

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

315B




FORM APPROVED COUNTY COUNSEL
 BY: GREGORY P. PRIAMOS
 DATE: 9/29/15
 Departmental Concurrence


FROM: TLMA - Planning Department

SUBMITTAL DATE:
09/09/15

SUBJECT: CONDITIONAL USE PERMIT NO. 3706 (FTA 2015-04) – Intent to Adopt a Mitigated Negative Declaration – Applicant: Graperoad LLC – Engineer/Representative: Steve Converse – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan – Agriculture: Agriculture (AG: AG) (10 Acres Minimum) – Temecula Valley Wine Country Policy Area (20 Acres Minimum) – Location: The project site is located southeasterly of Rancho California Road, westerly of Camino Del Vino, and southerly of Monte de Oro Rd.- 20 Gross Acres – Zoning: Wine Country - Winery (WC-W) Zone. REQUEST: The project proposes to establish a Class V Winery. The Class V Winery will include a winery and restaurant with a swimming pool area. The winery will operate out of a 6,613 S.F. building for wine tasting, gift sales and retail wine sales and a 4,577 S.F. building for wine production and barrel storage with an outdoor crush pad. The restaurant will operate out of a 9,468 S.F. building with associated porch/terrace, outdoor dining area, 4,300 S.F. swimming pool area with pool facilities and cabins. The project site also includes 296 parking spaces and fenced delivery yard. Normal business function associated with the winery includes wine tasting, wine tours, wine club activities, and winegrowers trade


(continued on next page)


 Steve Weiss, AICP
 Planning Director


 Juan Perez
 TLMA Director

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

SOURCE OF FUNDS: _____ **Budget Adjustment:** _____
 For Fiscal Year: _____

C.E.O. RECOMMENDATION:
 APPROVE
 BY: 
 Rohini Dasika
 County Executive Office Signature

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Ashley, seconded by Supervisor Benoit and duly carried, IT WAS ORDERED that the above matter is approved as recommended.

Ayes: Jeffries, Tavaglione, Benoit and Ashley
 Nays: None
 Absent: None
 Abstain: Washington
 Date: October 6, 2015
 xc: Planning, Applicant

Kecia Harper-Ihem
 Clerk of the Board

By: 
 Deputy

Prev. Agn. Ref.: _____ | District: 3 | Agenda Number: _____

16-2

Positions Added
 Change Order
 A-30
 4/5 Vote

association events. An occasional party and corporate events may be held at the restaurant (similar to any other restaurants); however, no weddings or concert events are proposed with this conditional use permit.

RECOMMENDED MOTION: That the Board of Supervisors:

1. **ADOPT** a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 42712**, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment; and,
2. **APPROVE CONDITIONAL USE PERMIT NO. 3706**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

BACKGROUND:

Summary

Conditional Use Permit No. 3706 will establish a Class V Winery that includes the following:

- A winery consisting of a 6,613 square feet (sq. ft.) building used for wine tasting, retail wine sales, gift sales area, and barrel storage, and a 4,577 sq. ft. building used for wine production and barrel storage with an outdoor crush pad area;
- A 9,468 sq. ft. restaurant with associated porch, terrace, outdoor serving areas, 4,300 sq. ft. swimming pool area, cabins and pool facilities;
- 296 parking spaces;
- Landscaping; and,
- Fencing (including fenced delivery yard)

Normal business function associated with the winery includes wine tasting, wine tours, wine club activities, and winegrowers trade association events will be held within the winery. An occasional party and corporate events may be held at the restaurant (similar to any other restaurants). The Project does not include a special occasion facility; outdoor events, weddings or concert are not proposed or approved with CUP No. 3706.

The Class V Winery proposed through this project is consistent with the Temecula Valley Wine Country Policy area – Winery District and the implementing zone of Wine Country – Winery (WC-W) Zone. The policy area encourages tourist related incidental commercial uses in conjunction with a winery and vineyards. 14.8 acres of the project site will be dedicated vineyards; which is 75% of the net project area as required by the WC-W Zone. The following incidental uses are permitted in the WC-W Zone with the proposed winery: wine tasting, retail wine sales, gift sales area, and restaurant. The restaurant service area extends outdoors into the terrace and swimming pool areas.

The project site covers the northwest corner of parcel 942-220-001 approximately 20 gross acres. The remainder 43.78 acres of parcel 942-220-001 is not a part of the project. This parcel is a part of an approved Tentative Tract Map No. 31444M2. The project is located on Parcel 3 of the Tentative Tract Map No. 31444M2.

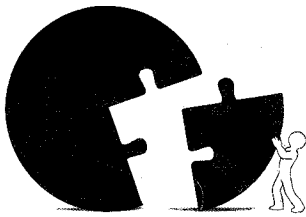
The project was granted fast tract status by the Economic Development Agency because the Class V Winery is expected to create 250 construction jobs, 125 full-time jobs, and provide an estimated capital investment of \$10,000,000.

Impact on Citizens and Businesses

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

ATTACHMENTS:

- A. **Staff Report**



RIVERSIDE COUNTY PLANNING DEPARTMENT

315B

Steve Weiss, AICP
Planning Director

DATE: 9/17/15

TO: Clerk of the Board of Supervisors

FROM: Planning Department - RIVERSIDE

SUBJECT: CUP03706

RECEIVED

SEP 25 2015

COUNTY COUNSEL
TO

(Charge your time to these case numbers)

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

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

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

PUBLIC NOTICE WAS SENT OUT FOR OCT. 6, 2015 BOS HEARING

9/30/2015 - no disc - Kicia

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

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

"Planning Our Future... Preserving Our Past"



FAST TRACK AUTHORIZATION

Supervisorial District: 3	Supervisor: Chuck Washington	For Office Use Only
		FTA No. 2015-04

Company/Developer: Graperoad, LLC/Blossom Winery Contact Name: Steve Converse

Address: 30343 Canwood Street #206, Agora Hills, CA, 91301

Office Phone: (818) 706-8311 Mobile Phone: (626) 319-7771 Email: steveconverse@hotmail.com

Consulting Firm: N/A Contact Name: N/A

Firm Address: N/A

Office Phone: N/A Mobile Phone: N/A Email: N/A

Project Type: Industrial Commercial Childcare Workforce Housing
 Renewable Energy Other

The project contains four primary buildings including a new tasting room, full service restaurant, wine production, and other site amenities.

Economic Impact (estimated) Capital Investment: \$10,000,000 Full-Time Jobs: 125

Taxable Sales: \$10,000,000 Full-Time Wages per Hour: \$21.00 Construction Jobs: 250

Land Use Application(s): Plot Plan Conditional Use Permit 3706 Change of Zone
 Parcel Map General Plan Amendment Other:

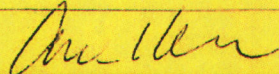
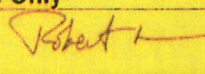
Site Information Assessor's Parcel Number(s): 942-220-001

Cross Streets/Address: 35601 Rancho California Road Site Acreage: 20

Land Use Designation: Wine Country Zoning: WC-W Building Size: 25,000 sf


The Economic Development Agency acknowledges that the above referenced project merits special consideration of its land use and permit processing by the County of Riverside. County agencies are encouraged to immediately institute "Fast Track" procedures in accordance with Board Fast Track Policy A-32. This authorization contains preliminary project information and serves as a basis for determining "Fast Track" eligibility. During the County's development review process, the proposed project size and configuration may be altered. *This Fast Track Authorization also applies to any other required or associated applications and/or Assessor's Parcel Numbers*

For Office Use Only

	<u>7/13/15</u>		<u>June 30, 2015</u>
Carrie Harmon, Deputy Director of EDA	Date	Rob Moran, EDA Development Manager	Date

Agenda Item No.:
Area Plan: Southwest Area Plan
Zoning Area: Rancho California
Supervisory District: Third
Project Planner: Phayvanh Nanthavongdouangsy
Board of Supervisor: October 6, 2015

FTA: 2015-04
CONDITIONAL USE PERMIT NO. 3706
Environmental Assessment No. 42712
Applicant: Grape Road LLC
Engineer/Representative: Steve Converse


Steve Weiss, AICP
Planning Director

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

Conditional Use Permit No. 3706 (CUP No. 3706):

The CUP No. 3706 is proposing to develop a Class V Winery that is an allowed use with an approved conditional use permit in the Wine Country - Winery (WC-W) Zone and is consistent with the Temecula Valley Wine Country Policy Area - Winery District. The Class V Winery will include a winery, retail wine sales area, gift sales area and a restaurant with a swimming pool on 20 gross acres.

The winery will operate out a 6,613 S.F. building for wine tasting, retail wine sales, and gift sales and a 4,577 S.F. building for wine production and barrel storage with an outdoor crush pad. The restaurant will operate out of a 9,468 S.F. building with associated porch/terrace, outdoor dining area, 4,300 S.F. swimming pool area with pool facilities and cabins. The project site also includes 296 parking spaces and fenced delivery yard. Normal business function associated with the winery includes wine tasting, wine tours, wine club activities, and winegrowers trade association events. An occasional party and corporate events may be held at the restaurant (similar to any other restaurants); however, no weddings or concert events are proposed with this conditional use permit.

The Class V Winery proposed through this project is consistent with the Temecula Valley Wine Country Policy area – Winery District and the implementing zone of Wine Country – Winery (WC-W) Zone. The policy area encourages tourist related incidental commercial uses in conjunction with a winery and vineyards. 14.8 acres of the project site will be dedicated vineyards; which is 75% of the net project area as required by the WC-W Zone. The following incidental uses are permitted in the WC-W Zone with the proposed winery: wine tasting, retail wine sales, gift sales area, and restaurant. The restaurant service area extends outdoors into the terrace and swimming pool areas.

The tasting room will operate daily from 9:00 a.m. to 7:00 p.m. with two hours before and after normal operating time for staff preparation and clean up. The restaurant and pool area will operate also operate daily from 11:30 a.m. to 12:00 a.m. with an hour before and after normal operating time for staff preparation and clean up.

Location:

The project site is located southeasterly of Rancho California Road, westerly of Camino Del Vino, and southerly of Monte De Oro.

ms

SUMMARY OF FINDINGS:

- | | |
|--|---|
| 1. Existing General Plan Land Use (Ex. #5): | Agriculture: Agriculture (AG:AG) (10 acre min) within the Temecula Valley Wine Country Policy Area - Winery District (20 acre min.) |
| 2. Surrounding General Plan Land Use (Ex. #5): | Agriculture: Agriculture (AG:AG) (10 acre min) within the Temecula Valley Wine Country Policy Area - Winery District (20 acre min.) |
| 3. Existing Zoning (Ex. #2): | Wine Country - Winery (WC - W) Zone |
| 4. Surrounding Zoning (Ex. #2): | Citrus/Vineyard – 10 Acre Minimum (C/V-10) and Citrus/Vineyard – 5 Acre Minimum (C/V-5) to the west, Citrus/Vineyard – 20 Acre Minimum (C/V-20) to the south, and Citrus/Vineyard (C/V) to the north and Wine Country - Winery Zone to the east |
| 5. Existing Land Use (Ex. #1): | Agriculture (Vineyards), agriculture barn, one-family dwelling unit and a second dwelling unit. |
| 6. Surrounding Land Use (Ex. #1): | Similar wineries, one-family dwelling units and vacant properties |
| 7. Project Data: | Total Acreage: 20
Total Net Acres: 19.74 |
| 8. Environmental Concerns: | See attached environmental assessment |

RECOMMENDATIONS:

ADOPT a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 42712**, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment; and,

APPROVE **CONDITIONAL USE PERMIT NO. 3706**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

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

1. The project site is designated Agriculture within the Temecula Valley Wine Country Policy Area - Winery District on the Southwest Area Plan (SWAP). The proposed use, Class V Winery with the following incidental commercial uses in conjunction with a winery and vineyard: restaurant, retail wine sales, gift sales area, and wine tasting areas, is consistent with the Temecula Valley Wine Country Policy Area - Winery District.
 - The Project is consistent with the policy area's policies SWAP 1.2, SWAP 1.9 and SWAP 1.11 because it is harmonious with development in the Winery District, promotes tourist related activities for the wine industry and its incidental commercial uses are in conjunction with a winery.
 - SWAP 1.7 requires implementation of an integrated Trails network. SWAP Figure 8 illustrates a Regional Trail along Rancho California Road. To satisfy policy SWAP 1.7, the

project was conditioned to provide a trails marking for crossing along Rancho California Road in front of Via Siena.

- Per SWAP 1.8 new development within the policy area may utilize the Greenhouse Gas (GHG) Reduction Workbook to select GHG reduction measures to achieve the County's GHG emission reduction threshold. The GHG Reduction Workbook provided option tables based on AB-32 targets and contains measures to reduce emissions at least 28.5% below Business As Usual (BAU) emissions. The GHG reduction measures contained in the option table are assigned points. Commercial projects which implement enough reduction measures and achieve a 100 point rating are considered to be consistent with the County's GHG reduction goals for the Wine Country region. Appendix B of the GHG Analysis shows that this project will achieve 163 points and therefore is consistent with the SWAP 1.8. The project site is surrounded by properties which are also designated Agriculture within the Temecula Valley Wine Country Policy Area - Winery District.
2. The zoning for the subject site is Wine Country- Winery Zone (WC-W) Zone. The proposed use, Class V Winery, is a permitted use, subject to approval of a conditional use permit, in the WC-W Zone.
 3. The proposed use, Class V Winery, is consistent with the development standards set forth in the WC-W zone.
 - The proposed Class V Winery incidental commercial uses are in conjunction to a winery and vineyard. The project meets the minimum setback requirements of 100 ft. from Rancho California Road, 50 ft. for all other roadways, and 30 ft. for side/rear setbacks. The building height is within the maximum building height of 30 ft.
 - Seventy-five percent (75%) of the net project area of 19.74 acres is set aside to meet the planting requirement, which equals to 14.8 net acres of vineyards. The planting requirement shall be met prior to final building inspection and shall be maintained for the life of the permit.
 - The proposed winery is at least 3,000 square feet and is conditioned to produce at least 7,000 gallons of wine annually. The winery shall be operational prior to the issuance of a certificate of occupancy for an incidental commercial uses. The project was also conditioned to produce 50% of the wine sold on the project site.
 - The buildings' exterior and parking lot lighting is conditioned to comply with Ord. Nos. 655 and 915. CUP No. 3706 Exhibit X Photometric Plan shows that the illumination from light posts is contained within the project site.
 - The project is conditioned to provide trails marking along Rancho California Road in front of Via Siena.
 4. The project site is surrounded by properties which are zoned Citrus/Vineyard Zone.
 5. Wineries with similar incidental commercial uses and single family residential units have been constructed and are operating in the project vicinity.
 6. This project is not located within a Criteria Area of the Multi-Species Habitat Conservation Plan.
 7. This project is not within the City Sphere of Influence of Temecula.

8. Environmental Assessment No. 42712 identified the following potentially significant impacts:
 - a. Cultural Resources

Consultation per AB-52 was completed for the proposed Project. Staff received one consultation request and met with the Pechanga Band of Luiseno Indians representatives on August 4, 2015. Upon review of the proposed site plan, Phase I Cultural Resources Assessment, and recommended Project's conditions of approval the representatives are in agreement with the proposed conditions of approval. Based on the information provided in EA No. 42712, the Project will not cause a substantial adverse change in the significance of tribal cultural resources as defined in Public Resources Code 21074. Any impacts will remain less than significant with the incorporated mitigation measures.

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

CONCLUSIONS:

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

INFORMATIONAL ITEMS:

1. As of this writing, no letters, in support or opposition have been received.
2. The project site is not located within:
 - a. The city of Temecula's sphere of influence;
 - b. A 100-year flood plain, or dam inundation area;
 - c. A fault zone;
 - d. A liquefaction area; or
 - e. A MSHCP Core Reserve Area.
3. The project site is located within:
 - a. The Temecula Valley Wine Country Policy Area;
 - b. The boundaries of the Temecula Valley Unified School District;
 - c. County Service Area No. 149;
 - d. Murrieta Creek/Santa Gertrudis Valley Area Drainage Plan;

- e. Paleontological Sensitive Area;
- f. Subsidence Area;
- g. Zone B of the Mt. Palomar Special Lightning Area; and,
- h. The Stephens Kangaroo Rat Fee Area.

