Mitigation Measure	Responsible Party or Parties	Timing for Mitigation Measure	Method of Verification	County Verification of Compliance (Date/Initials)
<p>the treatment and disposition has been made. If the remains are determined to be Native American, the Coroner shall notify the Native American Heritage Commission (NAHC) within 24 hours, which shall determine and notify a Most Likely Descendant (MLD). With the permission of the landowner or his/her authorized representative, the MLD may inspect the site of the discovery. The MLD shall complete the inspection within 48 hours of notification by the NAHC. The MLD may recommend scientific removal and nondestructive analysis of human remains and items associated with Native American burials. The MLD may recommend reburial somewhere within the Project boundaries where they can be protected in perpetuity. The MLD may also request avoidance and preservation in place.</p>		assessment		
<p>CUL-4 For all implementing projects, the necessary paleontological field surveys/studies/monitoring would be required as part of the permitting approval process. Prior to grading for ministerial projects, and prior to approval of discretionary projects, the County Geologist shall do the following:</p> <ul style="list-style-type: none"> • Review and, if evidence suggests the potential for paleontological resources on a future implementing project site, require a County-certified qualified paleontologist (retained by the future project applicant) to conduct a field survey for paleontological resources on specific sites not previously surveyed for paleontological resources. • Review and, if evidence suggests the potential for paleontological resources on a future implementing project site, require a County-certified qualified paleontologist to conduct an appropriate records search to obtain information on paleontological resource records. • Review and, if evidence suggests that potential for subsurface paleontological deposits, consider paleontological monitoring during grading, trenching, and related construction activities, to facilitate appropriate mitigation treatment. 	County Planning Department or designee	Prior to discretionary project approval or issuance of a grading permit for ministerial projects	Review/approval of required studies.	

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Mitigation Measure	Responsible Party or Parties	Timing for Mitigation Measure	Method of Verification	County Verification of Compliance (Date/Initials)
<ul style="list-style-type: none"> Evaluate the significance and integrity of all paleontological resources identified on implementing project sites within the Project area, using criteria established in the CEQA Guidelines for important paleontological resources. Propose recommended mitigation measures and recommend conditions of approval for implementing projects (if a local government action is required) to reduce adverse project effects on significant, important, and/or unique paleontological resources. Require from the designated project-specific County-certified Project Paleontologist documentation of all required mitigation treatments and the results of those treatments for previously known and inadvertent finds according to current County reporting requirements to document environmental mitigation compliance. 				
<p>CUL-5</p> <p>If previously unknown paleontological resources are identified during grading activities associated with the implementing projects, the following procedures shall be followed:</p> <ul style="list-style-type: none"> All ground disturbance activities within 100 feet of the discovered paleontological resources shall be halted until a meeting is convened between the developer, the project paleontologist, and the Planning Director to discuss the significance of the find. At the meeting, the significance of the discoveries shall be discussed and after consultation with the paleontologist, a decision shall be made, with the concurrence of the Planning Director, as to the appropriate mitigation (documentation, recovery, avoidance, etc.) for the paleontological resources. Grading of further ground disturbance shall not resume within the area of the discovery until the fossil has been properly recovered/removed from the area to be graded and/or the fossil has been determined to be insignificant. 	County Planning Department or designee	During construction activities	Onsite Inspection/monitoring	

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Mitigation Measure	Responsible Party or Parties	Timing for Mitigation Measure	Method of Verification	County Verification of Compliance (Date/Initials)
Geology, Soils, and Seismicity				
<p>GEO-1</p> <p>All implementing projects shall prepare a site-specific assessment as determined by the County Geologist to ascertain all site-specific geologic/geotechnical information, including, but not limited to, ground shaking potential, blasting hazards, liquefaction potential, fault rupture potential and landslide/slope instability potential. This assessment and report shall be prepared by a California-licensed geologist and/or geotechnical engineer and shall be submitted to the County Geologist for review and approval prior to approval of the implementing project. This report shall include site-specific measures such as grading recommendations, foundation design recommendations, slope stability recommendations, and the alternative siting of structures, as appropriate, to reduce the significance of potential geologic and/or geotechnical hazards associated with the proposed implementing project</p> <p>GEO-1a Any development within the Project area shall consider retention of topsoil should any grading be necessary, with the intent to minimize loss of valuable topsoil for agricultural purposes. The topsoil removed from grading areas, if any, could be reapplied to areas proposed for viticultural production or other agricultural use, subject to consistency with project grading plans, other applicable regulations, and viticulture Best Management Practices as determined appropriate by the landowner</p>	County Geologist	Prior to issuance of grading permits	Plan Check	
Greenhouse Gas Emissions				
<p>GHG-1</p> <p>All implementing projects shall use the following mitigation measures to reduce impacts from construction activities as related to construction equipment and vehicle exhaust emissions:</p> <ul style="list-style-type: none"> The County shall require implementing projects to use low-emission and high energy efficiency construction equipment on site. Examples of low-emission and high energy efficiency equipment include use of EPA Tier 2 (or better) emission compliant construction equipment and use of alternative-fuel construction equipment (natural gas), if available. 	County Planning Department or designee	Prior to discretionary project approval or issuance of a grading permit for ministerial projects	Plan Check	

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Mitigation Measure	Responsible Party or Parties	Timing for Mitigation Measure	Method of Verification	County Verification of Compliance (Date/Initials)
<ul style="list-style-type: none"> The County shall require implementing projects to include a statement on grading plans that all construction equipment will be tuned and maintained in accordance with the manufacturer's specifications. The County shall require implementing project to utilize electric- or diesel-powered equipment, in lieu of gasoline-powered engines, where feasible. The County shall require implementing projects to include a statement on grading plans that work crews shall shut off equipment when not in use. During smog season (May through October), the overall length of the construction period shall be extended, thereby decreasing the size of the area prepared each day, to minimize vehicles and equipment operating at the same time. The County shall require implementing projects to time construction activities so as to not interfere with peak hour traffic and minimize obstruction of through traffic lanes adjacent to the site; if necessary, a flag person shall be retained to maintain safety adjacent to existing roadways. The County shall require implementing projects to use EPA-rated engines of Tier 3 or better for construction equipment. As soon as electric utilities are available at construction sites, the County shall require implementing projects to supply the construction site with electricity from the local utility and all equipment that can be electrically operated shall use the electric utility rather than portable generators. 				
<p>GHG-2 Individual implementing projects shall have the option to use the Option Tables or project-specific GHG analysis in order to demonstrate that GHG emissions from the implementing project are less than significant.</p> <ul style="list-style-type: none"> Implementing projects which implement enough reduction measures from the Option Tables and achieve 	County Planning Department or designee	Prior to discretionary project approval or issuance of a grading permit for ministerial projects	Plan Check	