4. The subject site is currently designated as Assessor's Parcel Number 942-220-001.

Date Revised: 09/22/15

RIVERSIDE COUNTY PLANNING DEPARTMENT

CUP03706

LAND USE

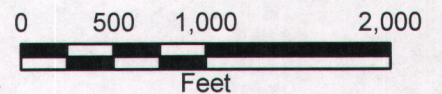
Supervisor Washington
District 3

Date Drawn: 09/15/2015
Exhibit 1



Zoning Area: Rancho California

Author: Vinnie Nguyen



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

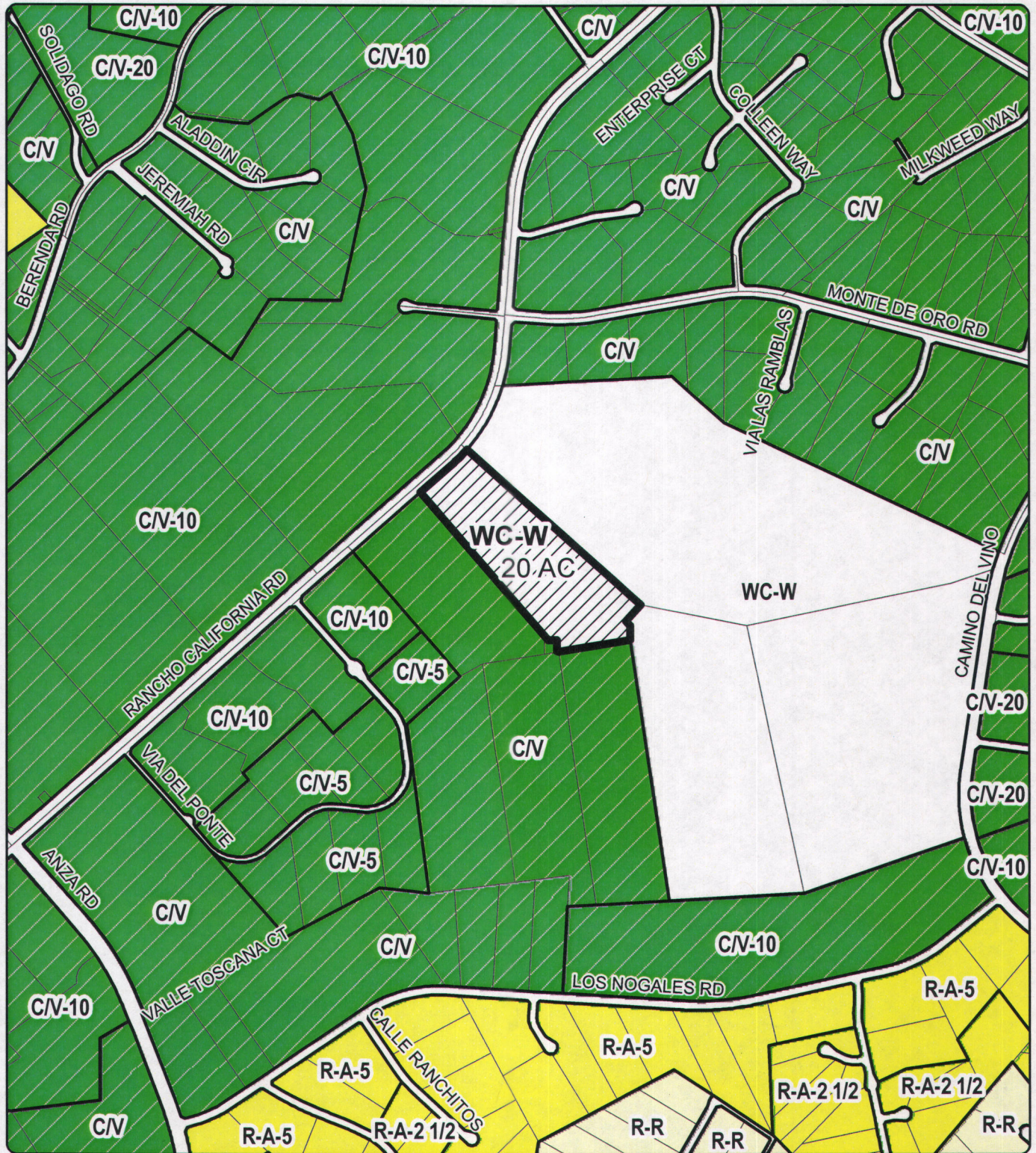
RIVERSIDE COUNTY PLANNING DEPARTMENT

CUP03706

EXISTING ZONING

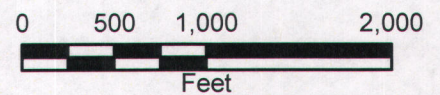
Supervisor Washington
District 3

Date Drawn: 09/15/2015
Exhibit 2



Zoning Area: Rancho California

Author: Vinnie Nguyen



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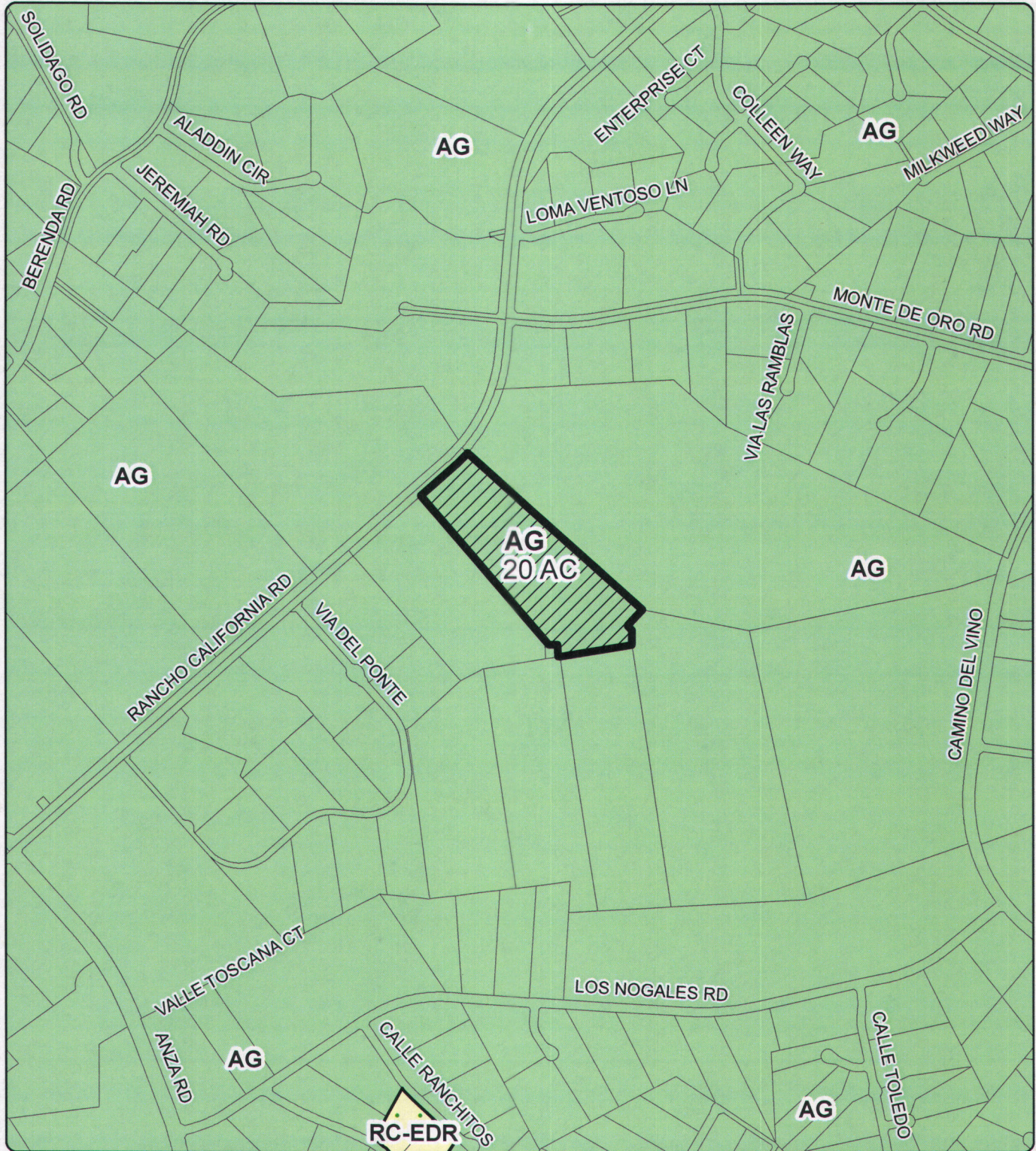
RIVERSIDE COUNTY PLANNING DEPARTMENT

CUP03706

EXISTING GENERAL PLAN

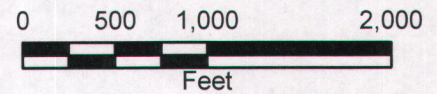
Supervisor Washington
District 3

Date Drawn: 09/15/2015
Exhibit 5



Zoning Area: Rancho California

Author: Vinnie Nguyen



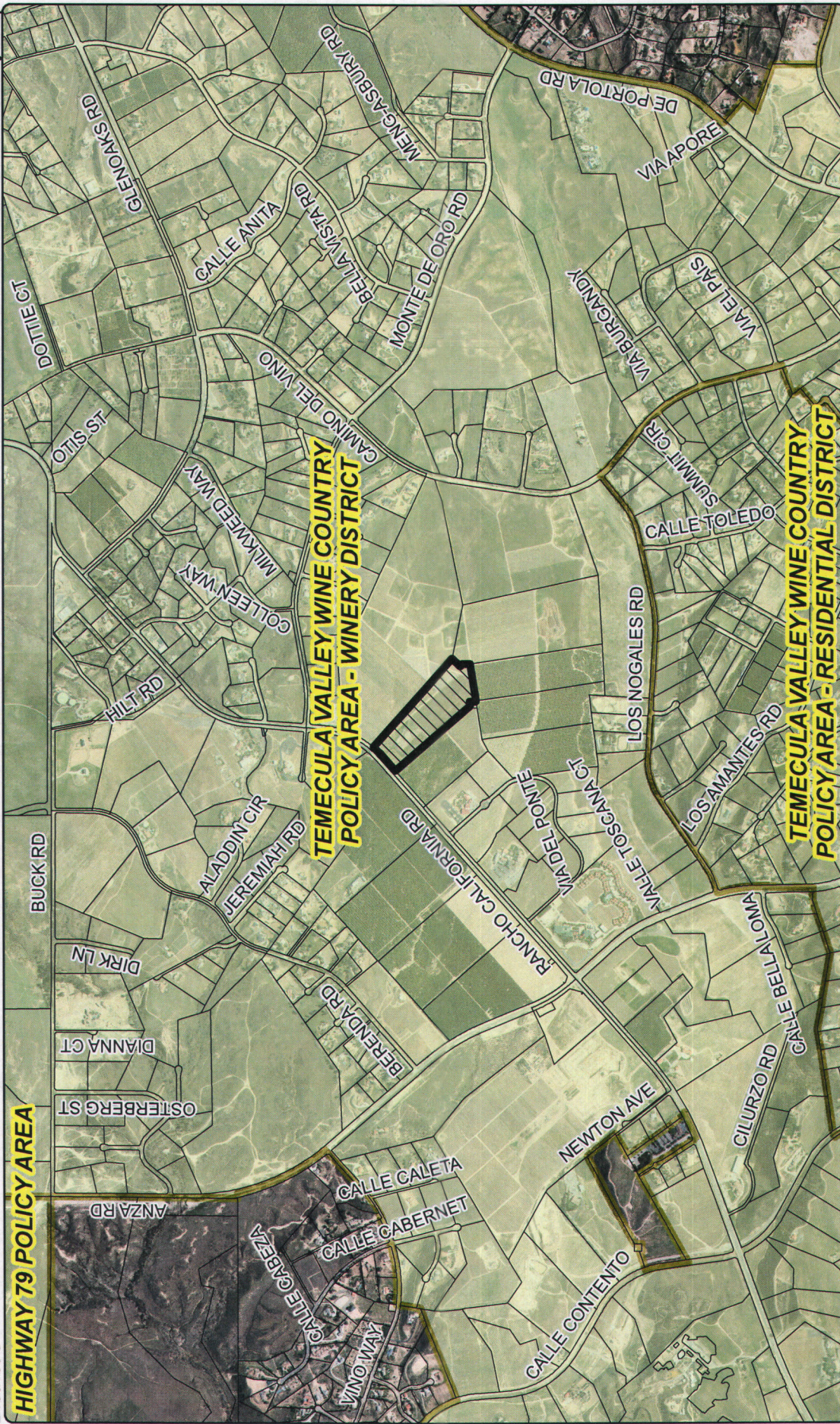
DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact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

**RIVERSIDE COUNTY PLANNING DEPARTMENT
CUP03706**

Supervisor Washington
District 3

Date Drawn: 09/15/2015
Vicinity Map

VICINITY/POLICY AREAS



Zoning Area: Rancho California

Author: Vinnie Nguyen

DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing some land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided herein. For more information, please contact the County of Riverside Planning Department offices in Riverside at (951)955-2000 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website <http://planning.ca-riverside.com>

BLOSSOM

Winery and Tasting Room

35601 RANCHO CALIFORNIA ROAD
TEMECULA, CA 92591

Conditional Use Permit No. 3706

Water R. Allen, AIA
35601 Rancho California Road
Temecula, CA 92591
Tel: (951) 693-0300
Fax: (951) 693-0300



Blossom Winery
35601 Rancho California Road
Temecula, CA 92591

Sheet No.	Scale	Date
pr-T		

INDEX TO DRAWINGS

- ARCHITECTURAL - 1 SHEET (20/21)
- PR-1 SHEET INDEX, VICINITY MAP
- PR-2 REVISIONS TO THE PLAN
- PR-3 TASTING ROOM OFFICE FLOOR PLAN
- PR-4 TASTING ROOM OFFICE FLOOR PLAN
- PR-5 MAIN BUILDING ROOF PLAN
- PR-6 MAIN BUILDING ROOF PLAN
- PR-7 POOL HOUSE FLOOR PLAN & ROOF PLAN
- PR-8 ELEVATIONS
- LANDSCAPE - 1 SHEET (20/21)
- PR-9 PRELIMINARY PLANTING PLAN
- PR-10 PRELIMINARY PLANTING PLAN
- CIVIL - 1 SHEET (20/21)
- PR-11 CONCEPTUAL GRADING PLAN

CONTACTS

- OWNER:**
BLOSSOM WINERY
35601 RANCHO CALIFORNIA ROAD
TEMECULA, CA 92591
TEL: (951) 693-0300
FAX: (951) 693-0300
WWW.BLOSSOMWINERY.COM
- ARCHITECT:**
WATER R. ALLEN, AIA
35601 RANCHO CALIFORNIA ROAD
TEMECULA, CA 92591
TEL: (951) 693-0300
FAX: (951) 693-0300
WWW.WATERALLEN.COM
- ENGINEER:**
WATER R. ALLEN, AIA
35601 RANCHO CALIFORNIA ROAD
TEMECULA, CA 92591
TEL: (951) 693-0300
FAX: (951) 693-0300
WWW.WATERALLEN.COM
- LANDSCAPE ARCHITECT:**
WATER R. ALLEN, AIA
35601 RANCHO CALIFORNIA ROAD
TEMECULA, CA 92591
TEL: (951) 693-0300
FAX: (951) 693-0300
WWW.WATERALLEN.COM

PROJECT INFORMATION

LEGAL DESCRIPTION: REFERS TO CIVIL

ALTA: 442-230-000

PROJECT ADDRESS: 35601 RANCHO CALIFORNIA ROAD, TEMECULA, CA 92591

OWNER: BLOSSOM WINERY, 35601 RANCHO CALIFORNIA ROAD, TEMECULA, CA 92591

ARCHITECT: WATER R. ALLEN, AIA, 35601 RANCHO CALIFORNIA ROAD, TEMECULA, CA 92591

ENGINEER: WATER R. ALLEN, AIA, 35601 RANCHO CALIFORNIA ROAD, TEMECULA, CA 92591

LANDSCAPE ARCHITECT: WATER R. ALLEN, AIA, 35601 RANCHO CALIFORNIA ROAD, TEMECULA, CA 92591

DATE OF PREPARATION: 08/24/2015

DATE OF REVISION: 08/24/2015

DATE OF APPROVAL: 08/24/2015

DATE OF EXPIRATION: 08/24/2015

DATE OF CANCELLATION: 08/24/2015

DATE OF REVOCATION: 08/24/2015

DATE OF RESCINDMENT: 08/24/2015

DATE OF AMENDMENT: 08/24/2015

DATE OF SUPPLEMENT: 08/24/2015

DATE OF WITHDRAWAL: 08/24/2015

DATE OF RECALL: 08/24/2015

DATE OF REJECTION: 08/24/2015

DATE OF REPEAL: 08/24/2015

DATE OF REVOCATION: 08/24/2015

DATE OF RESCINDMENT: 08/24/2015

DATE OF RECALL: 08/24/2015

DATE OF REJECTION: 08/24/2015

DATE OF REPEAL: 08/24/2015

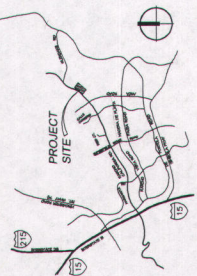
PROJECT DESCRIPTION

DESIGN AND CONSTRUCTION OF TASTING ROOM, OFFICE, POOL HOUSE, AND LANDSCAPE FOR BLOSSOM WINERY. THE PROJECT IS SITUATED ON A 20.00 ACROSS PARCEL (APN 4422200) ADJACENT TO PARCEL 4 - TR 31444. THE PROJECT IS SUBJECT TO THE 1974 ACROSS PARCEL MAP (APN 4422200).

UTILITY PURVEYORS

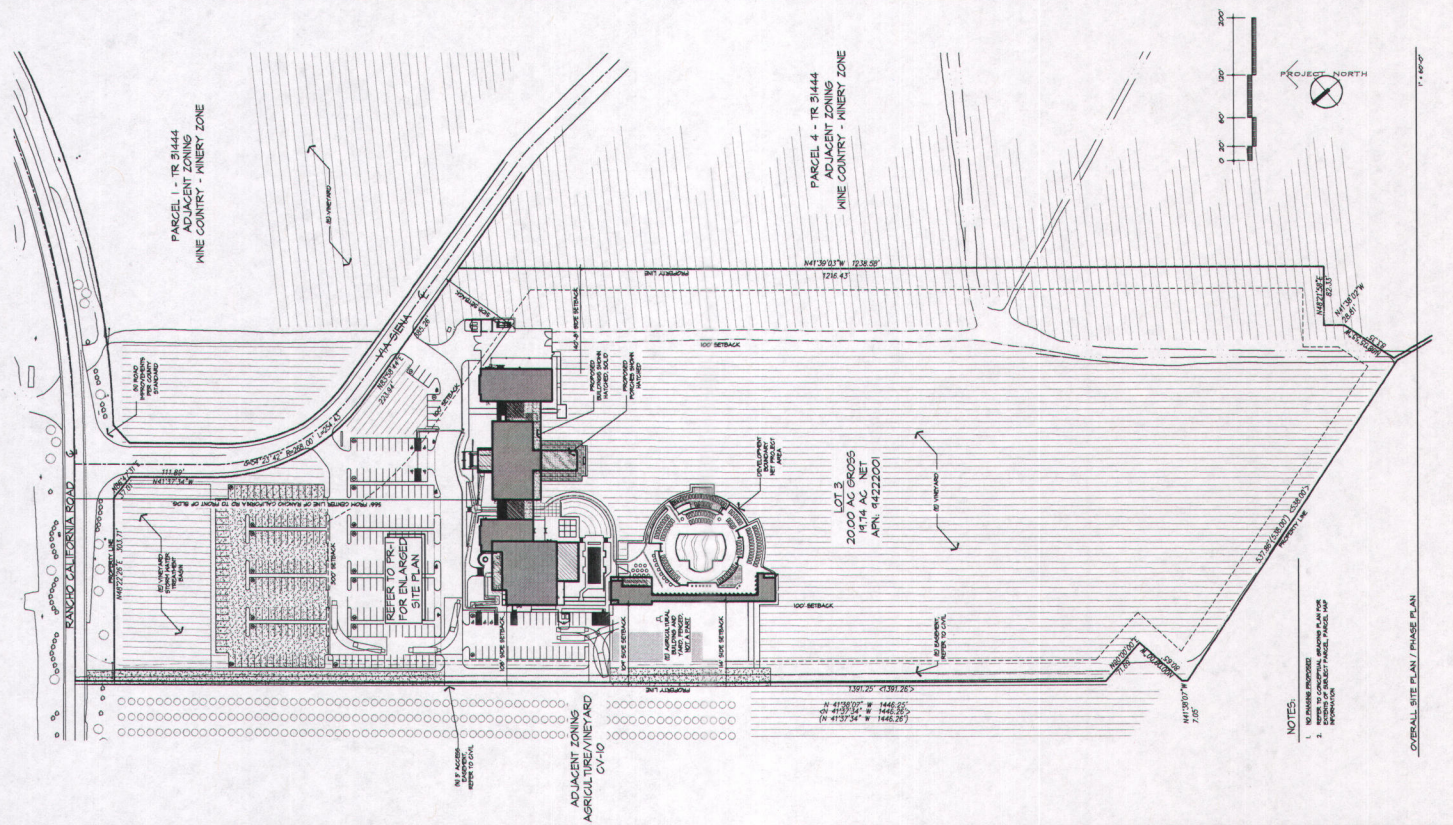
- WATER:** SOUTHERN CALIFORNIA WATER SERVICE, TEL: (951) 246-8900
- SEWER:** SOUTHERN CALIFORNIA WATER SERVICE, TEL: (951) 246-8900
- ELECTRICITY:** SOUTHERN CALIFORNIA Edison, TEL: (951) 444-2400
- TELEPHONE:** SOUTHERN CALIFORNIA Edison, TEL: (951) 444-2400
- TRASH:** SOUTHERN CALIFORNIA Edison, TEL: (951) 444-2400