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Mitigation Measure	Responsible Party or Parties	Timing for Mitigation Measure	Method of Verification	County Verification of Compliance (Date/Initials)
<p>a 100/70 points shall be considered to be consistent with the County's GHG reduction goals for the Project area. Refer to Temecula Valley Wine Country Greenhouse Gas Reduction Workbook (refer to Appendix E of this Draft EIR).</p> <ul style="list-style-type: none"> Those implementing projects that do not garnish the minimum points using the Option Tables (presented in the Temecula Valley Wine Country Greenhouse Gas Reduction Workbook, Appendix A [refer to Appendix E of this Draft EIR]) shall require quantification of project-specific GHG emissions and shall provide mitigation measures to reduce GHG emissions at least 28.5% below Business As Usual (BAU) emissions. 				
Hazards and Hazardous Materials				
<p>HAZ-1 During development of implementing projects, if underground storage tanks (UST) or other potential environmental concerns associated with the implementing project site are encountered, these areas of concern shall be handled as follows:</p> <ul style="list-style-type: none"> The contractor/property owner shall retain all responsibility associated with activities surrounding the safe and legal removal of the tank(s); The contractor/ property owner shall notify the local Fire Department jurisdiction prior to removal of the UST as local fire restrictions may be more stringent than County Department of Environmental Health (DEH), Hazardous Materials Management Division requirements; The contractor (licensed in accordance with the requirements of the State Contractors License Board) shall submit an Underground Storage Tank Closure by Removal completed permit application (or similar permit application as deemed appropriate) to the County Hazardous Materials Management Division along with applicable closure fees; The contractor shall submit a work plan (with the 	County Planning Department or designee	Prior to discretionary project approval or issuance of a grading permit for ministerial projects	Plan check	

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Mitigation Measure	Responsible Party or Parties	Timing for Mitigation Measure	Method of Verification	County Verification of Compliance (Date/Initials)
<p>permit application) to the Hazardous Materials Management Division prior to UST removal, which shall demonstrate compliance with the required closure procedures as set forth in the UST closure application currently in effect; and</p> <ul style="list-style-type: none"> The Division will inspect the tank removal, as necessary, evaluate all sample results, determine whether or not an unauthorized release has occurred, and determine if any further corrective actions are required. 				
<p>HAZ-2 All implementing projects located within a one-mile radius of the Temecula Bomb Site 107 shall be required to perform an Unexploded Ordnance Survey to verify presence/ absence of unexploded ordnance prior to any earth disturbing activities (including preliminary site studies such as geotechnical investigations and biological surveys). Upon completion of this survey, the results will be provided to the Riverside County Planning Department and Riverside County Fire Department (Hazardous Materials Emergency Response Team), and appropriate pre-construction measures will be incorporated into the implementing project's grading and development plans, including removal of any identified hazards.</p>	<p>County Planning Department or designee; Riverside County Fire Department</p>	<p>Prior to grading</p>	<p>Application review; review/approval of Survey if required</p>	
<p>HAZ-3 If unexploded ordnances are identified during earth disturbance activities associated with implementing projects, the Riverside County Fire Department (Hazardous Materials Emergency Response Team) will be notified and all safety and remediation actions contained within the U.S. Department of Defense Ammunition and Explosives Safety Standards (U.S. Department of Defense 2004) will be implemented.</p>	<p>County Planning Department or designee; Riverside County Fire Department</p>	<p>During construction activities</p>	<p>Proof of notification and applicable remediation implementation</p>	
<p>HAZ-4 During the entitlement process, all implementing projects located within areas of wildfire susceptibility shall be evaluated by the Fire Department to determine whether the Department's Urban-Wildland Interface requirements should be implemented as part of the development. If the Department determines that either an interim or permanent condition of high fire risk would be present, a Fuel Modification Plan that meets the current requirements of</p>	<p>County Planning Department or designee; Riverside County Fire Department</p>	<p>Prior to discretionary project approval or issuance of a grading permit for ministerial projects</p>	<p>Application review; review/approval of Fuel Modification Plan if required.</p>	

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Mitigation Measure	Responsible Party or Parties	Timing for Mitigation Measure	Method of Verification	County Verification of Compliance (Date/Initials)
<p>the Fire Department shall be prepared and shall be approved by the Fire Department prior to approval of the implementing project.</p>				
Hydrology and Water Quality				
<p>HYD-1 All implementing projects shall utilize the County's Water Quality Management Plan (WQMP) checklist to determine if a project-specific WQMP is required. All implementing projects, regardless of the need for a WQMP, shall incorporate the appropriate Best Management Practices (BMPs) to maintain conformance to the County's active MS4 permit. Depending upon the location of the implementing project and whether it is considered a "Significant Redevelopment" or "New Development", the County shall require the project proponent to submit the necessary additional information and condition the project accordingly.</p>	<p>County Planning Department or designee</p>	<p>Prior to discretionary project approval or issuance of a grading permit for ministerial projects</p>	<p>Application review against WQMP checklist</p>	
<p>HYD-2 All implementing projects exceeding a discharge of average aggregate wastewater flow that exceeds the San Diego Regional Water Quality Control Board (SDRWQCB) threshold shall be required to connect to sewer services when it is made available by the Eastern Municipal Water District (EMWD). Most single-family residences may be exempted from average aggregate wastewater flow requirements regardless of family units.</p>	<p>County Planning Department or designee</p>	<p>Prior to discretionary project approval</p>	<p>Application review against SDRWQCB wastewater discharge thresholds</p>	
<p>HYD-3 Prior to issuance of grading permits, implementing projects shall prepare the necessary Stormwater Pollution Prevention Program (SWPPP) and comply with the National Pollutant Discharge Elimination System (NPDES) General Construction Storm Water Permit from the State Water Resources Control Board.</p>	<p>County Planning Department or designee</p>	<p>Prior to discretionary project approval or issuance of a grading permit for ministerial projects</p>	<p>Review/approval of SWPPP and NPDES permit compliance</p>	
<p>HYD-4 Infiltration shall be utilized by implementing projects for maintaining water quality standards as deemed appropriate by the County during application review. However, any implementing projects proposing onsite stormwater runoff infiltration shall conduct individual percolation tests, prepared by a soils engineer, to determine the feasibility of using infiltration onsite, as well as to provide design recommendations for the chosen BMP's. If infiltration is not feasible based on a specific site's soils</p>	<p>County Planning Department or designee</p>	<p>Prior to discretionary project approval or issuance of a grading permit for ministerial projects</p>	<p>Application review for infiltration and use of applicable BMPs</p>	

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Mitigation Measure	Responsible Party or Parties	Timing for Mitigation Measure	Method of Verification	County Verification of Compliance (Date/Initials)
<p>properties, on-site detention shall be utilized to mitigate any additional stormwater runoff that exceeds the existing calculated flows. In this case (when infiltration is not feasible) other BMP's shall be evaluated by the County and contractor to ensure that projects meet the water quality requirements. Maintaining the use of existing roadside swales in compliance with the current MS4 permit can be utilized as deemed appropriate by the County during application review to help maintain existing drainage patterns and help with water quality.</p>				
<p>HYD-5 All implementing projects shall include measures designed to increase infiltration and reduce impacts to water quality within the upper aquifer. Depending upon project location, the applicable measures shall include the following:</p> <ul style="list-style-type: none"> • Require that all wastewater discharges conform to the Regional Water Quality Control Board Basin Plan groundwater quality objectives. • Requires the use of cisterns and infiltrators to capture and reuse rainwater as a water conserving system (Riverside County Policy OS 2.1). • Require the use of natural drainage systems, permeable parking bays and porous parking lots to provide rainwater detention (Riverside County Policy OS 2.2 and 4.4). • Require that adequate aquifer water recharge areas are preserved and protected and that rainwater is used to recharge the aquifers (Riverside County Policy OS 4.2 and 4.3). • Restrict pollutant discharge into the drainage systems and aquifer (Riverside County Policy OS 3.3). • Prohibit the use of fertilizing, manure spreading, pesticide application, and runoff from animal/horse corrals within all drainage courses, especially Temecula Creek. 	<p>County Planning Department or designee</p>	<p>Prior to discretionary project approval or issuance of a grading permit for ministerial projects</p>	<p>Application review for infiltration and use of applicable BMPs</p>	

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Mitigation Measure	Responsible Party or Parties	Timing for Mitigation Measure	Method of Verification	County Verification of Compliance (Date/Initials)
<p>HYD-6 All implementing projects shall provide a plan of service analysis in determining the needs for water distribution, fire protection, service pressures and connection into the Rancho California Water District's (RCWD) master planned system. These plans must show requirements of off-site transmission mains to be constructed to serve certain areas of the project. It will be the responsibility of each implementing project proponent to ensure water system reliability/redundancy for domestic, irrigation, and emergency needs, as determined appropriate through the County's discretionary review process, and RCWD staff review.</p>	<p>County Planning Department or designee; RCWD</p>	<p>Prior to discretionary project approval</p>	<p>Plan of service review</p>	
<p>HYD-7 All implementing projects that fall within the Murrieta Creek Area Drainage Plan shall be subject to Area Drainage Plan (ADP) fees, as enforced by the Riverside County Flood Control and Water Conservation District (RCFCWCD).</p>	<p>RCFCWCD</p>	<p>Prior to discretionary project approval or issuance of a grading permit for ministerial projects</p>	<p>Payment of ADP fees</p>	
<p>HYD-8 All implementing projects shall incorporate the following flood control measures, as applicable:</p> <ul style="list-style-type: none"> • Minimize encroachment into floodplains and watercourses to the satisfaction of the Riverside County Flood Control and Water Conservation District prior to applicable plan/permit approval. • Phase so that 100-year flood protection is ensured in all areas of development. Provide protection against flooding, erosion, siltation, and water quality impacts through interim improvements (such as temporary debris basins, earthen channels/berms, check dams, sand bag barriers, or other temporary BMPs and flood control protection measures). • Keep building pad construction from flood hazard for the 100-year frequency storm by elevating finished floor elevations above the 100-year level of flood protection. • Detain any incremental increase in drainage within the implementing project's boundaries in accordance with RCFCWCD requirements. 	<p>County Planning Department or designee; RCFCWCD</p>	<p>Prior to discretionary project approval or issuance of a grading permit for ministerial projects</p>	<p>Plan check</p>	

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<p>Land Use and Relevant Planning</p> <p>LU-1 All future requests for discretionary land use entitlements within the Project boundary shall comply with the following requirements:</p> <ul style="list-style-type: none"> Apply for and obtain a Change of Zone (CZ) to benefit from the implementing zones of the Wine Country Policy Area. As part of the review process, the County shall conduct a project-specific CEQA analysis for the CZ Application. Depending upon the location of the implementing project, Planning staff shall require the project proponent to conduct the necessary studies (e.g., Archeology, Geology, Biology, Hydrology, etc.). Depending upon the findings of those studies, Planning staff shall recommend that a restrictive zoning classification (such as an open space zone) be placed on areas where sensitive resources require protection. Apply for and obtain the necessary grading permit. Such grading permit shall go through the appropriate environmental analysis and identify the necessary mitigations, if any (e.g., cultural monitoring during grading, biological restoration, etc.), prior to approval of the grading permit. Apply for and obtain the necessary building permit. The County shall ensure the necessary reviews of building permits by the Riverside County Flood Control and Water Conservation District (RCFCWCD), Environmental Programs Division (EPD), County Archeologist, County Geologist, etc. Comply with the MSHCP and applicable resource agency regulations pertaining to the protection of biological resources and existing jurisdictional drainage features. Applicants for such implementing projects shall reference the current MHSCP criteria (biological objectives and requirements for any applicable Conservation Area/Criteria Cell or linkage), conduct an MSHCP consistency analysis, and prepare a 	<p>County Planning Department</p>	<p>As part of discretionary land use entitlement process</p>	<p>Application review</p>	

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Mitigation Measure	Responsible Party or Parties	Timing for Mitigation Measure	Method of Verification	County Verification of Compliance (Date/Initials)
<p>Mitigation Measure</p> <p>Jurisdictional Delineation where onsite drainages exist and obtain applicable permits/approvals from the U.S. Army Corps of Engineers, California Department of Fish and Game, Regional Water Quality Control Board and/or U.S. Fish and Wildlife Service.</p> <ul style="list-style-type: none"> Conditions of approval for all implementing projects shall be in compliance with applicable mitigation measures pursuant to the County's General Plan EIR. <p>Notwithstanding the foregoing, if the future proposed use of the property within the Project boundary is a use that is permitted by right under both Ordinance 348.4729 and the zoning designation for the property that was in place immediately before the adoption of Ordinance 348.4729, then the future proposed use shall not be required to apply for and obtain a Change of Zone.</p>				
Mineral Resources				
<p>MIN-1</p> <p>Pursuant to Public Resources Code, the Surface Mining and Reclamation Act, Chapter 9, Article 4, Section 2762(e), prior to approval of a future implementing project on lands classified by the State Geologist as MRZ-3, (as described in paragraph (3) of subdivision (b) of Section 2761), the County Geologist shall make a site-specific determination as to the site's potential to contain or yield important or significant mineral resources of value to the region and the residents of the State of California.</p> <ul style="list-style-type: none"> If it is determined by the County Geologist that lands classified as MRZ-3 have the potential to yield significant mineral resources which may be of "regional or statewide significance" and the proposed use is considered "incompatible" (as defined by Section 3675 of Title 14, Article 6 of the California Code of Regulations) and could threaten the potential to extract said minerals, the project proponent shall prepare an evaluation of the area in order to ascertain the significance of the mineral deposit located therein. This site-specific mineral resources study shall be performed to, at a minimum, document the site's 	County Geologist	Prior to future implementing project approvals	Application review	

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<p>known or inferred geological conditions; describe the existing levels of development on or near the site which might preclude mining as a viable adjacent use; and analyze the State standards for designating land as having "regional or Statewide significant" under the Surface Mining and Reclamation Act. The results of such evaluation shall be transmitted to the State Geologist and the State Mining and Geological Board (SMGB).</p> <ul style="list-style-type: none"> Should significant mineral resources be identified, future implementing projects shall either avoid said resource or shall incorporate appropriate findings subject to a site-specific discretionary review and CEQA process. 				
Noise				
<p>NOI-1 All implementing projects shall comply with the following noise reduction measures during grading and building activities in order to achieve applicable County Noise Element requirements and comply with EIR mitigation measures, concurrent with Mitigation Measure LU-1:</p> <ul style="list-style-type: none"> If construction occurs within one-quarter mile of an inhabited dwelling, construction activities shall be limited to the daytime hours of 6:00 a.m. to 6:00 p.m. during the months of June through September, and to 7:00 a.m. to 6:00 p.m. during the months of October through May. To minimize noise from idling engines, all vehicles and construction equipment shall be prohibited from idling in excess of three minutes when not in use. Best efforts 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, 	Construction Contractor	Concurrent with application review During construction activities	Construction plan notes Onsite Inspection	