VICINITY MAP



PROJECT CALCULATIONS

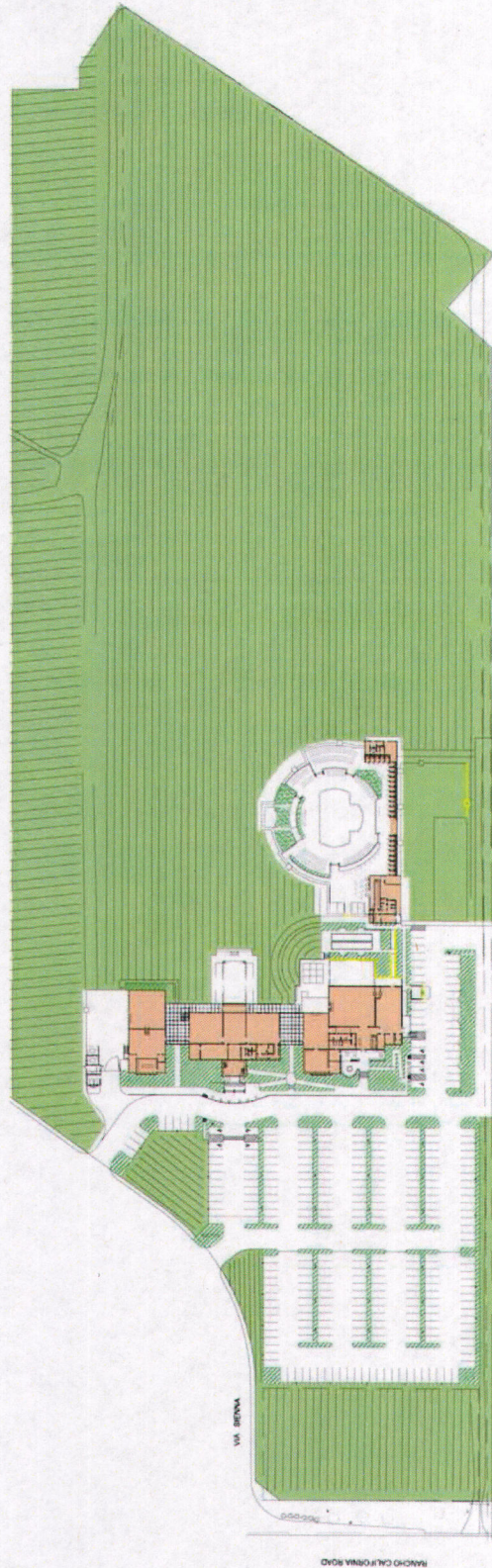
ITEM	DESCRIPTION	AREA (SQ FT)	PERCENTAGE
1	EXISTING LOT AREA	1,417,000	100%
2	EXISTING BUILDING FOOTPRINT	1,171,000	82.6%
3	EXISTING DRIVEWAY	246,000	17.4%
4	EXISTING LANDSCAPE	1,417,000	100%
5	EXISTING POOL HOUSE	1,417,000	100%
6	EXISTING TASTING ROOM	1,417,000	100%
7	EXISTING OFFICE	1,417,000	100%
8	EXISTING DRIVEWAY	1,417,000	100%
9	EXISTING LANDSCAPE	1,417,000	100%
10	EXISTING POOL HOUSE	1,417,000	100%
11	EXISTING TASTING ROOM	1,417,000	100%
12	EXISTING OFFICE	1,417,000	100%
13	EXISTING DRIVEWAY	1,417,000	100%
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15	EXISTING POOL HOUSE	1,417,000	100%
16	EXISTING TASTING ROOM	1,417,000	100%
17	EXISTING OFFICE	1,417,000	100%
18	EXISTING DRIVEWAY	1,417,000	100%
19	EXISTING LANDSCAPE	1,417,000	100%
20	EXISTING POOL HOUSE	1,417,000	100%
21	EXISTING TASTING ROOM	1,417,000	100%
22	EXISTING OFFICE	1,417,000	100%
23	EXISTING DRIVEWAY	1,417,000	100%
24	EXISTING LANDSCAPE	1,417,000	100%
25	EXISTING POOL HOUSE	1,417,000	100%
26	EXISTING TASTING ROOM	1,417,000	100%
27	EXISTING OFFICE	1,417,000	100%
28	EXISTING DRIVEWAY	1,417,000	100%
29	EXISTING LANDSCAPE	1,417,000	100%
30	EXISTING POOL HOUSE	1,417,000	100%
31	EXISTING TASTING ROOM	1,417,000	100%
32	EXISTING OFFICE	1,417,000	100%
33	EXISTING DRIVEWAY	1,417,000	100%
34	EXISTING LANDSCAPE	1,417,000	100%
35	EXISTING POOL HOUSE	1,417,000	100%
36	EXISTING TASTING ROOM	1,417,000	100%
37	EXISTING OFFICE	1,417,000	100%
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97	EXISTING OFFICE	1,417,000	100%
98	EXISTING DRIVEWAY	1,417,000	100%
99	EXISTING LANDSCAPE	1,417,000	100%
100	EXISTING POOL HOUSE	1,417,000	100%



NOTES:
1. NO FINISH PROVIDED
2. REFER TO PROJECT PLAN, PARCEL MAP
3. REFER TO PROJECT PLAN, PARCEL MAP

OVERALL SITE PLAN / PHASE PLAN

CASE: CUP03706
EXHIBIT: A
DATE: AUGUST 24, 2015
PLANNER: P. NANTHAVONGDUANGSY



PONTE BLOSSOM WINERY SITE BREAKDOWN PLAN

JOB # 14-104
11/21/14

GRAPHIC SCALE



1 INCH = 150 FT.



SYMBOL	ITEM	PERCENTAGE BREAKDOWN	SQUARE FEET	ACREAGE	PERCENTAGE
	SITE NET		859,874 S.F.	19.74 ACS.	100%
	BUILDINGS		24,958 S.F.	.59 ACS.	2.9%
	PARKING, HARDSCAPE & POOL		157,441 S.F.	3.6 ACS.	18.3%
	PLANTING		32,570 S.F.	.75 ACS.	3.8%
	VINEYARDS		644,905 S.F.	14.8 ACS.	75%



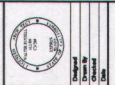
ALHAMBRA GROUP
LANDSCAPE ARCHITECTURE
California license #2017
RECREATION FACILITIES PLANNING
41635 Enterprise Center, Suite 500
Beverly Hills, CA 92036 (818) 759-6800 FAX 759-4800



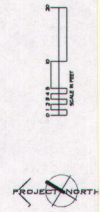
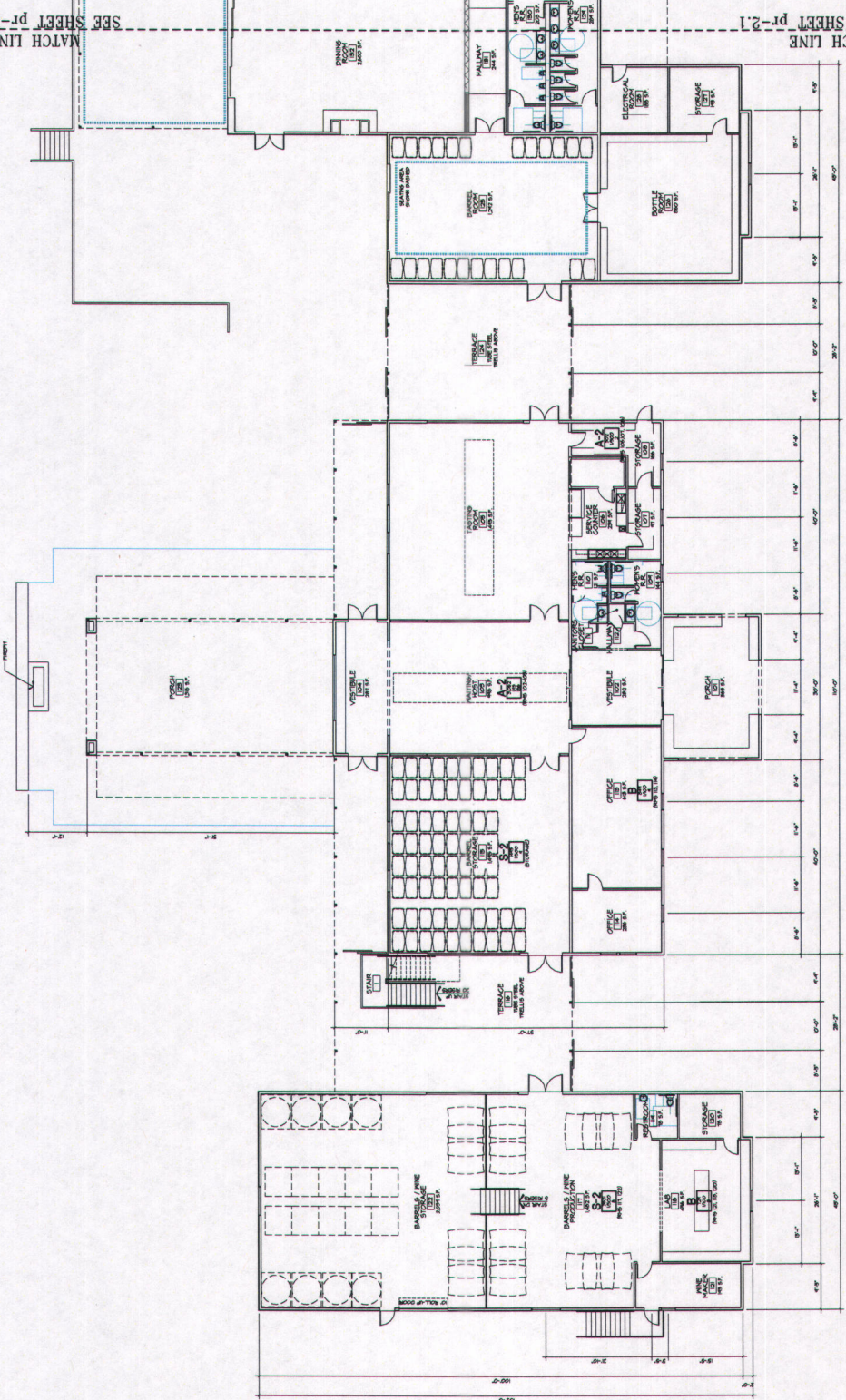
DATE	11/25/14
PROJECT	CUP03706
CLIENT	Blossom Winery
ARCHITECT	Walter R. Allen, AIA
SCALE	AS SHOWN
PROJECT NO.	14-0001
DATE	11/25/14
PROJECT	CUP03706
CLIENT	Blossom Winery
ARCHITECT	Walter R. Allen, AIA
SCALE	AS SHOWN
PROJECT NO.	14-0001

Blossom Winery
 35601 Rancho California Road
 Temecula, CA 92591

Walter R. Allen, AIA
 28465 Oak Towne Place, Suite 201
 Temecula, CA 92590
 (951) 694-0200
 FAX (951) 694-0200



MATCH LINE SEE SHEET pr-21
 MATCH LINE SEE SHEET pr-2



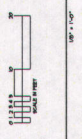
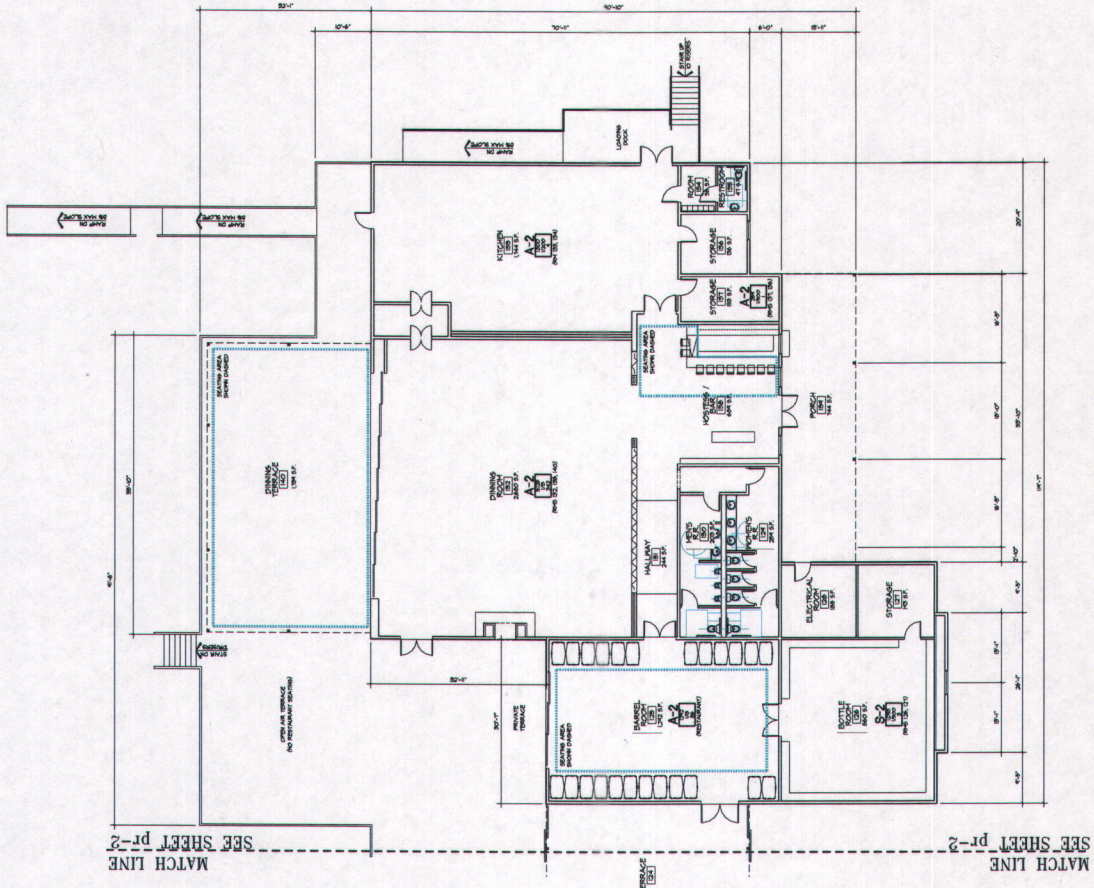
PARTIAL FLOOR PLAN (WINE OPS & MAIN TASTING BUILDING)

CASE: CUP03706
 EXHIBIT: B, C AND M
 DATE: NOVEMBER 25, 2014
 PLANNER: P. NANTHAVONGDOUANGSY

NO.	REVISION
1	ISSUED FOR PERMITS
2	ISSUED FOR CONSTRUCTION
3	ISSUED FOR RECORD
4	ISSUED FOR AS-BUILT
5	ISSUED FOR ARCHIVE

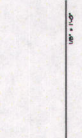
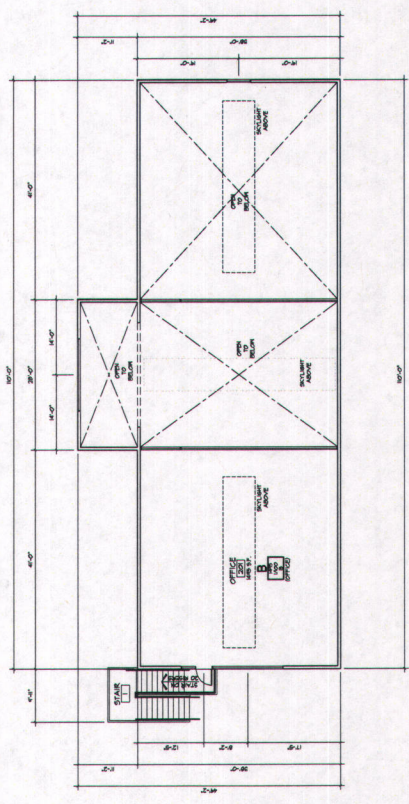
Blossom Winery
 35601 Rancho California Road
 Temecula, CA 92591

Water R. Allen, AIA
 29405 Oak Towne Parkway, Suite 204
 Temecula, CA 92590
 Tel: (951) 992-4200
 Fax: (951) 992-4203



PARTIAL FLOOR PLAN (RESTAURANT)

MATCH LINE SEE SHEET pr-2
 MATCH LINE SEE SHEET pr-2

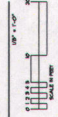


SECOND FLOOR PLAN (MAIN FASTING BUILDING)

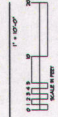
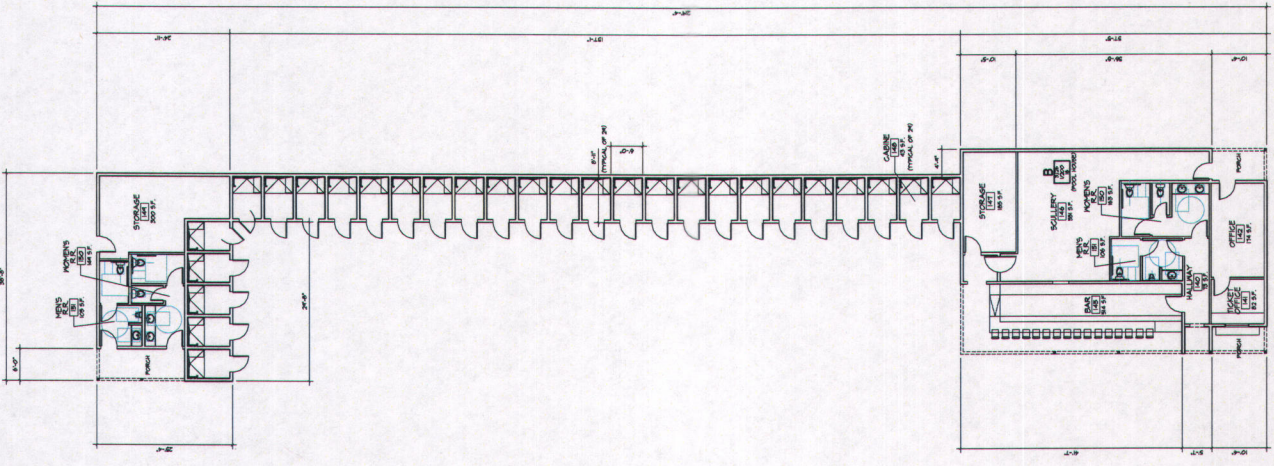
NO.	REVISION
1	ISSUED FOR PERMIT
2	ISSUED FOR CONSTRUCTION
3	ISSUED FOR AS-BUILT
4	ISSUED FOR RECORD
5	ISSUED FOR ARCHIVE