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<p>engine enclosures, and acoustically-attenuating shields or shrouds, wherever feasible).</p> <ul style="list-style-type: none"> 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. 				
<p>NOI-2 Implementing project proponents shall submit a list of measures to respond to and track complaints pertaining to construction noise, ongoing throughout demolition, grading, and/or construction. These measures may include the following:</p> <ul style="list-style-type: none"> 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. 	County Planning Department or designee	Prior to/during construction activities	Onsite Inspection	
<p>NOI-3 All implementing projects involving a new winery or expansion of an existing winery shall be reviewed by the Riverside County Office of Industrial Hygiene and include at least the following</p>	County Office of Industrial Hygiene	Prior to winery approvals and	Plan Check	

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Mitigation Measure	Responsible Party or Parties	Timing for Mitigation Measure	Method of Verification	County Verification of Compliance (Date/Initials)
<p>conditions:</p> <ul style="list-style-type: none"> The hours of operation for tasting rooms associated with wineries shall be limited to 9:00 a.m. to 7:00 p.m. Monday through Sunday in the Wine Country - Winery District and 10:00 a.m. to 6:00 p.m. Monday through Sunday in the Wine Country - Equestrian and Residential Districts. Mechanical equipments including but not limited to, de-stemming, crushing, and refrigeration equipment shall be enclosed or shielded for noise attenuation. Alternatively, the proponent may submit a Noise Study prepared by a qualified acoustical analyst that demonstrates that the unenclosed/unshielded equipment would not exceed the County's allowable noise levels. The hours of operation for shipping facilities associated with wineries shall be limited to 9:00 a.m. to 7:00 p.m. Monday through Sunday in the Wine Country - Winery District and 10:00 a.m. to 6:00 p.m. Monday through Sunday in the Wine Country - Equestrian and Residential Districts. Shipping facilities and parking areas which abut residential parcels shall be located away from sensitive land uses and be designed to minimize potential noise impacts upon nearby sensitive land uses. Site-specific noise-attenuating features such as hills, berms, setbacks, block walls, or other measures shall be considered for noise attenuation in noise-producing areas of future wineries including, but not limited to, locations of mechanical equipment, locations of shipping facilities, access, and parking areas. 		<p>permitting</p>		
<p>NOI-4 All implementing projects involving a special occasion facility shall be required to conduct a noise study prior to its approval. Similarly, all implementing projects involving an outdoor special occasion facility shall be required to conduct an acoustical analysis (that shows the noise contours outside the property boundary) prior to its approval.</p>	<p>County Planning Department; County Office of Industrial Hygiene</p>	<p>Prior to Special Occasion Facility approval</p>	<p>Review/approval of Noise Study</p>	

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Mitigation Measure	Responsible Party or Parties	Timing for Mitigation Measure	Method of Verification	County Verification of Compliance (Date/Initials)
<ul style="list-style-type: none"> The said noise study or acoustical analysis shall be submitted to the Office of Industrial Hygiene for review and comments. Based on those comments, the implementing project shall be conditioned to mitigate noise impacts to the applicable County noise standards through site design and buildings techniques. Prior to the issuance of any building permit for the special occasion facility, those noise mitigation measures shall have received the necessary permits from Building and Safety Department. Prior to issuance of occupancy permit for the special occasion facility, those noise mitigation measures shall be constructed/implemented. 				
<p>NOI-5 All implementing projects involving a special occasion facility shall be reviewed by the Riverside County Office of Industrial Hygiene and include at least the following conditions:</p> <ul style="list-style-type: none"> All special event vendors (e.g. DJs, musical bands, etc.) shall be notified regarding noise conditions of approval. Outdoor special events shall be limited to the hours of 8:00 a.m. to 10:00 p.m. Monday through Sunday. Noise levels shall be kept below levels prescribed in the County's General Plan Noise Element and County noise Ordinances No. 847 by using a decibel-measuring device to measure music sound levels when amplified music is used. Clean-up activities associated with special events shall terminate no later than midnight. Outdoor amplified sound for all scheduled events shall be prohibited, except as necessary for public safety or incidental to the event, as determined appropriate by the County Planning Director. Existing County Ordinance No. 847 allows exemptions for outdoor amplified sound for single events or ongoing activity, subject to discretionary review. If considered for an exemption 	County Planning Department; County Office of Industrial Hygiene	Prior to Special Occasion Facility approval	Review/approval of Noise Study	

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<p>under Ordinance No. 847, the outdoor amplified sound would be oriented toward the center of the property and away from adjoining land uses.</p> <ul style="list-style-type: none"> • Padding/carpeting shall be installed under music speakers for early absorption of music. 				
<p>NOI-6 All implementing projects involving a special occasion facility shall include at least the following conditions to ensure proper enforcement of the County Ordinances and project conditions:</p> <ul style="list-style-type: none"> • After issuance of two Code Violation Notices for excessive noise, noise measurements shall be performed by the Office of Industrial Hygiene for every event at the property line, to determine if the Noise Ordinance and project conditions are being followed during the special events. • If violations of the Noise Ordinance or project conditions are found, the County shall reconsider allowed hours of operation, number of guests, amount of special events per year, or approval of the specific facility. • The proponents shall be required to pay fees assessed per the Department's hourly rate pursuant to Ordinance No. 671. 	<p>County Office of Industrial Hygiene</p>	<p>During operations</p>	<p>Onsite Inspections; operations subject to modification, revocation and/or payment of fees</p>	
<p>NOI-7 Prior to the issuance of each grading permit, all implementing projects shall demonstrate compliance with the following measures to reduce the potential for human annoyance and architectural/structural damage resulting from elevated groundborne noise and vibration levels:</p> <ul style="list-style-type: none"> • Pile driving within a 50-foot radius of occupied units or historic or potentially historic structures shall utilize alternative installation methods where possible (e.g., pile cushioning, jetting, pre-drilling, cast-in-place systems, resonance-free vibratory pile drivers). • If no alternative to pile driving is deemed feasible, the preexisting condition of all designated historic buildings within a 50-foot radius of proposed 	<p>County Office of Industrial Hygiene</p>	<p>Prior to issuance of grading permits</p>	<p>Plan Check; grading plan notes</p>	

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<p>construction activities shall be evaluated during a preconstruction survey. The preconstruction survey shall determine conditions that exist before construction begins for use in evaluating damage caused by construction activities. Fixtures and finishes within a 50-foot radius of construction activities susceptible to damage shall be documented (photographically and in writing) prior to construction. All damage shall be repaired back to its preexisting condition.</p> <ul style="list-style-type: none"> • Vibration monitoring shall be conducted prior to and during pile driving operations occurring within 100 feet of the historic structures. Every attempt shall be made to limit construction-generated vibration levels during pile driving and impact activities in the vicinity of the historic structures. 				
Public Services, Recreation, and Utilities				
<p>PSU FIRE-1</p> <p>All implementing projects requiring a traffic impact analysis (TIA) shall analyze the project-related traffic's impact on emergency service response times. Implementing projects shall participate in a land acquisition and fire facility construction program, as necessary, to ensure adequate response times, as determined by the Riverside County Fire Department (RCFD).</p>	Riverside County Fire Department	Prior to project approval for projects requiring a TIA	TIA review	
<p>PSU FIRE-2</p> <p>All implementing projects shall participate in a fire mitigation fee program pursuant to County Ordinance No. 659, Development Impact Fees, which would allow one-time capital improvements such as land and equipment purchases (e.g. fire suppression equipment) and construction development.</p>	Riverside County Fire Department	Prior to issuance of occupancy permits	Payment of fire mitigation fee	
<p>PSU FIRE-3</p> <p>Prior to the approval of any implementing project for lands adjacent to open space areas, a fire protection/vegetation management plan (fuel modification plan) shall be submitted to the Fire Department for review and approval. Provision shall be made as part of the development entitlement process for a Home Owners Association (HOA) or other appropriate management entity to be responsible for maintaining the elements of the plan, including the power to assess HOA fees or other fees required to fund the maintenance activity.</p>	Riverside County Fire Department	Prior to the approval of any implementing project for lands adjacent to open space areas	Fuel Modification Plan review/approval	