Blossom Winery
 35601 Rancho California Road
 Temecula, CA 92591

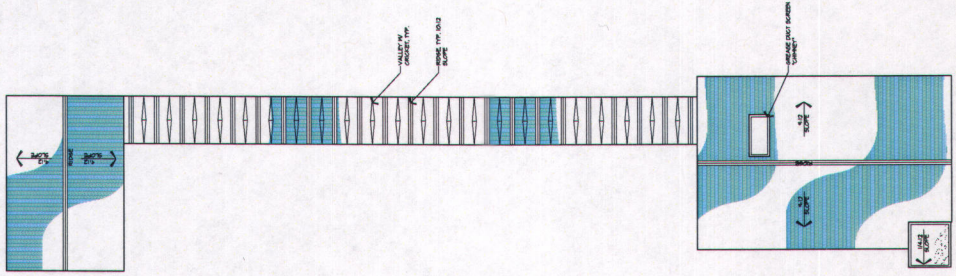
Water R. Allen, AIA
 28489 CA Street, Suite 201
 Temecula, CA 92590
 (951) 693-0300
 (951) 693-0303



POOL HOUSE FLOOR PLAN



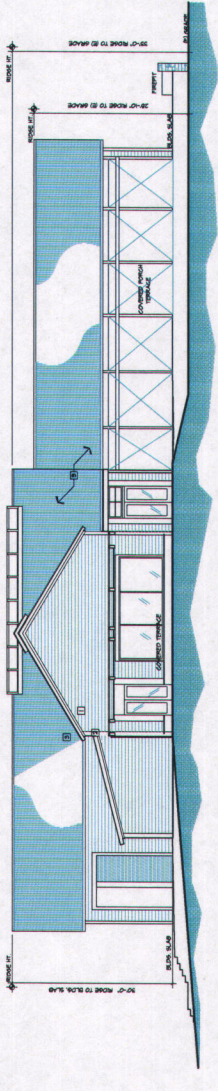
POOL PLAN



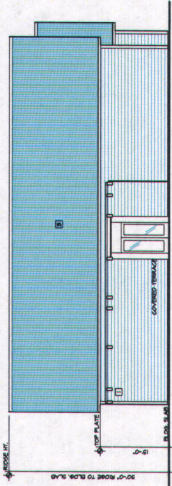
THESE PLANS WERE PREPARED BY THE ARCHITECT AND HIS ASSOCIATES. THE ARCHITECT AND HIS ASSOCIATES ARE NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THESE PLANS. THE ARCHITECT AND HIS ASSOCIATES ARE NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THESE PLANS. THE ARCHITECT AND HIS ASSOCIATES ARE NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THESE PLANS.



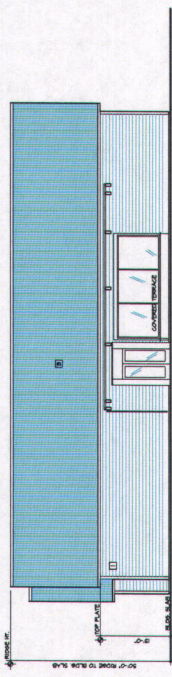
Revision	By	Date	Description



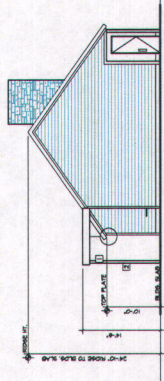
1 SECTION
 FRONT TERRACE FACING INWARD BUILDING
 1/8" = 1'-0"



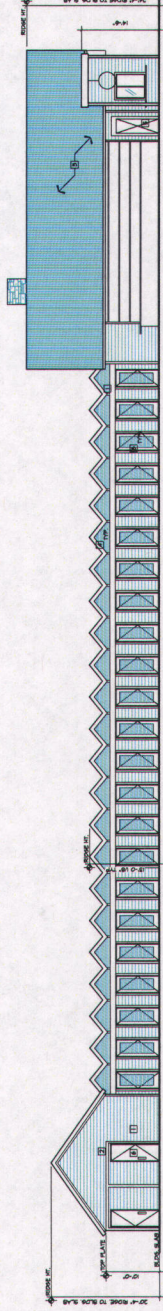
2 SECTION
 FRONT TERRACE FACING INWARD BUILDING
 1/8" = 1'-0"



3 SECTION
 FRONT TERRACE FACING INWARD BUILDING
 1/8" = 1'-0"



4 ROOF BUILDING NOTES ELEVATION
 FACED TOWARD ROAD
 1/8" = 1'-0"



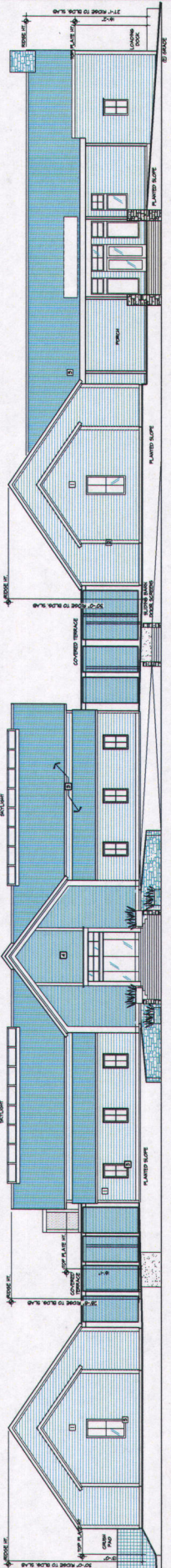
6 ROOF BUILDING BASE ELEVATION
 FACED TOWARD ROAD
 1/8" = 1'-0"

- REMARKS - EXTERIOR FINISH**
- 1 COLORED ASPHALT/FLY ASH PAVEMENT SURFACE
 - 2 ROOF TRUSS PLY TO MATCH FORM WHITE
 - 3 CORNERBOARD METAL BRACKET HANGERS AND BRACKET BRACKET
 - 4 ROOF TRUSS BRACKET HANGERS AND BRACKET BRACKET
 - 5 ALUMINUM ROOF ANCHOR BY SERRA VALLEY - CLEAR COAT
 - 6 EXTERIOR GUTTER SYSTEM BY SERRA VALLEY - CLEAR COAT
 - 7 METAL DOWN PIPE TO MATCH DOWN PIPE
 - 8 METAL TRUSS BRACKET COLOR COORDINATE WITH ROOF

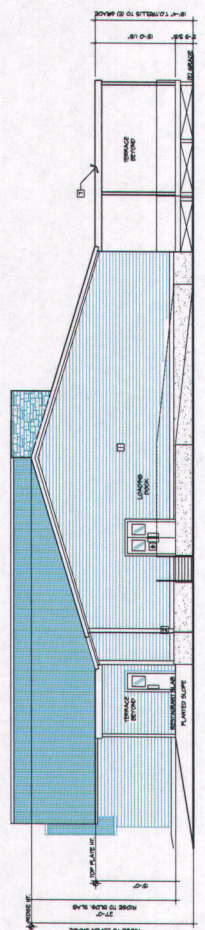
Project Name	Blossom Winery
Project Address	35601 Rancho California Road, Temecula, CA 92591
Client	Walter R. Allen, AIA
Architect	Walter R. Allen, AIA
Scale	1/8" = 1'-0"
Date	12/15/2010
Sheet No.	01

Blossom Winery
35601 Rancho California Road
Temecula, CA 92591

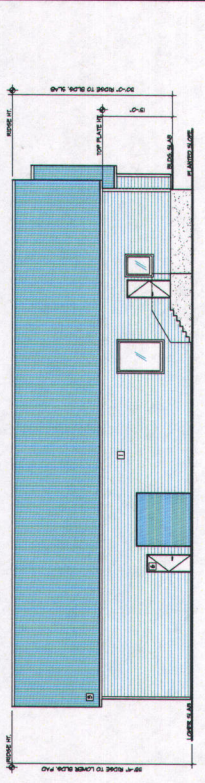
Walter R. Allen, AIA
28465 Old Town Pointe Drive, Suite 201
Temecula, CA 92592
Tel: (951) 699-0303
Fax: (951) 699-0304



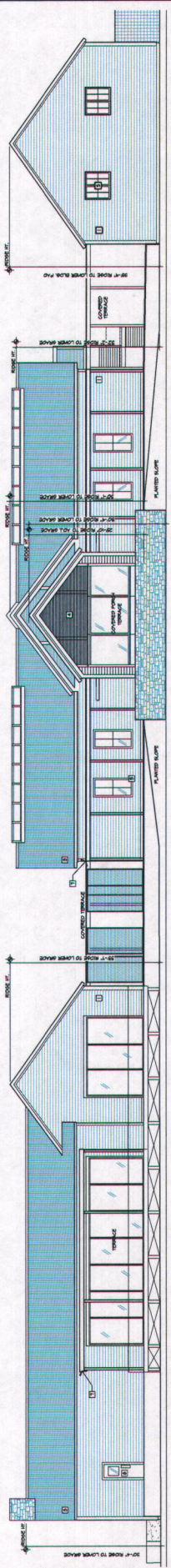
1 NORTH ELEVATION
FOURTH FLOOR CALIFORNIA ROAD



2 WEST ELEVATION
RESTAURANT BUILDING FACING THE WEST FARMERS LOT



3 EAST ELEVATION
SEE OVER BUILDING FACING THE GARDEN ROAD



4 SOUTH ELEVATION
FOURTH FLOOR

NOTES:
1. REFER TO SHEETS 02 AND 03 FOR ALL DETAILS AND FINISHES
2. SEE OVER BUILDING FACING THE GARDEN ROAD

NETWORKS EXTERIOR FINISH

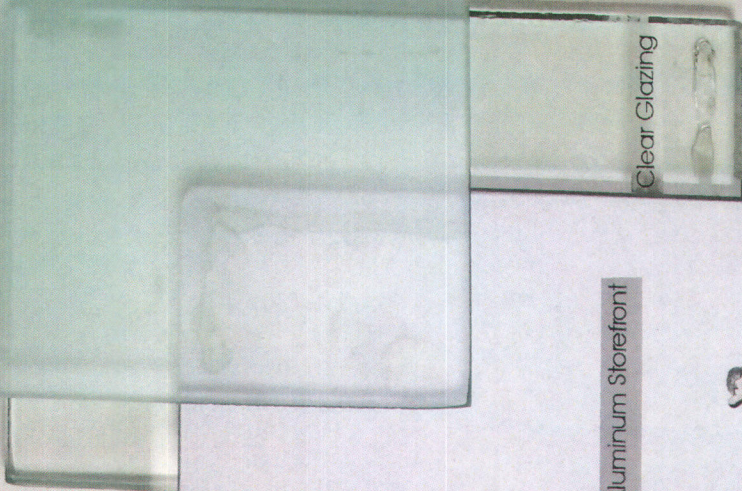
- 1. COLORED CONCRETE FINISH - IF BOUND EXPOSURE
- 2. ROCK WALL FINISH TO MATCH DOWN WHITE
- 3. COMBIBLAST WITH SUPPLEMENTAL POLYMER FIBER AND FINISH EXPOSURE
- 4. STONE FINISH TO MATCH DOWN WHITE
- 5. ALUMINUM CLAD WOOD FINISH TO MATCH DOWN WHITE - CLEAR COAT
- 6. ALUMINUM CLAD WOOD FINISH TO MATCH DOWN WHITE - HOLLOW
- 7. DOWN WHITE FINISH TO MATCH DOWN WHITE
- 8. DOWN WHITE FINISH TO MATCH DOWN WHITE
- 9. DOWN WHITE FINISH TO MATCH DOWN WHITE
- 10. DOWN WHITE FINISH TO MATCH DOWN WHITE

Blossom

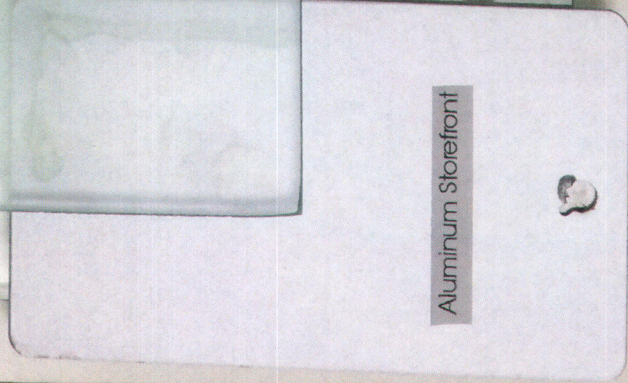
CUP:



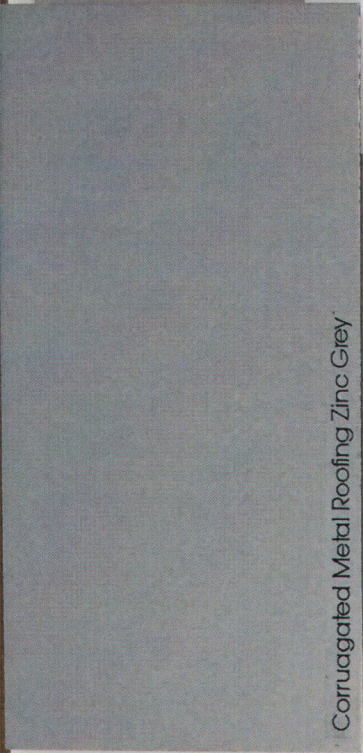
Frosted Glazing



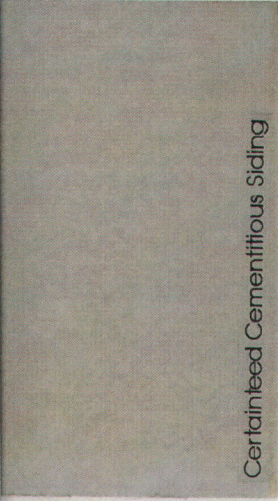
Clear Glazing



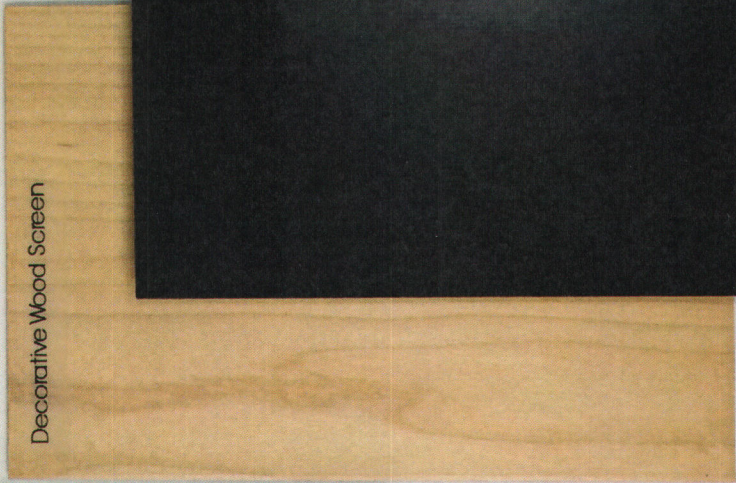
Aluminum Storefront



Corrugated Metal Roofing Zinc Grey



CertainTeed Cementitious Siding



Decorative Wood Screen



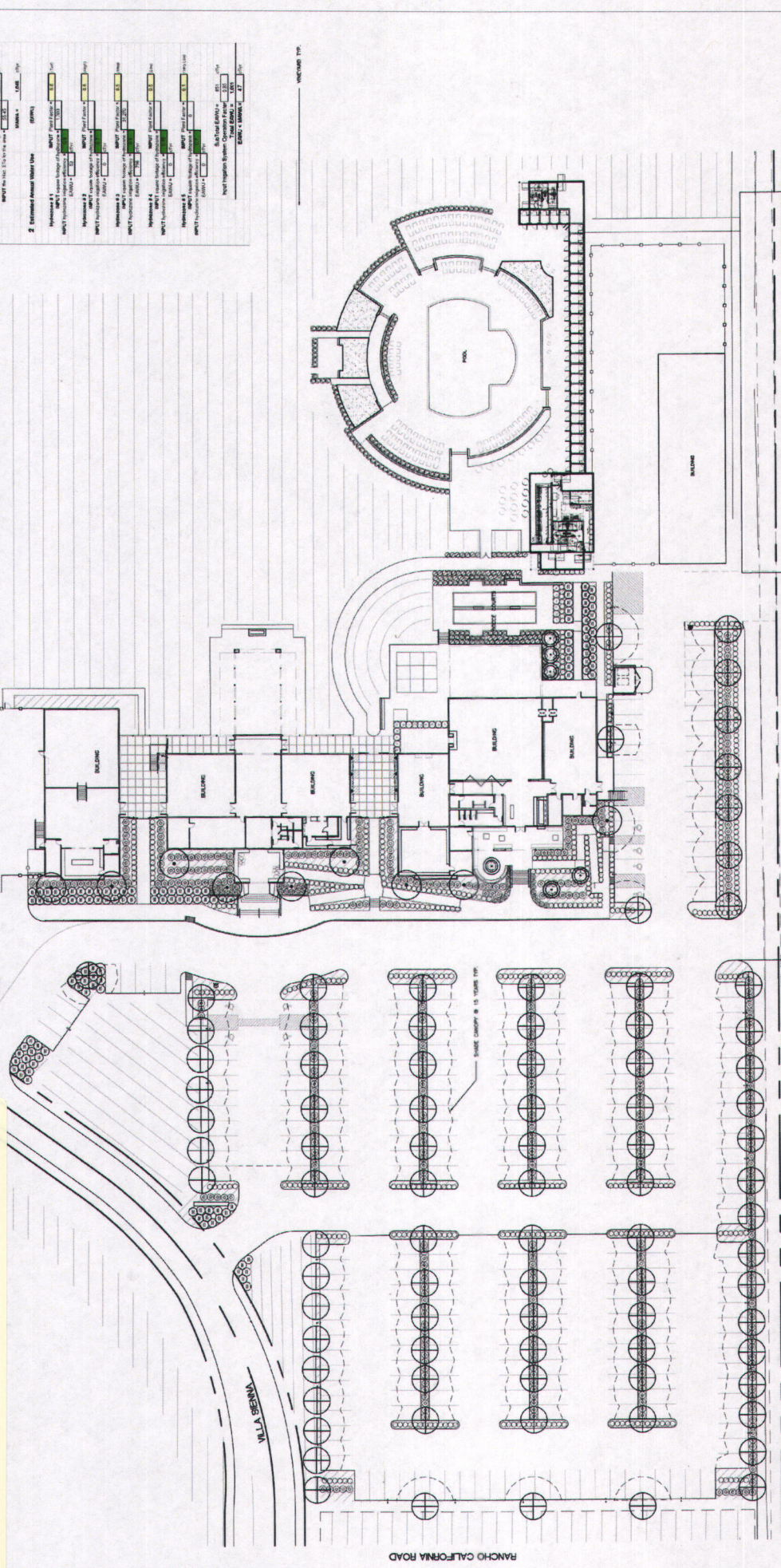
El Dorado Ashlar Stone



Green Slate Concrete Finish

Cool December Paint Finish

CASE: CUP03706
 EXHIBIT: L
 DATE: AUGUST 24, 2015
 PLANNER: P. NANTHAVONGDOUJANGS



Hydrus County Ordinance 899 Landscape Water Use Calculations
 Pointe Blossom Winery
 1. Irrigation Area (Acres) = 1.0000
 2. Estimated Annual Water Use (GPM) = 1,000,000
 3. Estimated Annual Water Use (MG) = 0.0000

ALHAMBRA GROUP
 LANDSCAPE ARCHITECTURE
 RECREATION FACILITIES PLANNING
 1230 10th Street, Suite 200, San Diego, CA 92101
 TEL: 619.594.1234 FAX: 619.594.1235

NOTES:

1. ALL LANDSCAPING SHALL BE INSTALLED BY THE CONTRACTOR.
2. ALL LANDSCAPING SHALL BE INSTALLED BY THE CONTRACTOR.
3. ALL LANDSCAPING SHALL BE INSTALLED BY THE CONTRACTOR.
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16. ALL LANDSCAPING SHALL BE INSTALLED BY THE CONTRACTOR.
17. ALL LANDSCAPING SHALL BE INSTALLED BY THE CONTRACTOR.
18. ALL LANDSCAPING SHALL BE INSTALLED BY THE CONTRACTOR.
19. ALL LANDSCAPING SHALL BE INSTALLED BY THE CONTRACTOR.
20. ALL LANDSCAPING SHALL BE INSTALLED BY THE CONTRACTOR.

LANDSCAPE NOTES:

1. SHADE REQUIREMENT: 40% OF THE TOTAL AREA SHALL BE SHADED BY 7-3 INCHES AND 8 FEET FOR COUNTY.
2. INTERIOR LANDSCAPE REQUIREMENT: 40% OF THE TOTAL AREA SHALL BE SHADED BY 7-3 INCHES AND 8 FEET FOR COUNTY.
3. SHADE REQUIREMENT: 40% OF THE TOTAL AREA SHALL BE SHADED BY 7-3 INCHES AND 8 FEET FOR COUNTY.
4. INTERIOR LANDSCAPE REQUIREMENT: 40% OF THE TOTAL AREA SHALL BE SHADED BY 7-3 INCHES AND 8 FEET FOR COUNTY.
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20. INTERIOR LANDSCAPE REQUIREMENT: 40% OF THE TOTAL AREA SHALL BE SHADED BY 7-3 INCHES AND 8 FEET FOR COUNTY.

PREPARED FOR:
 POINT BLOSSOM WINERY
 2400 STATE HIGHWAY 94
 AGONA, CALIFORNIA 94001
 TEL: (415) 709-5440
 FAX: (415) 709-5440

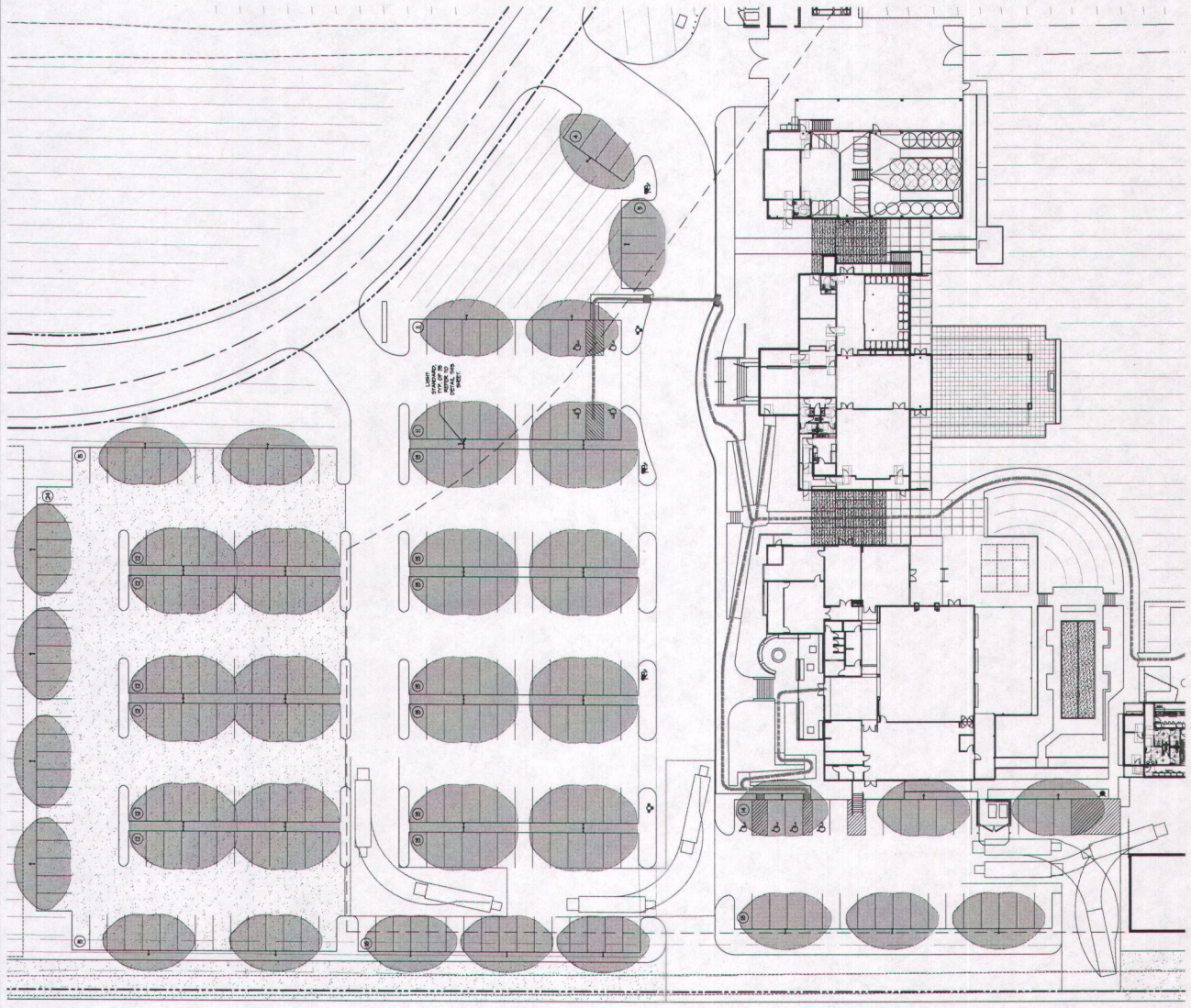
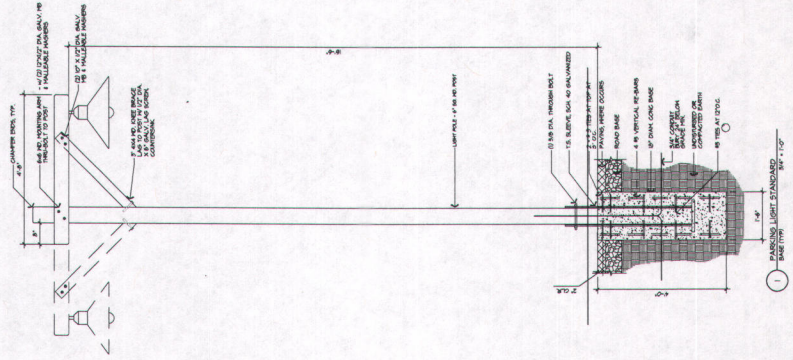
JOB #14-01 10/6/2015

PLANTING LEGEND

SYMBOL	PLANTING	RECOMMENDATION	DATE	QUANTITY	REMARKS
1	1" CAL. PALM	1" CAL. PALM	24"	20	1" CAL. PALM / 1" CAL. PALM / 1" CAL. PALM
2	2" CAL. PALM	2" CAL. PALM	24"	20	2" CAL. PALM / 2" CAL. PALM / 2" CAL. PALM
3	3" CAL. PALM	3" CAL. PALM	24"	20	3" CAL. PALM / 3" CAL. PALM / 3" CAL. PALM
4	4" CAL. PALM	4" CAL. PALM	24"	20	4" CAL. PALM / 4" CAL. PALM / 4" CAL. PALM
5	5" CAL. PALM	5" CAL. PALM	24"	20	5" CAL. PALM / 5" CAL. PALM / 5" CAL. PALM
6	6" CAL. PALM	6" CAL. PALM	24"	20	6" CAL. PALM / 6" CAL. PALM / 6" CAL. PALM
7	7" CAL. PALM	7" CAL. PALM	24"	20	7" CAL. PALM / 7" CAL. PALM / 7" CAL. PALM
8	8" CAL. PALM	8" CAL. PALM	24"	20	8" CAL. PALM / 8" CAL. PALM / 8" CAL. PALM
9	9" CAL. PALM	9" CAL. PALM	24"	20	9" CAL. PALM / 9" CAL. PALM / 9" CAL. PALM
10	10" CAL. PALM	10" CAL. PALM	24"	20	10" CAL. PALM / 10" CAL. PALM / 10" CAL. PALM
11	11" CAL. PALM	11" CAL. PALM	24"	20	11" CAL. PALM / 11" CAL. PALM / 11" CAL. PALM
12	12" CAL. PALM	12" CAL. PALM	24"	20	12" CAL. PALM / 12" CAL. PALM / 12" CAL. PALM
13	13" CAL. PALM	13" CAL. PALM	24"	20	13" CAL. PALM / 13" CAL. PALM / 13" CAL. PALM
14	14" CAL. PALM	14" CAL. PALM	24"	20	14" CAL. PALM / 14" CAL. PALM / 14" CAL. PALM
15	15" CAL. PALM	15" CAL. PALM	24"	20	15" CAL. PALM / 15" CAL. PALM / 15" CAL. PALM
16	16" CAL. PALM	16" CAL. PALM	24"	20	16" CAL. PALM / 16" CAL. PALM / 16" CAL. PALM
17	17" CAL. PALM	17" CAL. PALM	24"	20	17" CAL. PALM / 17" CAL. PALM / 17" CAL. PALM
18	18" CAL. PALM	18" CAL. PALM	24"	20	18" CAL. PALM / 18" CAL. PALM / 18" CAL. PALM
19	19" CAL. PALM	19" CAL. PALM	24"	20	19" CAL. PALM / 19" CAL. PALM / 19" CAL. PALM
20	20" CAL. PALM	20" CAL. PALM	24"	20	20" CAL. PALM / 20" CAL. PALM / 20" CAL. PALM

COMPREHENSIVE LANDSCAPE PLAN

CASE: CUP03706
 EXHIBIT: X
 DATE: AUGUST 24, 2015
 PLANNER: P. NANTHAVONGDOUANGS



PHOTOMETRIC PLAN
 1/8\"/>

PHOTOMETRIC NOTES:
 1. SEE ARCHITECTURE FOR LIGHT FIXTURE SCHEDULE.
 2. ALL LIGHT FIXTURES SHALL BE INSTALLED AT THE FINISHED FLOOR LEVEL UNLESS OTHERWISE NOTED.
 3. UNIFORMITY: SEE UNIFORMITY SCHEDULE.
 4. SEE ARCHITECTURE FOR LIGHT FIXTURE SCHEDULE.

1/8\"/>

Blossom Winery
 35601 Rancho California Road
 Temecula, CA 92591

Water R. Allen, AIA
 25465 Ckt. Three Rivers, Suite 201
 Temecula, CA 92591
 Tel: (951) 952-4300

PROJECT	DATE
DESIGNED BY	SCALE
CHECKED BY	DATE
DATE	SCALE

NO.	REVISION
1	ISSUED FOR PERMIT
2	ISSUED FOR PERMIT
3	ISSUED FOR PERMIT
4	ISSUED FOR PERMIT
5	ISSUED FOR PERMIT
6	ISSUED FOR PERMIT
7	ISSUED FOR PERMIT
8	ISSUED FOR PERMIT
9	ISSUED FOR PERMIT
10	ISSUED FOR PERMIT

pr-1.1

COUNTY OF RIVERSIDE

ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (E.A.) Number: EA 42712

Project Case Type (s) and Number(s): Conditional Use Permit No. 3706, and EA 42712

Lead Agency Name: County of Riverside Planning Department

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

Contact Person: Phayvanh Nanthavongdouangsy, Urban Regional Planner IV

Telephone Number: 951.955.6573

Applicant's Name: Grape Road, LLC

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

I. PROJECT INFORMATION

A. Project Description:

Wine County Community Plan

The Riverside County Board of Supervisors approved the Wine Country Community Plan (WCCP) on March 11, 2014 (General Plan Amendment No. 1077). The WCCP Policy Area is located easterly of the City of Temecula and westerly of Vail Lake. Three districts have been established for the WCCP Policy Area – Winery, Equestrian and Residential. 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. The policies also establish a framework for the implementing Wine Country (WC) Zones and Design Guidelines.

Conditional Use Permit No. 3706 (CUP No. 3706)

CUP No. 3706 will establish a Class V Winery that includes the following:

- A winery consisting of a 6,613 square feet (sq. ft.) building used for wine tasting, retail sales and barrel storage, and a 4,577 sq. ft. building used for wine production and barrel storage with an outdoor crush pad area; and,
- A 9,468 sq. ft. restaurant with associated porch, terrace, outdoor serving areas, 4,300 sq. ft. swimming pool area and pool facilities; and,
- 296 parking spaces; and,
- Landscaping; and,
- Fencing (including fenced delivery yard)

Normal business function associated with the winery includes wine tasting, wine tours, wine club activities, and winegrowers trade association events will be held within the winery. An occasional party and corporate events may be held at the restaurant (similar to any other restaurants). The Project does not include a special occasion facility; outdoor events, weddings or concert are not proposed or approved with CUP No. 3706.

The project site covers the northwest corner of parcel 942-220-001 approximately 20 gross acres. The remainder 43.78 acres of parcel 942-220-001 is not a part of the project. This parcel is a part of an approved Tentative Tract Map No. 31444M2. The project is located on Parcel 3 of the Tentative Tract Map No. 31444M2.

Reference Figure 2, CUP No. 3706.
Hours of Operation

- Tasting room/tours hours: 9:00 a.m. to 7:00 p.m. with two hours window for staff before and after normal operating hours, 7 days a week.
- Restaurant: 11:00 a.m. to 12 a.m. with an hour window for staff before and after normal operating hours, 7 days a week.

Approximately 14.8 acres, or 75% of the total site area, will be planted in wine grapes.
Reference Figure 3, Conditional Use Permit No. 3706, Landscape Plan.