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<p>PSU FIRE-4 Flag lots will not be permitted without adequate secondary access or alternative measures as deemed appropriate by the Fire Chief.</p>	Riverside County Fire Department	Prior to project approval	Plan check	
<p>PSU FIRE-5 For those residential areas planned for rural residential estate lots, the proponent of the implementing project shall ensure the construction of water lines and hydrants (and maintain sufficient water pressure) per current applicable fire code to ensure adequate fire protection.</p>	Riverside County Fire Department	Prior to issuance of occupancy permits	Onsite Inspection Plan Check	
<p>PSU REC-1 All implementing projects within the Project area shall participate in any future trails phasing and financing plan being developed by the County.</p>	County Planning Department or designee	Prior to discretionary project approval or issuance of a grading permit for ministerial projects	Plan participation	
<p>PSU REC-2 Prior to the approval of any implementing project within the Project area, a park and recreational facilities dedication plan or fee-in-lieu shall be submitted to the County Regional Recreation and Parks District for review and approval. This includes at minimum the "half-width" dedication of trail right-of-way (ROW) for any trails bordering a proposed implementing project, and full dedication and/or construction of trails traversing a proposed implementing project. Where private recreational facilities are proposed, provision shall be made as part of the development entitlement process for a HOA or other appropriate management entity to be responsible for maintaining the elements of the plan, including the power to assess HOA fees or other fees required to fund the maintenance activity.</p>	County Regional Recreation and Parks District	Prior to the approval of any implementing project	Plan review; in lieu fee	
<p>PSU REC-3 To the extent feasible, the County Regional Recreation and Park District should work to negotiate joint use agreements with the Temecula Valley Unified School District for the joint use of school recreational facilities including playing fields, to contribute to the supply of public parks located within reach of residents of the Project area.</p>	County Regional Recreation and Parks District	ongoing	Annual report to the Board of Supervisors on WCCP Implementation Progress	
<p>PSU WATER-1 All implementing projects shall be required to use graywater as a water conserving system (Riverside County Policy OS 2.1), subject to review and approval by the SDRWQCB and incorporation of applicable Best Management Practices.</p>	SDRWQCB	Prior to implementing project approvals	Plan Check	

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<p>PSU WATER-2 All implementing projects shall be required to use California-friendly, drought-resistant landscaping and landscape irrigation consistent with County Ordinance No. 859 and Riverside County Policy OS 2.3 in consideration of Rancho California Water District Budget Tiered Rate Program.</p> <p>PSU WATER-3 All implementing projects shall be required to use advanced water conservation pursuant to the intent of Riverside County Policy OS 2.5, through implementation of at least the following best management practices:</p> <ul style="list-style-type: none"> • Irrigation systems shall be designed, maintained, and managed to meet or exceed an irrigation system efficiency of 80%. • The capacity of the irrigation system shall not exceed peak system capacity to meet crop-specific water requirements, water meter capacity, and backflow preventer device capacity. • Irrigation systems shall be designed to prevent runoff, overspray, and low-head drainage. • Irrigation systems shall be designed to ensure the dynamic pressure at each emission device is within the manufacturers recommended pressure range for optimum performance. • Irrigation systems shall be designed to include a device(s), which provides site-specific soil moisture and/or evapotranspiration data that can be used to schedule irrigation events effectively. • Care shall be taken to design irrigation systems so that irrigation blocks are contained within areas of uniform soil texture and solar orientation. • Irrigation shall be scheduled to apply water at or below crop-specific water requirements. • Crops with different water needs shall be irrigated separately. 	<p>County Planning Department or designee;</p> <p>County Planning Department or designee</p>	<p>Prior to issuance of occupancy permits</p> <p>Prior to discretionary project approval or issuance of a grading permit for ministerial projects</p> <p>During construction</p>	<p>Plan check</p> <p>Site inspection</p> <p>Plan check</p> <p>Site inspection</p>	

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<p>PSU SEWER-1 Interim to sewer services in this region, all implementing projects proposed for construction in the Project area shall provide onsite wastewater treatment which does not exceed a wastewater discharge of 1,200 gpd and to meet compliance with the Basin Plan Groundwater Quality Objectives, as well as, additional conditions for salinity management to the satisfaction of the County Department of Environmental Health, the Rancho California Water District, and the San Diego Regional Water Quality Control Board (SDRWQCB).</p>	<p>County Department of Environmental Health; SDRWQCB</p>	<p>Prior to issuance of occupancy permits</p>	<p>Plan check; Site inspection</p>	
<p>PSU SEWER-2 All implementing projects shall make a fair share contribution toward proposed sewer improvements, as set forth in the phasing and financing plan being developed by EMWD. In addition, all implementing projects shall be responsible for extending sewer lines from available trunk lines as a condition of approval for the project, and/or otherwise ensuring adequate wastewater service consistent with County, Rancho California Water District and Regional Water Quality Control Board requirements, as deemed appropriate by the County during application review, in order to meet water quality standards and comply with applicable policies and regulations adopted by the County, Rancho California Water District and the Regional Water Quality Control Board. Every future project in the Project area shall have special sewer conditions as established by the County pursuant to the "Temecula Valley Wine Country (TVWC) Draft Conditions of Approval" adopted by the Board on April 24, 2012.</p>	<p>County Planning Department or designee; EMWD</p>	<p>Prior to issuance of occupancy permits</p>	<p>fair share contribution; provision of special sewer conditions per 4/24/12 TVWC Draft Conditions of Approval regarding sewer service</p>	
<p>PSU WASTE-1 All implementing project proponents shall make every effort feasible to recycle, reuse, and/or reduce the amount of construction and demolition materials (i.e., concrete, asphalt, wood, etc.) generated by implementing projects of the Project that would otherwise be taken to a landfill. This diversion of waste must exceed a 50 percent reduction by weight. The project shall complete the Riverside County Waste Management Department Construction and Demolition Waste Diversion Program Form B or and Form C process as evidence to ensure compliance. Form B (Recycling Plan) must be submitted and approved by the Riverside County Waste Management Department and provided to the Department of Building and Safety prior to the issuance of</p>	<p>Riverside County Waste Management Department</p>	<p>Prior to issuance of building permits Prior to issuance of occupancy permits</p>	<p>Review/acceptance of Form B Review/acceptance of Form C</p>	

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

Mitigation and Monitoring Reporting Program

Mitigation Measure	Responsible Party or Parties	Timing for Mitigation Measure	Method of Verification	County Verification of Compliance (Date/Initials)
Traffic and Circulation				
<p>TRF-1 Proposed implementing projects within the Project area shall be required to complete a comprehensive transportation impact assessment consistent with County Transportation Impact Analysis (TIA) guidelines. To be consistent with the Project, all analyses shall utilize the Wine Country Traffic Demand Forecasting (TDF) model to forecast cumulative impacts associated with the implementing projects.</p>	<p>County Planning Department or designee</p>	<p>Prior to implementing project approval</p>	<p>TIA review/approval</p>	
<p>TRF-2 The County shall require wineries and equestrian facilities to prepare a Traffic Management Plan (TMP) for County's review and approval for large special events, including but not limited to weddings, concerts, festivals, and equestrian events. The TMP shall provide detail such as traffic management strategies (such as traffic coordinators, event signage, staggered arrival/departure times, etc) for events that cause a substantial increase of vehicles entering or exiting the Project during a small period of time. The TMP may also be required to include parking strategies to aid traffic management such as a drop-off/pick-up zone and/or offsite shuttle arrangements, including potential use of the City of Temecula's old town parking structure on Main Street.</p>	<p>County Planning Department or designee</p>	<p>Prior to approval of wineries or equestrian facilities or special events</p>	<p>TMP review/approval</p>	
<p>TRF-3 The County shall implement a Traffic Impact Fee (TIF) Program or other funding mechanism for the Project area. This Program shall collect fair share contributions toward identified mitigation measures (as outlined in the <i>WCP Fair Share and Phasing Assessment</i> conducted by Fehr and Peers) within the Project area and within the City of Temecula, and the County shall enter into an agreement with the City of Temecula to implement the identified improvements. Implementing projects shall also make fair share contributions to revise the Adaptive Traffic Signal Timing Program through the above-mentioned TIF as well, for those intersection locations that would experience improved levels of service with implementation of this Program. In addition, implementing projects shall also make fair share contributions for the Transportation Uniform Mitigation Fee (TUMF) Program for those facilities that are eligible for improvements through the TUMF Program.</p>	<p>County Transportation Department, County Planning Department or designee</p>	<p>Ongoing</p>	<p>Payment of TIF; Annual report to the Board of Supervisors on WCCP Implementation Progress</p>	

Mitigation and Monitoring Reporting Program

Mitigation Measure	Responsible Party or Parties	Timing for Mitigation Measure	Method of Verification	County Verification of Compliance (Date/Initials)
<p>Although participation in these Programs would reduce the impacts to most locations to a less than significant level, some measures are considered infeasible, because they would either not meet rural character project objectives, the location of necessary improvement(s) would not be within the County's jurisdictional control, there is uncertainty of funding and feasibility, or there are right-of-way constraints, and the impact would remain significant and unavoidable. The specific locations, impact levels, identified improvements, and basis for those locations that would experience significant and unavoidable impacts, are described below.</p> <p>The County shall work with the City of Temecula to ensure that the transition from the County's land configurations to the City's planned land configurations is provided in a safe and efficient manner.</p> <p><u>Roadways</u> Impacts to the following roadways would be less than significant following implementation of the identified improvements:</p> <ul style="list-style-type: none"> • Anza Road south of Rancho California Road (widen from two to four lanes) <p>The following roadway segment improvements are also recommended; however, these were found to be potentially infeasible as discussed above in Impact 4.14-2, and therefore, impact levels would remain significant and unavoidable:</p> <ul style="list-style-type: none"> • Rancho California Road West of Anza (widen from two to four lanes); however, widening would be inconsistent with policy and plan direction for the Project. • Rancho California Road East of Anza (widen from two to four lanes); however, widening would be inconsistent with policy and plan direction for the Project. • I-15 from south of SR-79 to north of Rancho California Road (freeway expansion); however, remaining funding has not yet been identified and there is limited right-of- 				

Mitigation and Monitoring Reporting Program

Mitigation Measure	Responsible Party or Parties	Timing for Mitigation Measure	Method of Verification	County Verification of Compliance (Date/Initials)
<p>way in the corridor for freeway expansion.</p> <ul style="list-style-type: none"> • I-15 Freeway ramps to Rancho California (northbound on and off ramps/southbound off ramp); however, the remaining funding has not yet been identified and there is limited right-of-way in the corridor for ramp expansion. • Under Scenario 4 (Existing Project plus buildout of the General Plan outside the Project area), the Temecula Parkway east of Butterfield Stage Road roadway segment operates at LOS F, an unacceptable level. However, it should be noted that, for the segment to operate at an acceptable level under Scenario 4, it would need additional capacity beyond that of a six-lane (Principal Arterial) as well as mitigation measures outside the Project area. <p><u>Intersections</u> Impacts to the following intersections would be less than significant following implementation of the identified improvements:</p> <ul style="list-style-type: none"> • Winchester Road at Ynez Road (optimize cycle length and signal timing splits) • Margarita Road at Rancho Vista Road (optimize Adaptive Traffic Signal Timing program) • Margarita Road at Pauba Road (optimizing the Adaptive Traffic Signal Timing Program, a dedicated westbound right-turn lane would be needed at the intersection, providing one left-turn lane, two through lanes, and one right-turn lane at the intersection) • Margarita Road at Rancho California Road (optimizing the Adaptive Traffic Signal Timing Program). • Butterfield Stage Road at La Serena Way (install a traffic signal) • Butterfield Stage Road at Rancho California Road 				

Mitigation and Monitoring Reporting Program

Mitigation Measure	Responsible Party or Parties	Timing for Mitigation Measure	Method of Verification	County Verification of Compliance (Date/Initials)
<p>The Project shall make a fair share contribution through the Project TIF toward design and construction of the intersection improvements described below:</p> <ul style="list-style-type: none"> • Northbound Approach – two left-turn lanes, two through lanes, one right-turn lane • Southbound Approach – one left-turn lane, two through lanes, one right-turn lane • Eastbound Approach – one left-turn lane, three through lanes, and one right-turn lane (with overlap right-turn phase) • Westbound Approach – one left-turn lane, two through lanes, and one right-turn lane <p>With these improvements, the intersection will operate at LOS C. The identified improvement would reduce the impact to a less-than significant level.</p> <ul style="list-style-type: none"> • Butterfield Stage Road at Rancho Vista Road (install traffic signal) • Butterfield Stage Road at Pauba Road (optimize signal timings) • Butterfield Stage Road at Temecula Parkway (re-stripe the southbound approach to include two left-turn lanes, add a westbound right-turn lane with overlap right-turn phase) • La Serena Way at Rancho California Road (install a two-lane roundabout) • Calle Contento at Rancho California Road (install a two-lane roundabout) • Anza Road at Borel Road (future) (install a traffic signal) • Anza Road at Buck Road (future) (install traffic signal) 				

Mitigation and Monitoring Reporting Program

Mitigation Measure	Responsible Party or Parties	Timing for Mitigation Measure	Method of Verification	County Verification of Compliance (Date/Initials)
<ul style="list-style-type: none"> • Anza Road at Rancho California Road (install a large roundabout with a minimum of two lanes on each approach) • Anza Road at Madera de Playa (install a traffic signal and widen the intersection) • Anza Road at Pauba Road (install a traffic signal and widen the intersection) • Anza Road at De Portola Road (install a traffic signal and widen the intersection) • Anza Road at Temecula Parkway (install a traffic signal and widen the intersection) • Rancho California Road at Camino del Vino (install a traffic signal and add a southbound left-turn lane, or install a single-lane roundabout) • Rancho California Road at Monte De Oro (install a two-lane roundabout) <p>The following intersection improvements are also recommended; however, these were found to be potentially infeasible as discussed above in Impact 4.14-2, and therefore, impact levels would remain significant and unavoidable:</p> <ul style="list-style-type: none"> • Rancho California Road at Ynez Road (two left-turn lanes, three through lanes and a right-turn lane at the northbound approach; two left-turn lanes, three through lanes and dual right-turn lanes [with overlap right-turn phasing] at the southbound and westbound approaches; and three left-turn lanes, three through lanes and a right-turn lane [with overlap right-turn phasing] at the eastbound approach); however, there is development on all four quadrants of this intersection resulting in limited right-of-way, and the improvements would encroach onto the adjacent pond/park on the southwest quadrant. • Winchester Road at I-15 Northbound Ramps (signal modifications to allow "free" westbound right-turn movement; and add a second dedicated northbound 				