Figure 1, Vicinity Map

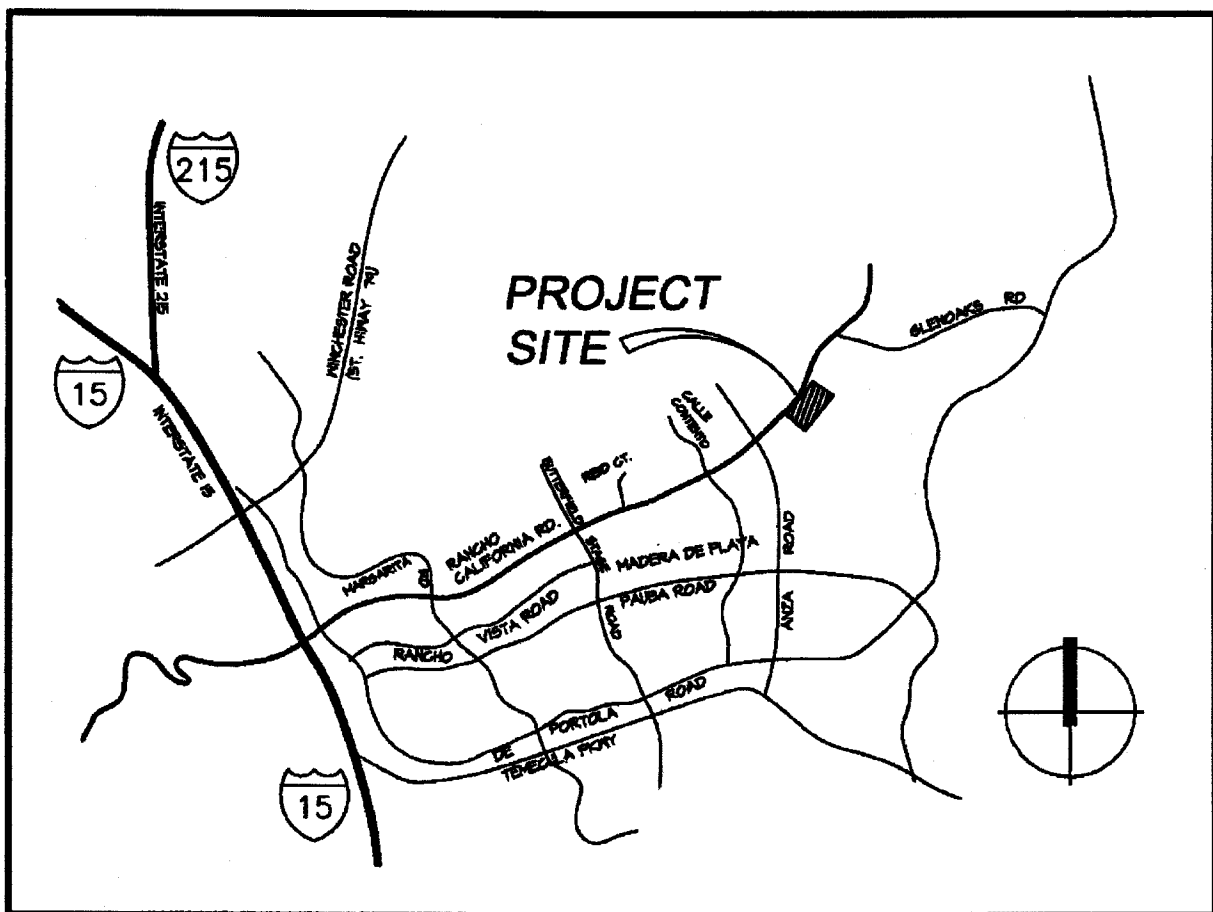


Figure 2, Conditional Use Permit No. 3706

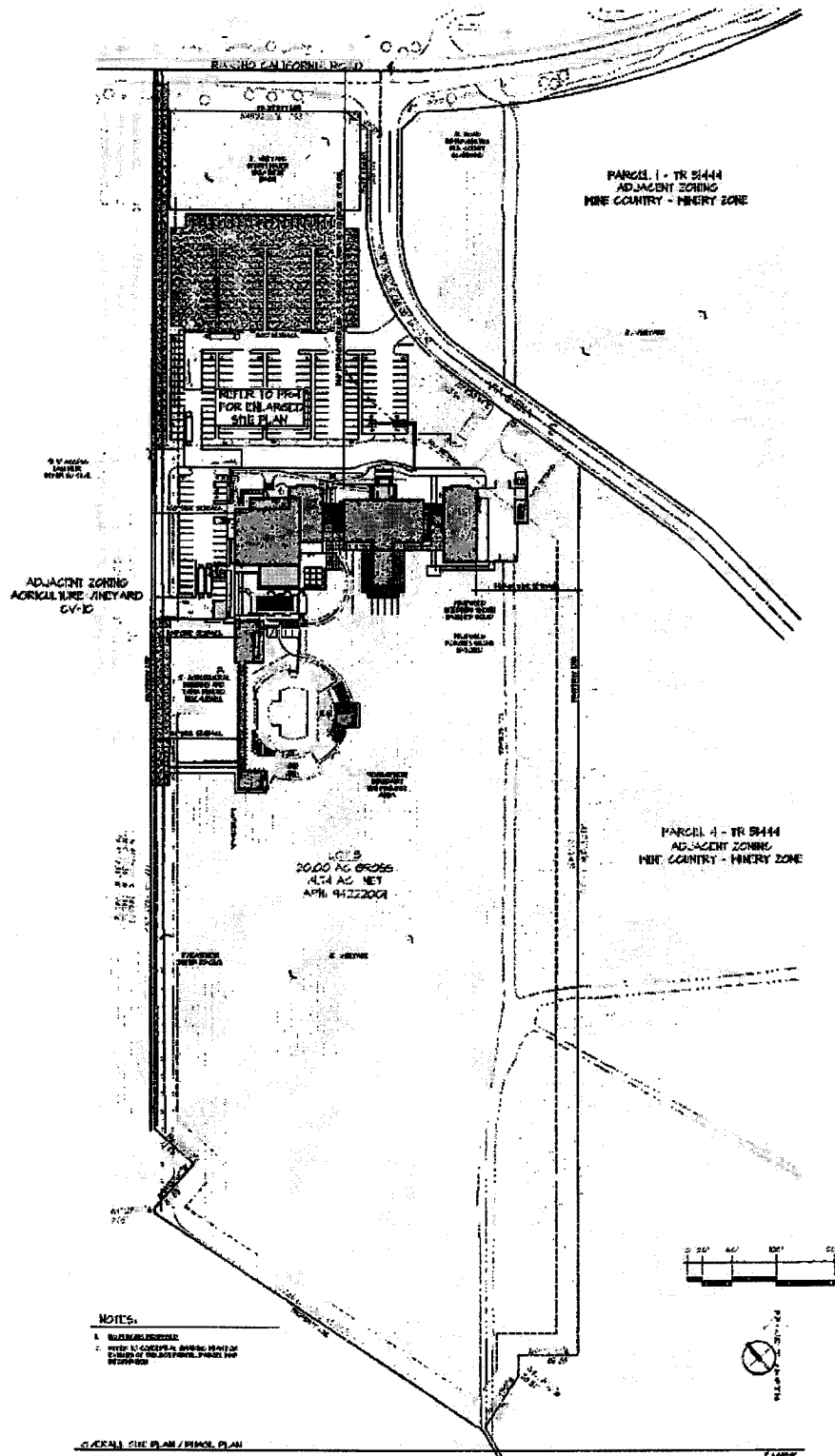
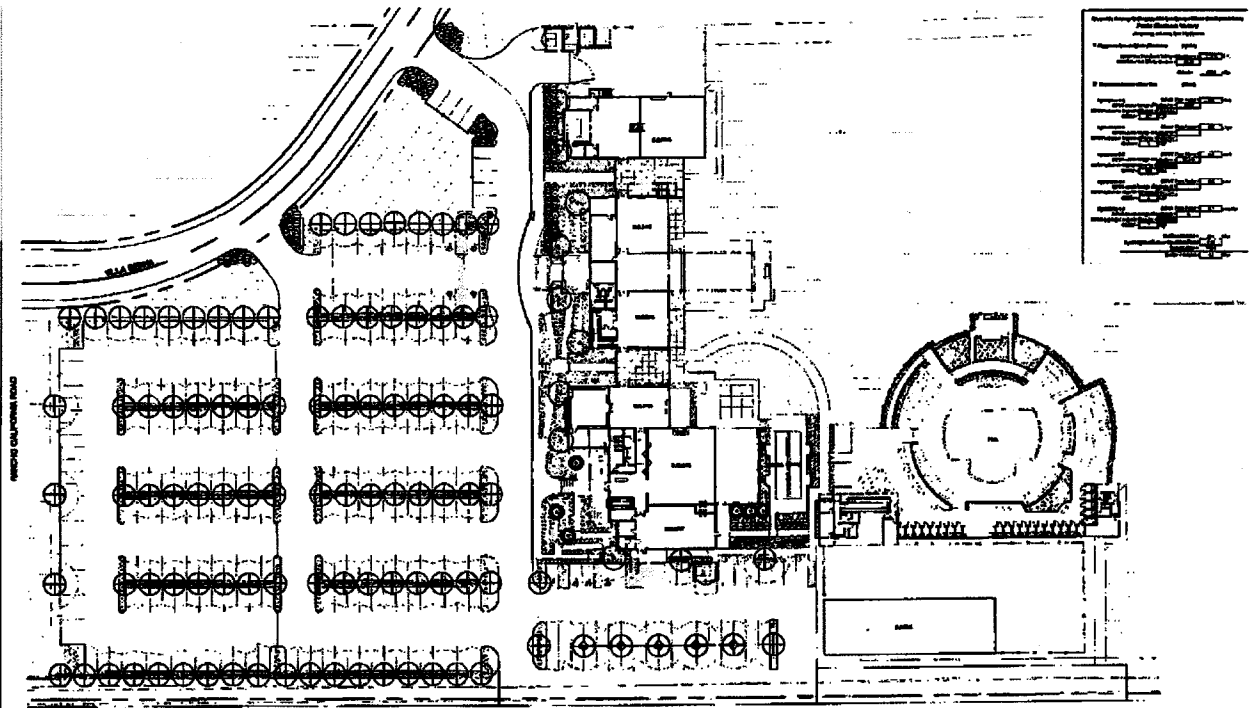


Figure 3, Conditional Use Permit No. 3706, Landscape Plan



PLANTING LEGEND

SYMBOL	ABBREVIATION	BOTANICAL NAME	COMMON NAME	SIZE	NUMBER	REMARKS	WATER USE
TREES:							
⊕	ARB. MAR.	ARBUTUS MARINA	ARBUTUS	24" BOX	102	DOUBLE STAKE / HEIGHT 8-10', SPREAD 3'-4' MIN.	L
⊙	FIG. CAR.	FICUS CARICA 'HONEYDEW'	HONEYDEW EDIBLE FIG	24" BOX	5	DOUBLE STAKE / HEIGHT 8-10', SPREAD 3'-4' MIN.	M
○	OLE. EUR.	OLEA EUROPEA	OLIVE TREE	24" BOX	8	DOUBLE STAKE / HEIGHT 8-10', SPREAD 2'-3' MIN.	L
SHRUBS:							
⊖	BAC. P. 'P.P.'	BACCHARIS PILLULARIS 'PIGDEEN POINT'	PROSTRATE COYOTE BUSH	1 GAL.	139	TRIANGULAR SPACING @ 4' O.C.	L
⊗	CAL. FOL.	CALAMAGROSTIS FOLIOSA	MENDECHO REED GRASS	5 GAL.	170	FULL & BUSHY @ 3' O.C.	L
⊙	CAL. V. 'L.J.'	CALLISTEMON VIMINALIS 'UTILE JOHN'	DWARF BOTTLE BRUSH	5 GAL.	83	FULL & BUSHY @ 3' O.C.	L
⊙	LIC. J. 'T.'	LIGUSTRUM JAPONICA 'TEXANUM'	TEXAS PRIVET	5 GAL.	28	FULL & BUSHY @ 3' O.C.	L
⊙	MNS. TEL.	MASSELLA TENUISSIMA	MEXICAN FEATHER GRASS	1 GAL.	533	FULL & BUSHY @ 3' O.C.	L
⊙	MUE. DUB.	MUELENBERGIA DUBIA	PINE MURLEY	5 GAL.	448	FULL & BUSHY @ 4' O.C.	L
⊙	ROS. 'G.C.R.'	ROSA 'GREEN CARPET RED'	RED GROUND COVER ROSE	5 GAL.	39	FULL & BUSHY @ 3' O.C.	M
VINES:							
⊖	DIS. BUC.	DISTICTIS BUCCINIFLORA	BLOOD RED TRUMPET VINE	5 GAL.	10	ATTACH TO TRASH ENCLOSURE WALLS	M
MULCH & LAWN:							
▨	WOOD MULCH	FOREST BLEND WOOD MULCH	MEDIUM GRIND WOOD MULCH	3" MAX.	AS REQ'D.	3" DEEP - INSTALL TO ALL PLANTING AREAS	
▨	LAWN	MARATHON TURF TYPE TALL FESCUE	TALL FESCUE SOD	SOD	AS REQ'D.	PLANT PER SPECIFICATIONS	H

The on-site circulation was evaluated for personal vehicles and buses. The parking lot layout is convenient for personal vehicles with 24-foot wide two-way drive aisles and 90-degree parking stalls. The drive aisle line up with each other across the main circulation road and raised medians are provided to separate parking from the main circulation road. The site includes seven handicap parking spaces with an accessible walking route to the building. Buses would access the site from the northern driveway and follow the main circulation road to the drop-off area in front of the restaurant. Buses would then exit through the southern driveway onto Via Siena. As shown on the site plan, there is adequate width for the buses to make this circular route. Access to the winery production area is located away from the parking area and near the southern driveway, which minimizes interactions between larger working vehicles and personal recreation vehicles. The trash enclosures have clear paths of travel to them. Overall, the site provides good on-site circulation for all users.

Building Architecture and Materials

The proposed Project is designed with a "Contemporary Barn/California Ranch" wine country theme. Massing of the buildings will be articulated through varied roof pitches and heights, as well as changes in materials and colors. Entries will be articulated through highlighted features and storefronts.

Reference Figure 4a-4c, *Conditional Use Permit No. 3706, Elevations*.

Circulation

The proposed Project will take access off of Rancho California Road on to Via Siena. Rancho California Road has an existing 36' of paving with a 37' shoulder on both sides of the roadway. Currently there is 110' of existing right-of-way (ROW) for Rancho California Road (55' from the roadway centerline). Refer to Figure 5, *Rancho California Section*. Access to the site is provided via a new roadway, Via Siena, which will connect with Rancho California Road approximately 3,500 feet east of Anza Road. The new intersection of Via Siena and Rancho California is providing an acceleration lane for left turns out of Via Siena onto Rancho California Road, allowing for a two-stage merge into traffic. In addition, a left-turn pocket and a right-turn flared pavement area are being provided for traffic turning off Rancho California Road onto Via Siena. These features improve vehicle safety and operations at the intersection. Further, a sight distance evaluation was performed for the new intersection at Rancho California Road and Via Siena and the recommendations from that evaluation should be implemented. That document is provided as an attachment to the TCE.

Via Siena will have a 36' ROW, with 30' being located on the proposed Project site. Via Siena will be improved with 24' of pavement for a length of approximately 285'. Of that, 12' will be on the proposed Project site and 12' will be on the property located westerly of the proposed Project site. Refer to Figure 6, *Via Siena Section*.

Pedestrian access is provided between the parking area and the buildings via concrete walkways. These walkways comply with ADA requirements.

Figure 4a, Conditional Use Permit No. 3706, Elevations

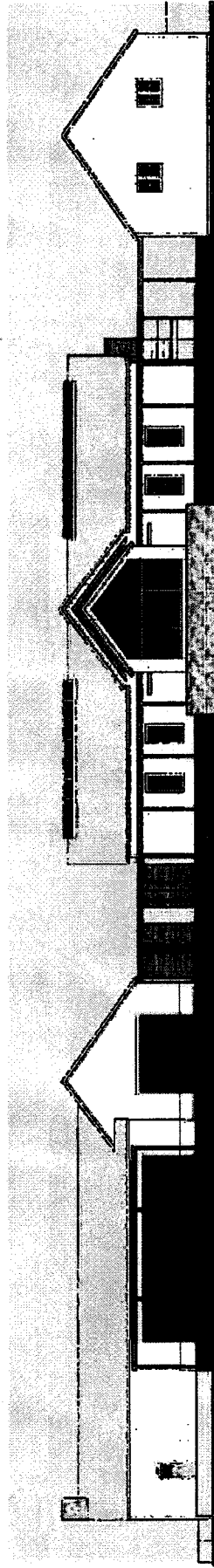
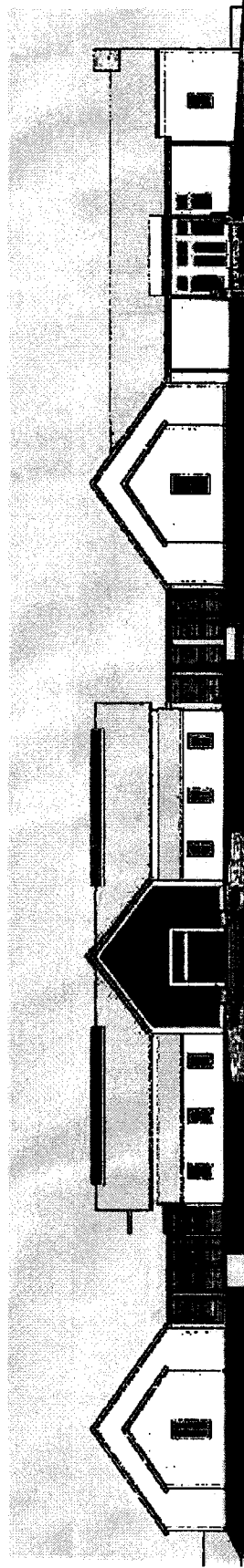


Figure 4b, Conditional Use Permit No. 3706, Elevations

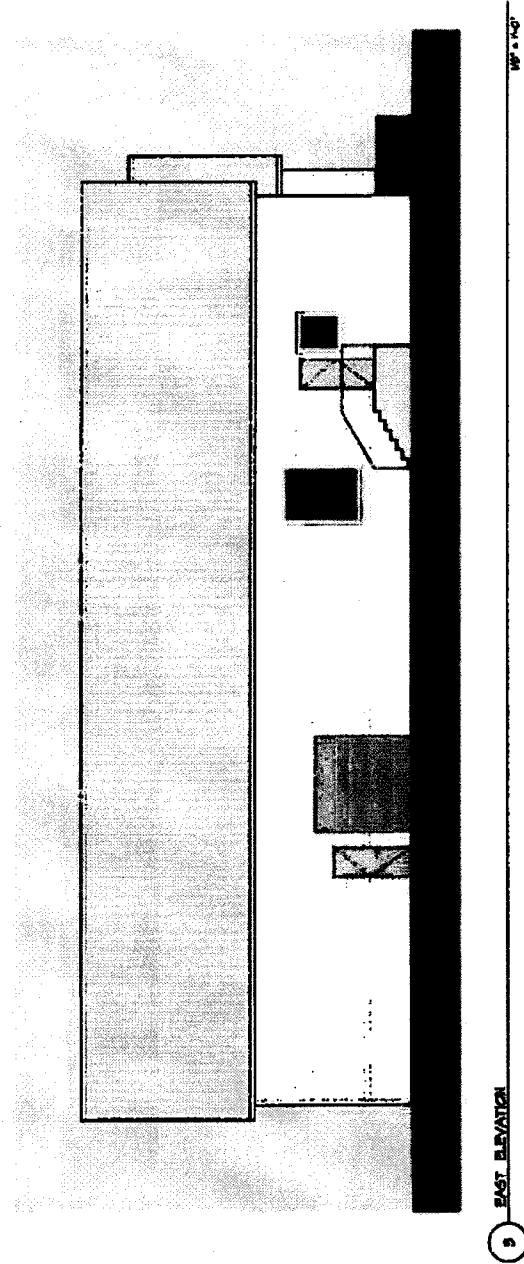
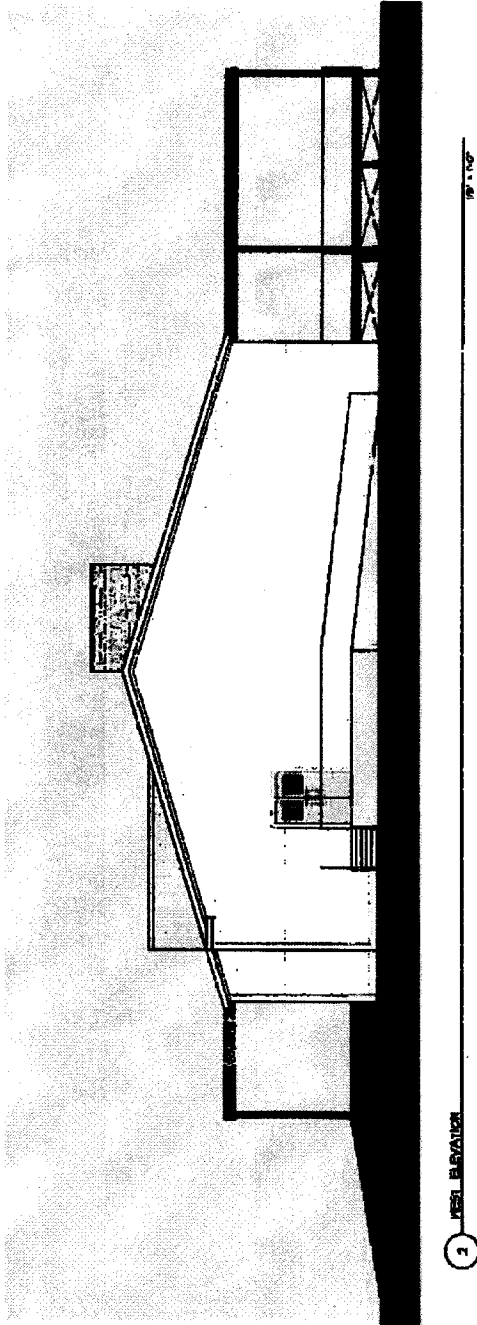


Figure 4c, Conditional Use Permit No. 3706, Elevations

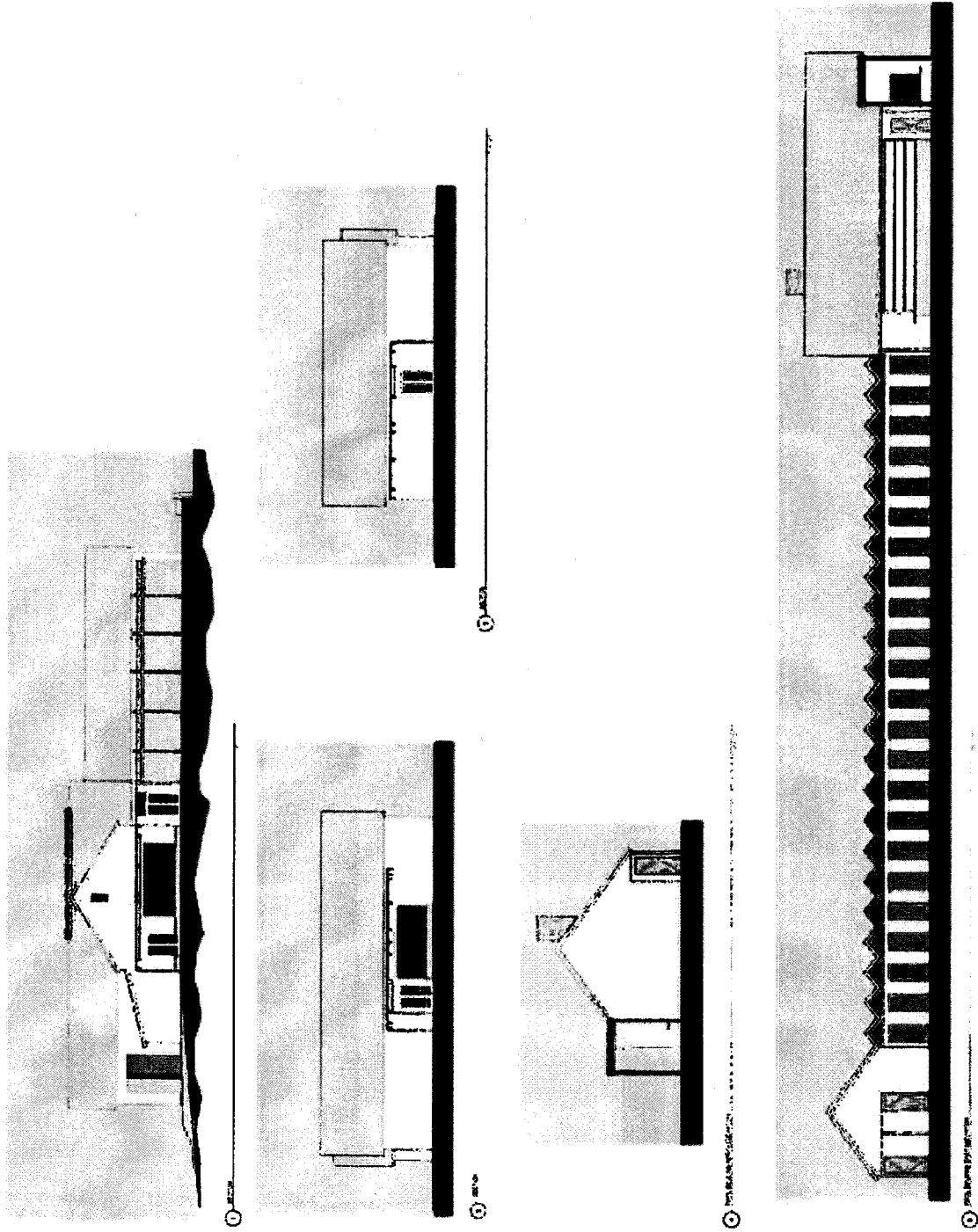
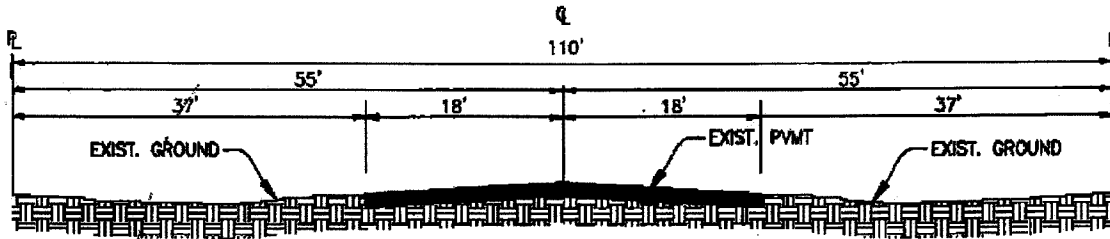


Figure 5, Rancho California Road Section

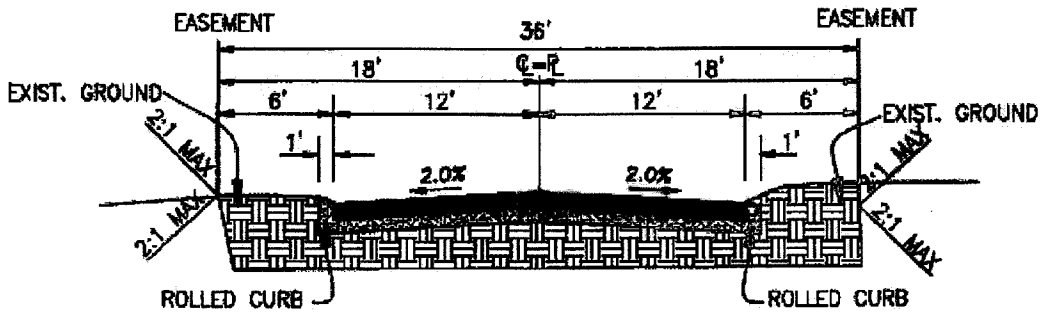


RANCHO CALIFORNIA ROAD

EXISTING (PUBLIC) - NO IMPROVEMENTS PROPOSED

N.T.S.

Figure 6, Via Siena Section



**MAIN ENTRY (VIA SIENA - PRIVATE)
FROM RANCHO CALIFORNIA RD. TO GATED ENTRY**

N.T.S.

Drainage / Hydrology / Water Quality

As part of the private road improvements, a triple 36" storm drain pipe road crossing will be constructed to keep the existing drainage watercourse. Drainage flows generated from these proposed and future improvements will not be tributary to this existing watercourse. The project does not intend to store materials on the proposed street improvements, which can contribute pollutants to the area. Generated pollutants such as metals and nutrients together with sediments, trash and debris, oil, grease and bacteria will be a result of the known proposed road improvements.

The Project intends to use Treatment Control BMPs: Sub-Drainage Area "A-1" runoff water generated from a portion of Via Siena will be collected thru curb inlets at a sump low-point then into an 18" pipe and eventually into the proposed Infiltration Basin. Portions of the remaining flows from Via Siena together with flows generated from a portion of Rancho California Intersection (Sub-drainage Area "A-2" will flow into the proposed Infiltration Basin via a cross gutter and a v-ditch interceptor. Anticipated runoff flows from a portion of Rancho California Road (Sub-drainage Area "A-3") will also be intercepted by the proposed v-ditch and eventually flow into the Infiltration Basins. As mentioned in the previous discussion, flows from the future development (Sub-Drainage Area "A-4" Cherry Blossom Winery) will be considered a tributary drainage area to the Proposed Infiltration Basin and will sheet flow towards the Infiltration Basin. All potential offsite flows that might drain thru the future development will be intercepted and captured by a graded swale releasing those flow away from the future Winery. Thus the Infiltration Basin will be sized in accordance with the summation of the Tributary Areas for Drainage Area "A".

Drainage Area "B" will be broken into two subareas: Sub-drainage Area "B-1" (flows from a portion of Rancho California Road) and Sub-drainage Area "B-2" (flows generated from a portion of an undeveloped area) these flow will utilize berming of area as shown on WQMP site plan to allow water to infiltrate into the soil. Subdrainage Area "B-1" will be intercepted by a v-ditch flowing into the bermed area and Sub-are "B-2" will sheet flow naturally into the berm area. The proposed Treatment Control BMPs will serve to retain the design capture volume. The existing Drainage Areas "ABCDEFG" will drain naturally into the existing watercourse and will not be tributary to the Treatment Control BMPs. These improvements are necessary in order to handle the water quality requirements.

Sewer and Water Facilities

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

Utilities

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

- Electricity: Southern California Edison
- Water: Rancho California Water District
- Sewer: Septic/Eastern Municipal Water District
- Cable: Verizon
- Gas: On-site Propane
- Telephone: Verizon

Biological Resources

The majority of the Project site (approximately 15 acres) is comprised of a commercial vineyard. The balance of the property (approximately 5 acres) is comprised of an open field with weedy vegetation dominated by Oriental mustard, cheeseweed, barley, and Russian thistle. Other weedy species present include brome and other various non-native grasses.

Two soil types were historically present on the Project site; Greenfield sandy loam, 2 to 8 percent slopes, eroded (GyC2), which comprises almost all of the property, and Ramona sandy loam, 5 to 8 percent slopes, eroded (RaC2), which is limited to the southeast corner of the property. The site has been developed into a vineyard, therefore these soils are no longer present on the ground surface.

An erosional feature is mainly off-site along the east margin of the site. It measured 1,338 linear feet. The feature meanders in and out of the property, therefore only a small portion (267 linear feet) of the feature is located on-site. Seasonal flow patterns were not well-defined and were not continuous as the feature is found in a broad swale which is entirely comprised of a maintained vineyard and support roads. Stormwater shed from the area is collected into a pipe underneath Via Siena and shunted for a short distance toward Rancho California Road, where three 36 inch corrugated metal pipes collect and shunt flows underneath Rancho California Road to the northwest.

No riparian vegetation is within the feature. As a result, biological values are very low given the location of the erosional feature within an existing vineyard. Based on review of historic aerial photography, the general area has been comprised of vineyards and groves for many decades. Given the low biological value of this feature, and the fact that the feature occasionally flows through frequently-disked soils, this feature was preliminarily determined not to have riparian/riverine resources. No riparian/riverine resources or vernal pools were detected on-site.

A nearby U.S.G.S.-designated blueline stream is south of the Project site. Based on review of U.S.G.S. topographic mapping, this blueline stream appears to be a tributary to Santa Gertrudis Creek. This apparent blueline stream; however, is not present on the Project site and is located off-site to the south. No blueline streams are present on-site.

Construction Scenario

The Project is expected to begin construction in Fall 2015 and take approximately 9 months to complete.

The phases of the construction activities and the equipment fleet are contained in the table, below:

Phase Name and Duration	Equipment
Grading (8 days)	1 Dozer
	1 Excavator
	1 Grader
	3 Loader/Backhoes
Construction and Architectural Coating (230 days)	1 Crane
	3 Forklifts
	1 Generator Set
	1 Welder
	3 Loader/Backhoes
	1 Air Compressor

Paving (18 days)	2 Cement Mixers
	2 Paving Equipment
	1 Paver
	1 Loader/Backhoe
	2 Rollers

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

B. Total Project Area:

Residential Acres: N/A Lots: N/A Units: N/A Projected No. of Residents: N/A
Commercial Acres: 20.00 (gross)/19.74 (net) acres Lots: 1 Sq. Ft. of Bldg. Area: 24,200
Est. No. of Employees: up to 35
Open Space Acres: N/A
Open Space – Recreation Acres: N/A
Open Space – Conservation Acres: N/A
Public Facilities Acres (K-8 School): N/A
Major Circulation Acres: N/A
Industrial Acres: N/A

C. Assessor's Parcel No(s): 942-220-001

D. Street References: South side of Rancho California Road, easterly of Anza Road and westerly of Glenoaks Road.

E. Section, Township & Range Description:

Township 7 South, Range 2 West, Sections 24 and 25 of the Bachelor Mountain, California USGS 7.5 minute topographical map.

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

Regionally, the Project site is located east of the City of Temecula and south of Skinner Reservoir in the Buck Mesa area of Rancho California. More specifically, the Project site is located on the south side of Rancho California Road between Anza Road on the west and Monte De Oro Road on the northeast. Vehicular access is best achieved from Rancho California Road. The western property boundary abuts a service road, citrus grove and vineyard while the eastern boundary is delineated by a portion of Via Siena Road (under construction) and a vineyard. The southern boundary adjoins a service road and citrus grove; the northern boundary lies adjacent to Ranch California Road. The site has an existing single family home, a second dwelling unit and an agricultural barn.

Topographically, the Project site comprises relatively flat terrain with a slight swale that runs along a portion of the western property margin. Elevations range from a minimum of 1455-feet above mean sea level in the extreme northwest property corner and lowest portion of the aforementioned swale to a maximum of 1479-feet in the southeast corner.

Use of the property as vineyards has resulted in the removal of the vast majority of native scrub. However, some introduced species such as tumbleweed, short-pod mustard along with non-native opportunistic grasses can be found interspersed between the rows of grapes.

Soils comprise sandy and clayey loam that contains some stream-rolled cobbles and small angular rocks. No bedrock exposures or sources of natural surface water are located within

the boundaries of the property. Disturbance throughout the Project site is consistent with on-going agricultural activities. Disturbed areas include a prefabricated metal building on a concrete slab along the western boundary, an earthen infiltration basin along the northern boundary, a fill stockpile area south of the infiltration basin, vineyards and associated subterranean irrigation systems.

The Project is surrounded by other citrus groves to the north and west, and vineyards to the south and east.

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

1. **Land Use:** The Project is consistent with the policies of the Land Use Elements of the General Plan and the Southwest Area Plan. The Project promotes development and preservation of unique communities (LU 3.3), is in accordance with the General Plan and Area Plans (LU 6.1), maintains and enhance the County's fiscal viability, economic diversity and environmental integrity (LU 7.1), includes new incidental commercial uses that promote tourist related activities for the wine industry as described in the Wine Country – Winery Zone (SWAP 1.9) and is in conjunction with an existing winery (SWAP 1.11).
2. **Circulation:** The Project is consistent with the policies of the Circulation Elements of the General Plan and the Southwest Area Plan. The Project is located adjacent to Rancho California Road. Adequate circulation facilities exist and will serve the proposed Project (C 2.2, SWAP Figure 7). The Project is conditioned to provide adequate sight distances for safe vehicular movement (C 3.15) and necessary road rights-of-way (C 3.16). Per the Temecula Valley Design Guidelines, the Trails that occur on the Project site shall be considered within the Rancho California Road right-of-way subject to the review of the Transportation Department (C 16.5).
3. **Multipurpose Open Space:** The Project is consistent with the policies of the Multipurpose Elements of the General Plan and the Southwest Area Plan. The Project is contained in the existing development envelop and will not disturb sensitive habitats or species. Project is contained within the existing development envelop and does not propose any buildings or obstruction within the 100-year floodplain (OS 5.3). The Project site's existing landscape plan is in compliance with Ordinance 859 (OS 2.3).
4. **Safety:** The Project is consistent with the policies of the Safety Elements of the General Plan and the Southwest Area Plan. The existing buildings were recently remodeled and are in compliance with the California Building Code requirements occupancy (S 3.3, S 5.1).
5. **Noise:** The Project is consistent with the policies of the Noise Element of the General Plan and the Southwest Area Plan. The closest sensitive receptor to the project site is more than 1,800 feet away from the parking area. Noise from vehicles entering or leaving the site or parking lot activities will not be perceptible. The Winery is located 556 feet from Rancho California Road and 107 feet from Via Siena road right of way. Normal Winery operational use will not contribute to any noticeable noise impact. (N 1.1, N 1.4, N 1.6, N 1.7, N 1.8).
6. **Air Quality:** The Project is consistent with the Policies of the Air Quality Element of the General Plan. The Project would not conflict with or obstruct implementation of SCAQMD

air quality plan (AQ 1.4), would not expose sensitive receptors to air pollution (AQ 2.2), and would not result in a cumulatively considerable net increase of a criteria pollutant (AQ 4.6, AQ 4.7, AQ 4.9).

7. Housing: The Project does not impact housing.

8. Healthy Communities: The Project is consistent with the policies of the Healthy Communities Element. The Project preserves rural open space areas and scenic resources of Wine Country and is appropriate for this Community (HC 4.1). 75% of the 20 gross acres Project site will be planted in vineyards. Per the Temecula Valley Design Guidelines, the Trails that occur on the Project site shall be considered within the Rancho California Road right-of-way subject to the review of the Transportation Department (HC 6.4).

B. General Plan Area Plan(s):

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

C. Foundation Component(s):

Agriculture.

D. Land Use Designation(s):

Agriculture (AG).

E. Overlay(s), if any:

N/A

F. Policy Area(s), if any:

Temecula Valley Wine Country Policy Area – Winery District

G. Adjacent and Surrounding:

1. **Area Plan(s):** SWAP

2. **Foundation Component(s):** Agriculture to the north, south, east, and west.

3. **Land Use Designation(s):** Agriculture to the north, south, east, and west.

4. **Overlay(s), if any:** N/A

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

H. Adopted Specific Plan Information:

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

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

I. Existing Zoning: Wine Country – (Winery WC-W) Zone

J. Proposed Zoning, if any: N/A

K. Adjacent and Surrounding Zoning:

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

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

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

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

III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

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

IV. DETERMINATION

On the basis of this initial evaluation:

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED
<input type="checkbox"/> I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
<input checked="" type="checkbox"/> I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project, described in this document, have been made or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
<input type="checkbox"/> I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

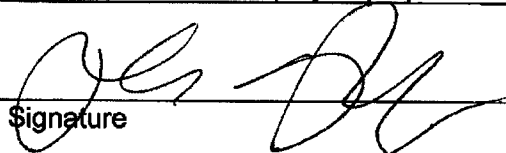
A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED

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

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

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

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


Signature

9-15-15
Date

Phayvanh Nanthavongdouangsy, Planner
Printed Name

For Steve Weiss, AICP, Planning Director

V. ENVIRONMENTAL ISSUES ASSESSMENT

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

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

Source: Riverside County General Plan Figure C-9, *Scenic Highways*.

a,b)The Project site is located in the Southwest Planning Area (SWAP). According to the SWAP, three (3) highways have been nominated for Scenic Highway status:

- Interstate 215 (I-215) and State Route 79 South (SR79S) are Eligible Scenic Highways; and
- Interstate 15 (I-15) is designated as an Eligible State Scenic Highway (COR GP SAP, p. 47).