Mitigation and Monitoring Reporting Program

Mitigation Measure	Responsible Party or Parties	Timing for Mitigation Measure	Method of Verification	County Verification of Compliance (Date/Initials)
<p>right-turn lane); however, the remaining funding outside of the TIF has not been guaranteed. In addition, this ramp is controlled by Caltrans and is in the City of Temecula; as such, the County cannot guarantee implementation of this improvement. It should be noted that the French Valley Parkway improvements, once fully designed and constructed, may further reduce volumes at this location (beyond that identified in this assessment), which would assist in reducing impacts at this location.</p> <ul style="list-style-type: none"> Winchester Road at Ynez Road. This intersection operates at LOS E with the proposed Project, an unacceptable level. However, implementation of the Project will decrease delay at this intersection compared to the No Project condition. As such, based on the City of Temecula significance criteria described above, this impact is considered <i>less-than-significant</i>. For the intersection to operate at an acceptable level, improvements to the Adaptive Traffic Signal Timing would be required. With this improvement, the intersection would operate at an acceptable LOS D. Margarita Road at Rancho California Road (add two left-turn lanes, two through lanes and a dedicated right-turn lane); however, this intersection is controlled by the City of Temecula and the County cannot guarantee implementation of this improvement. Los Caballos Road at Temecula Parkway (install a traffic signal); however, given the rural nature of this area, this intersection will remain unsignalized in the future. Camino del Vino at Glen Oaks Road (install a traffic signal); however, given the rural nature of this area, this intersection will remain unsignalized in the future. Camino del Vino at Monte De Oro (install a traffic signal); however, given the rural nature of this area, this intersection will remain unsignalized in the future. 				

Mitigation and Monitoring Reporting Program

Mitigation Measure	Responsible Party or Parties	Timing for Mitigation Measure	Method of Verification	County Verification of Compliance (Date/Initials)
<ul style="list-style-type: none"> • De Portola Road at Pauba Road (install a traffic signal); however, given the rural nature of this area, this intersection will remain unsignalized in the future. • Pauba Road at Temecula Parkway (install a traffic signal); however, given the rural nature of this area, this intersection will remain unsignalized in the future. 				
<p>TRF-4 All future transportation related improvements in the Project area shall be consistent with the County ordinances (i.e. Ordinance No. 348, 460, 461, 499, 512, 585 etc.) and the Project (i.e., revised SWAP Figure 7 – Circulation Network, development standards of the implementing zones, Temecula Valley Wine Country Design Guidelines, etc.). All implementing project designs, including site access points, turning lanes, etc. shall be reviewed by the County Transportation Department staff to determine that proposals are consistent with appropriate design standards.</p>	County Transportation Department	Prior to implementing project approval; Prior to construction of Project area transportation improvements	Plan Check	
<p>TRF-5 All implementing projects in the Project area shall be reviewed by appropriate emergency services personnel to ensure adequate emergency access is provided, as part of the County's discretionary application review process.</p>	County Transportation Department	Prior to implementing project approval; Prior to construction of Project area transportation improvements	Plan Check	

Attachment B:

Resolution No. 2014-040

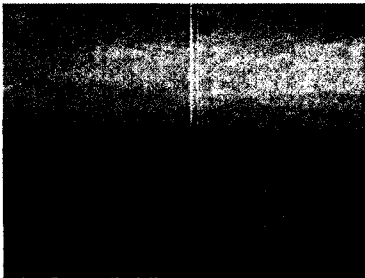
Exhibit A: General Plan Amendment No. 1077

Policy Areas

A policy area is a portion of an area plan that contains special or unique characteristics that merit detailed attention and focused policies. The location and boundaries for the Policy Areas in the Southwest planning area are shown on Figure 4, Policy Areas, and are described in detail below.

POLICY AREAS

Eleven policy areas are designated within the Southwest Area Plan. They are important locales that have special significance to the residents of this part of the County. Many of these policies derive from citizen involvement over a period of decades in planning for the future of this area. In some ways, these policies are even more critical to the sustained character of the Southwest planning area than some of the basic land use policies because they reflect deeply held beliefs about the kind of place this is and should remain. The boundaries of these policy areas shown on the Policy Area Map are approximate and may be interpreted more precisely as decisions are called for in these areas. This flexibility calls for considerable sensitivity in determining where conditions related to the policies actually exist, once a focused analysis is undertaken on a proposed project.



A view of one of the Temecula Vineyards



Temecula Valley Wine Country Policy Area

The Temecula Valley Wine Country Policy Area is located easterly of the City of Temecula and westerly of Vail Lake. This region encompasses one of the most important agricultural lands in the County. The many wineries and equestrian uses here provide a significant tourist attraction to the region, which in turn provides a continual economic benefit to the surrounding businesses. In addition, the Temecula Valley Wine Country area is an important part of the character of the Southwest Area Plan and has become ingrained in the culture of the surrounding communities.

Three districts have been established for this policy area – Winery, Equestrian and Residential – to ensure long-term viability of the wine industry while protecting the community’s equestrian rural lifestyle. The overarching policies for this region promote a strong identity for the Temecula Valley Wine Country. Additional policies within each district provide for complimentary uses distinct to the delineated areas. These policies protect against the location of activities that are incompatible with existing residential and equestrian uses, which could lead to land use conflicts in the future. These policies also establish a framework for the implementing Wine Country (WC) Zones and Design Guidelines, which have been established to further promote and preserve the distinctive character of this unique area. The following policies are applicable to the Temecula Valley Wine Country Policy Area:

- SWAP 1.1 Require boundary changes to the Temecula Valley Wine Country Policy Area to be subject to the Foundation Component Amendment process unless county-initiated amendment.
- SWAP 1.2 Maintain distinct characters of the Winery, Equestrian, and Residential Districts through implementing zones to promote harmonious coexistence of these uses.



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- SWAP 1.3 Permit Class I Wineries on 5 acres or more provided that at least:
- 75% of the project site is planted in vineyards;
 - 75% of the grapes utilized in wine production are grown or raised within the county; and
 - The winery facility shall be less than 1,500 square feet.
- SWAP 1.4 Permit Class II Wineries with limited commercial uses such as sampling rooms and retail wine sales establishments on a minimum lot size of ten (10) acres to promote viticulture potential of this region provided that at least:
- 75% of the project site is planted in vineyards;
 - 75% of the grapes utilized in wine production are grown or raised within the county; and
 - The winery facility shall at least produce 3,500 gallons of wine annually.
- SWAP 1.5 Require a density of ten (10) acres minimum for tentative approval of residential tract and parcel maps after (March 11, 2014) regardless of the underlying land use designation except in the Wine Country – Residential District where a density of five (5) acres minimum shall apply.
- SWAP 1.6 Allow small-scale cottage inns or cottage industries. Encourage agricultural operations, equestrian activities and vineyard planting with such uses to reflect the unique character of this Policy Area.
- SWAP 1.7 Develop and implement an integrated trails network that carefully considers equestrian uses, incidental commercial activities and agricultural operations, and includes, but is not limited to, regional trails, combination trails, bike paths, open space trails, historic trails, etc.
- SWAP 1.8 Pending adoption of an updated Air Quality Element and Climate Action Plan (CAP), ensure that new development selects greenhouse gas (GHG) reduction measures from the Option Tables to achieve the County's GHG emission reduction thresholds as set forth in the Greenhouse Gas Reduction Workbook (workbook). Alternatively, new developments may utilize other reduction mechanisms to achieve reduction thresholds as prescribe in the workbook.

Wine Country – Winery District

The Wine Country – Winery District generally encompasses the area formally recognized as the Citrus/Vineyard Policy Area and includes additional areas to the east and south. The primary purpose of the Winery District is to promote the establishment of additional commercial activities that support tourism while ensuring long-term viability of the wine industry. The secondary purpose of the Winery District is to recognize, and allow the expansion of, existing wineries that are integral part of the Temecula Valley Wine Country economy.

- SWAP 1.9 Encourage new incidental commercial uses that promote tourist related activities for the wine industry as described in the Wine Country – Winery (WC-W) Zone.

SWAP 1.10 Allow the 31 existing wineries that were adopted prior to March 11, 2014 and are shown on Figure 4B to expand as described in the Wine Country – Winery Existing (WC-WE) Zone.

SWAP 1.11 Allow incidental commercial uses such as special occasion facilities, hotels, resorts, restaurants and delicatessens in conjunction with commercial wineries as defined in the implementing zones.

Winery District Overlay

The purpose of the Winery District Overlay is to identify property that may be developed either under the Winery District Overlay or under the Wine Country-Winery District within the Temecula Valley Wine Country Policy Area.

SWAP 1.12 Allow properties within the Winery District Overlay the opportunity to utilize either the density and uses allowed under the Rural Community-Estate Density Residential land use designation or the density and uses allowed in the Wine Country-Winery District within the Temecula Valley Wine Country Policy Area.

SWAP 1.13 The Winery District Overlay is within the area depicted on Figure 4B.

SWAP 1.14 When developing under the Rural Community-Estate Density Residential land use designation, the following provisions apply:

- a. Allow land uses consistent with the Rural Community-Estate Density Residential land use designation.
- b. The minimum density shall be one dwelling unit per two (2) acres.
- c. Proposed uses and related development standards shall be implemented through the Rural Agriculture (R-A) zone with a minimum lot size of two acres.
- d. The provisions of the Temecula Valley Wine Country Policy Area do not apply.

SWAP 1.15 When developing under the Wine Country-Winery District within the Temecula Valley Wine Country Policy Area the following provision shall apply.

- a. Allow land uses consistent with the Wine Country-Winery District.
- b. The minimum density shall be one dwelling unit per ten acres.
- c. Proposed uses and related development standards shall be implemented through Wine Country-Winery (WC-W) Zone.
- d. The provisions of the Rural Community-Estate Density Residential land use designation do not apply.

SWAP 1.16 Require that adequate water resources, sewer facilities and/or septic capacity exist to meet the demands of the proposed land use and development.

Wine Country – Equestrian District

The Wine Country – Equestrian District generally encompasses the area formerly recognized as the Valle de los Caballos Policy Area. The purpose of



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the Equestrian District is to protect and promote equestrian uses in the Temecula Valley Wine Country Policy Area to make this a unique Wine Country in the nation.

SWAP 1.17 Encourage equestrian establishments that promote the equestrian lifestyle as described in the Wine Country – Equestrian (WC-E) Zone.

SWAP 1.18 Permit incidental commercial uses such as western style stores, polo-grounds, or horse racing tracks, petting zoos, event grounds, horse show facilities, animal hospitals, restaurants, delicatessens, and special occasion facilities in conjunction with commercial equestrian establishments on lots larger than 10 acres to encourage equestrian tourism in this community.

Wine Country – Residential District

The Wine Country – Residential District is located in the central and northeastern portions of the Temecula Valley Wine Country Policy Area. The purpose of the Residential District is to encourage permanent estate lot residential stock in this region to balance the tourism related activities.

SWAP 1.19 Encourage residential development that complements the Temecula Valley Wine Country Policy Area as described in the Wine Country – Residential (WC-R) Zone.

SWAP 1.20 Encourage tentative approval of residential tract and parcel maps to cluster development in conjunction with on-site vineyards provided that the overall project density yield does not exceed one dwelling unit per five (5) acres. While the lot sizes in a clustered development may vary, require a minimum lot size of 1 acre, with at least 75% of the project area permanently set-aside as vineyards.

County of Riverside General Plan
Southwest Area Plan – GPA No. 1077



Table 2: Statistical Summary of the Southwest Area Plan

LAND USE	AREA	STATISTICAL CALCULATIONS ¹		
	Acreage	Dwelling Units	Population	Employment
SUPPLEMENTAL LAND USE PLANNING AREAS				
<p>The following provides the acreages for each Overlay and/or Policy Area within the Area Plan. Overlays and Policy Areas are districts that contain unique standards tailored to a local geographic area. In some instances, these Overlays and Policy Areas alter the allowable uses and maximum densities/intensities within the particular district. In these cases, the buildout potential resulting from the application of the Overlays and Policy Areas has been accounted for in the Base Land Use Designations above. Please see the Area Plan for a description of the unique features contained within each Overlay or Policy Area.</p>				
OVERLAYS & POLICY AREAS				
OVERLAYS				
Community Development Overlay	120	18	54	0
Community Center Overlay	51	299	900	400
Winery District Overlay	112	39	118	0
Rural Village Overlay	0	0	0	0
Rural Village Overlay Study Area	0	0	0	0
Specific Community Development Designation Overlays	0	0	0	0
Total Area Subject to Overlay	283	356	1,072	400
POLICY AREAS				
Highway 79	16,253	---	---	---
Leon/Keller	162	---	---	---
Specific Plan Required	483	---	---	---
Diamond Valley Lake	5,025	---	---	---
Section 25 & 36	964	---	---	---
Temecula Valley Wine Country	17,910	---	---	---
Santa Rosa Plateau	36,312	---	---	---
Walker Basin	571	---	---	---
Vail Lake	8,069	---	---	---
North Skinner	2,237	---	---	---
French Valley Airport Influence Area	14,596	---	---	---
Keller Road South Side	20	---	---	---
Total Area Within Policy Areas	102,602			
TOTAL AREA WITHIN SUPPLEMENTALS	102,885			

NOTES:

- a. Statistics reflect the midpoint for the theoretical range of build-out projections. Reference Appendix E of the General Plan for assumptions and methodology.
- b. Overlay figures reflect the additional dwelling units, population and employment permissible under this category.
- c. It is assumed that Commercial Retail designation will buildout at 40% Commercial Retail and 60% Medium Density Residential.
- d. The acreage for the Overlays and Policy Areas have not been included in the acreage totals to avoid double counting.