The Project site is located approximately 5.6 miles from I-215, 7.7 miles from I-15, and 4 miles from SR79S, at its closest point. Therefore, implementation of the proposed Project will not have a substantial effect upon a scenic highway corridor within which it is located. No impacts are anticipated. No mitigation is required.

The Project site is located in an unincorporated area of Riverside County. The existing character of the Project site is mostly agricultural and vineyards with some building structures for the winery. The proposed Project has views of the Santa Rosa Mountains to the west, the Santa Margarita Mountains and Agua Tibia range to the south, and the Black Hills to the east.

The Project site does not contain scenic resources, including, but not limited to, trees, rock outcroppings and unique or landmark features, as these features do not exist on the Project site. Due to the location of the proposed Project site, the proposed Project will not obstruct any prominent vistas, views of the vineyard, or result in the creation of an aesthetically offensive site open to public view.

Approximately 75% of the proposed Project site will ultimately be planted in vineyards. Therefore, implementation of the proposed Project will not substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and unique or landmark features; obstruct any prominent scenic vista or view open to the public; or result in the creation of an aesthetically offensive site open to public view. Impacts are considered less than significant. No additional mitigation is required.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

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

Sources: Riverside County Land Information System (RCLIS), Figure 6, *Mt. Palomar Nighttime Lighting Policy*, and Ordinance No. 655 (Regulating Light Pollution).

a) According to the RCIP and Figure 6 "Mt. Palomar Nighttime Lighting Policy" of the SWAP, the Project site and the location of potential off-site improvements are located within the designated Special Lighting Area that surrounds the Mt. Palomar Observatory. Ordinance No. 655 was adopted by the County Board of Supervisors on June 7, 1988 and went into effect on July 7, 1988. The intent of Ordinance No. 655 is to restrict the permitted use of certain light fixtures emitting into the night sky undesirable light rays which have a detrimental effect on astronomical observation and research. Ordinance No. 655 contains approved materials and methods of installation, definitions, general requirements, requirements for lamp source and shielding, prohibitions and exceptions.

Since the Project site is approximately 15.7 miles from the Observatory, within Zone B of the Special Lighting Area that surrounds the Mt. Palomar Observatory, and the potential location of any off-site improvements are also within this range, all Project components must comply with the mandatory requirements of Riverside County Ordinance No. 655. All development will be required to comply with the provisions of Ordinance No. 655, to include but not be limited to: shielding, down lighting and the use of low-pressure sodium lights. Any and all future projects will also include conditions of approval to comply with Ordinance No. 655. These are typically standard conditions of approval and are not considered unique mitigation pursuant to CEQA. With conformance with Ordinance No. 655, any impacts are expected to be less than significant from implementation of the Project. No other mitigation would be required.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
3. Other Lighting Issues	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?				
b. Expose residential property to unacceptable light levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Sources: Onsite Inspection, Project Application Description, CUP03706 Exhibit X dated August 24, 2015, Riverside County General Plan, Southwest Area Plan, Figure 6, *Mt. Palomar*

Nighttime Lighting Policy, Ordinance No. 655 (Regulating Light Pollution), and Ordinance No. 915 (Regulating Outdoor Lighting).

Findings of Fact:

a,b) New lighting sources will be created. The Project will result in a new source of light and glare from the addition of parking lot lighting as well as vehicular lighting from cars traveling on adjacent roadways under the proposed Project. The Project will be required to comply with County Ordinance No. 655 and No. 915, which restricts lighting hours, types, and techniques of lighting. Ordinance No. 655 requires the use of low-pressure sodium fixtures and requires hooded fixtures to prevent spillover light or glare. Ordinance No. 915 requires all outdoor luminaires to be located, adequately shielded, and directed such that no direct light falls outside the parcel of origin, onto the public right-of-way. Ordinance No. 915 also prohibits blinking, flashing and rotating outdoor luminaires, with a few exceptions. CUP03706 Exhibit X Photometric shows parking lighting will be contained within the project site.

Thus, potential Project-specific impacts that could create a new source of substantial light or glare which would adversely affect day or nighttime views in the area; or, expose residential property to unacceptable light levels related to new sources or unacceptable levels of light will be less than significant. Compliance with Ordinance No. 655 and No. 915 will ensure that the potential impacts to the surrounding uses will remain less than significant. No additional mitigation is required.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

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

Sources: Riverside County General Plan Figure OS-2, *Agricultural Resources*, RCLIS, and Project Application Materials.

Findings of Fact:

- a) According to the RCLIS the proposed Project site is designated as either: Prime Farmland, Unique Farmland, or Farmland of Local Importance. The proposed Project site is currently an existing vineyard. Approximately 75% of the proposed Project site will remain planted vineyards. This will be a benefit and will add farmland to the inventory of farmland in the area. Implementation of the proposed Project will not convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use. No impacts are anticipated. No additional mitigation is required.
- b) According to the RCLIS, the proposed Project site is not subject to a Williamson Act contract and is not within a Riverside County Agriculture Preserve. No impacts are anticipated. No additional mitigation is required.

As stated above, the proposed Project site is currently a vineyard. Approximately 75% of the proposed Project site will remain planted vineyards. This will be a benefit and will maintain farmland in the inventory of farmland in the area. Therefore, implementation of the proposed Project will not conflict with existing agricultural zoning, agricultural use or with land subject to a Williamson Act contract or land within a Riverside County Agricultural Preserve. Any impacts are considered to be less than significant. No additional mitigation is required.

- c,d) Implementation of the proposed Project will not cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm"); or, involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use. As stated above, the proposed Project site is an existing vineyard. Approximately 75% of the proposed Project site will remain as planted vineyards. This will be a benefit and will maintain farmland in the inventory of farmland in the area. Any impacts are considered to be less than significant. No additional mitigation is required.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
5. Forest	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 122220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Sources: Riverside County General Plan Figure OS-3, *Parks, Forest and Recreation Areas*, and Project Application Materials.

Findings of Fact:

- a) The proposed Project site does not contain forest land or timberland. The Project site and its adjacent and surrounding properties are not zoned for forest land or timberland, nor timberland zoned for Timberland Production. Additionally, the Riverside County General Plan does not include the Project site or its surrounding properties in Figure OS-3, "Parks, Forests and Recreation Areas." Therefore, no zoning conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 122220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g)) will occur. No impacts will occur. No mitigation is required.
- b,c)The Project site contains vineyards and would not be characterized as forest land. The discussion related to the potential for conversion of Farmland to non-forest use is discussed under item 4.d), above, and was found to have no impact. Thus, implementation of the proposed Project will not result in the loss of forest land or conversion of forest land to non-forest use; or, involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use. No impacts will occur. No mitigation will be required.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
AIR QUALITY Would the project:				
6. Air Quality Impacts	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a. Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Expose sensitive receptors which are located within 1 mile of the project site to project substantial point source emissions?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Involve the construction of a sensitive receptor located within one mile of an existing substantial point source emitter?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Sources: Onsite Inspection, Project Application Materials, *Air Quality Impact Analysis. Blossom Winery, County of Riverside*, prepared by Giroux & Associates, dated July 10, 2015 (AQ Analysis) (Appendix A, References).

Findings of Fact:

Please refer to these specific Sections of the AQ Analysis for a detailed discussion of the following:

- Meteorological Setting
- Air Quality Setting
 - Ambient Air Quality Standards
 - Baseline Air Quality
- Air Quality Planning

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

a-e) Implementation of the Project would result in a less than significant impact that would conflict with or obstruct implementation of the applicable air quality plan; violate any air quality standard or contribute substantially to an existing or projected air quality violation; result in a cumulatively considerable net increase of any criteria pollutant for which the Project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors); expose sensitive receptors which are located within 1 mile of the project site to project substantial point source emissions; or, involve the construction of a sensitive receptor located within one mile of an existing substantial point source emitter.

Primary Pollutants

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

Secondary Pollutants

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

Because of the chemical complexity of primary versus secondary pollutants, the SCAQMD has designated significant emissions levels as surrogates for evaluating regional air quality impact

significance independent of chemical transformation processes. Projects with daily emissions that exceed any of the following emission thresholds are recommended by the SCAQMD to be considered significant under CEQA guidelines:

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

Source: SCAQMD CEQA Air Quality Handbook, November, 1993 Rev.

Additional Indicators

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

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

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

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

Sensitive Receptors

Air quality impacts are analyzed relative to those persons with the greatest sensitivity to air pollution exposure. Such persons are called "sensitive receptors." Sensitive population groups include young children, the elderly and the acutely and chronically ill (especially those with cardio-respiratory disease). Residential areas adjacent to a proposed site are considered to be sensitive to air pollution exposure because they may be occupied for extended periods, and residents may be outdoors when exposure is highest. There are no residential uses immediately adjacent to the Project site. The nearest use is about 1,800 feet northeast of the site, accessed via Monte De Oro Road.

Construction Activity Impacts

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

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

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

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

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

Although exhaust emissions will result from on and off-site heavy equipment, the exact types and numbers of equipment will vary among contractors such that such emissions cannot be quantified with certainty. Estimated construction emissions were modeled using CalEEMod2013.2.2 to identify maximum daily emissions for each pollutant during Project construction. Construction emissions include all emissions associated with the construction equipment, worker trips, and supply truck deliveries.

The proposed development of almost 25,000 square feet of new construction and 157,440 square feet of paved area was modeled in CalEEMod2013.2.2. The modeled prototype construction equipment fleet and schedule is indicated in the table below, and based on CalEEMod defaults for a project of this size with the exception of painting which was modified to occur concurrently with construction rather than occurring when construction and paving were complete. For this Project architectural coatings involve large amounts of custom painting for the winery and restaurant.

Construction Activity Equipment Fleet

Phase Name and Duration	Equipment
Grading (8 days)	1 Dozer
	1 Excavator
	1 Grader
	3 Loader/Backhoes
Construction and Architectural Coating (230 days)	1 Crane
	3 Forklifts
	1 Generator Set
	1 Welder
	3 Loader/Backhoes
Paving (18 days)	1 Air Compressor
	2 Cement Mixers
	2 Paving Equipment
	1 Paver
	1 Loader/Backhoe
	2 Rollers

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

Construction Activity Emissions Maximum Daily Emissions (pounds/day)

Maximal Construction Emissions	ROG	NO _x	CO	SO ₂	PM-10	PM-2.5
2016	22.8	38.5	28.2	0.0	8.9	5.4
2017	22.4	31.2	27.1	0.0	3.2	2.2
SCAQMD Thresholds	75	100	550	150	150	55

Peak daily construction activity emissions will be below SCAQMD CEQA thresholds. No mitigation is required.

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

Local Significance Thresholds

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

Use of an LST analysis for a project is optional. For the proposed Project, the primary source of possible LST impact would be during construction. LSTs are applicable for a sensitive receptor where

it is possible that an individual could remain for 24 hours such as a residence, hospital or convalescent facility.

LST screening tables are available for 25, 50, 100, 200 and 500 meter source-receptor distances. For the Project, the nearest sensitive use is 1,800 feet to the northeast of any Project construction. Therefore the 500 meter source-receptor distance was selected.

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

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

Maximum Daily Disturbed Acreage per Equipment Type

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

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

$$(1 \text{ dozer} \times 0.5 + 1 \text{ grader} \times 0.5 = 1.0 \text{ acre disturbed}).$$

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

LST and Project Emissions (pounds/day)

LST 1.0 acres/500 meters Temecula Valley	CO	NO _x	PM-10	PM-2.5
Thresholds	23,866	896	178	86
Max On-Site Emissions				
Grading	26	38	9	5
Construction	19	29	2	2
Paving	12	17	1	1

CalEEMod Output in Appendix 1 of the AQ Analysis

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

Operational Impacts

The Project is expected to generate 1,030 daily trips on weekends and 556 daily trips on weekdays. It is estimated that the winery will require use of 2 forklifts operating 5 hours per day during normal operations for 365 days per year. Operational emissions were calculated using CalEEMod2013.2.2 for an assumed Project build-out year of 2018. The operational impacts are shown in the table, below. As shown, operational emissions will not exceed applicable SCAQMD operational emissions CEQA thresholds of significance. No additional mitigation is required.

Daily Operational Impacts

Source	Operational Emissions (lbs/day)					
	ROG	NOx	CO	SO ₂	PM-10	PM-2.5
Area	4.8	0.0	0.0	0.0	0.0	0.0
Energy	0.2	1.9	1.6	0.0	0.1	0.1
Mobile Source	3.5	11.3	40.0	0.1	8.1	2.3
Forklifts	0.3	3.3	2.9	0.0	0.2	0.2
Total	8.8	16.5	44.4	0.1	8.4	2.6
SCAQMD Threshold	55	55	550	150	150	55
Exceeds Threshold?	No	No	No	No	No	No

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

Microscale Impact Analysis

There is a direct relationship between traffic/circulation congestion and CO impacts since exhaust fumes from vehicular traffic are the primary source of CO. CO is a localized gas that dissipates very quickly under normal meteorological conditions. Therefore, CO concentrations decrease substantially as distance from the source (intersection) increases. The highest CO concentrations are typically found in areas directly adjacent to congested roadway intersections. These areas of vehicle congestion have historically had the potential to create pockets of elevated levels of CO which are called "hot spots." However, with the turnover of older vehicles, introduction of cleaner fuels and implementation of control technology on industrial facilities, CO concentrations in the Project vicinity have steadily declined as shown based on historical air quality monitoring data.

The significance of localized project impacts depends on whether the project would cause substantial concentrations of CO. A project is considered to have significant impacts if project-related mobile-source emissions result in an exceedance of the California one-hour and eight-hour CO standards, which are:

- 1-hour = 20 ppm
- 8-hour = 9 ppm

The SCAQMD no longer reports 1-hour CO levels. However, the most recent 1-hour maximum CO concentration for 2011 in the Project area is less than 14% of the 1-hour standard. The most current 8-hour CO maximum concentration in the Project area is 6% of the 8-hour standard. CO concentrations in the SCAB and in the state have steadily declined. In 2007, the SCAB was designated in attainment for CO under both the California AAQS and National AAQS. The SCAQMD stopped reporting 1-hour CO concentrations in 2011.

Micro-scale air quality impacts have traditionally been analyzed in environmental documents where the region was a non-attainment area for carbon monoxide (CO). The SCAQMD has demonstrated in the CO attainment redesignation request to EPA that there are no "hot spots" anywhere in Southern

California, even at intersections with much higher volumes, much worst congestion, and much higher background CO levels than anywhere in the Project area.

CO modeling by the SCAQMD has shown that the worst-case CO impact at the largest intersection in the air basin operating at a level of service of "F" (Wilshire at Veteran) is currently much less than 10 ppm even with a volume of approximately 100,000 vehicles per day.

If the worst-case intersections in the air basin have no "hot spot" potential, any local impacts near the Project site will be well below thresholds with an even larger margin of safety.

Intersection turning movements are required to perform a microscale CO analysis. The small volume of traffic (556 - 1,030 total daily trips) generated by this Project did not warrant such a study. It is infeasible that a project generating a weekend maximum of 1,030 daily trips, when added to roadways with existing volumes of 14,000-22,000 (existing versus full build-out volumes) vehicles per day would cause a substantial worsening of CO concentration. Under existing and future vehicle emission rates, a project would have to increase traffic volumes at a single intersection by more than 44,000 vehicles per hour—or 24,000 vehicles per hour where vertical and/or horizontal air does not mix—in order to generate a significant CO impact (BAAQMD 2011). The proposed Project would not produce the volume of traffic required to generate a CO hotspot. Therefore, CO hotspots are not an environmental impact of concern for the proposed Project. No impacts are anticipated. No mitigation is required.

AQMP Consistency

The Wine Country Community Plan Program EIR No. 524 (December 1, 2011) concluded that the proposed Project (47 small wineries, 37 medium wineries and 21 large wineries, plus 1,916 dwelling units) was less intensive development than allowed under the current zoning. The 2007 AQMP, as the operative air quality attainment plan for the basin anticipated a greater emissions level for the Southwest Area Plan (SWAP) than for the proposed Wine Country Community Plan. The Community Plan was found to be consistent with the AQMP. The project is incorporated into the parameters of the Community Plan. By inference, it is consistent with the air quality plan. No impacts are anticipated. No additional mitigation is required.

f) Heavy-duty equipment in the proposed Project area during construction will emit odors; however, the construction activity would cease to occur after individual construction is completed. As such, these impacts are considered less than significant. The Wine Country EIR (2011) concluded that the odor impacts from new area-wide winery projects would be less-than-significant. This finding is based on the fact that numerous wineries already operate throughout the area such that any additional odor sources are not "new" to the existing environment. Wineries must comply with best management practices (BMPs) for odor control in order to meet the nuisance odor impact prohibition of SCAQMD Rule 402. The Wine Country EIR concluded that with the mandatory use of odor control BMP's, potential winery operations odor impacts are less-than-significant throughout the Southwest Area Plan (SWAP). No other sources of objectionable odors have been identified for the proposed Project, and no mitigation measures are required.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
BIOLOGICAL RESOURCES Would the project				
7. Wildlife & Vegetation	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Have a substantial adverse effect, either directly or through habitat modifications, on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Sources: RCLIS, WRCMSHCP, Project Application Materials, Onsite Inspection, *Step I Habitat Assessment, Step II Part A Focused Burrow Survey, and Step II Part B Focused Burrowing Owl Survey and MSHCP Section 6.1.2 Riparian/Riverine and Vernal Pool Evaluation*, prepared by TeraCor Resource Management, dated April 20, 2015 (Bio Studies) (Appendix A, *References*), Riverside County Oak Tree Management Guidelines <http://planning.rctlma.org/DevelopmentProcess/DesignGuidelines/OakTreeManagementGuidelines.aspx>, and Ordinance No. 559 (as Amended Through 559.7): An Ordinance of the County of Riverside Amending Ordinance No. 559 Regulating the Removal of Trees.

Findings of Fact:

a,b) Implementation of the Project will not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan, or have a substantial adverse effect, either directly or through habitat modifications, on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12).

The proposed Project site is located within the Burrowing Owl Survey Area, Figure 6-4 of the MSHCP. The Project Biologist conducted a focused habitat suitability assessment on March 3, 2015 to evaluate the biological resources on-site to determine if:

- 1) Suitable Burrowing Owl (*Athene cunicularia*) ("BUOW") habitat is present on the 20 acre site;
- 2) Any burrows on-site are potentially utilized by BUOW;
- 3) Any BUOW occupied the site; and
- 4) The number of individual BUOW on-site if occupation was confirmed.

Due to the presence of suitable habitat, the Project Biologist conducted a Step II, Part A Focused Burrow Survey on the Project site on the same day (March 3, 2015) to determine if any burrows on-site were potentially utilized by BUOW. The Project Biologist concluded that California ground squirrel burrows were present on-site, but that all of the potentially suitable burrows lacked any BUOW diagnostic sign. No individual BUOW were detected on or near the site during the survey; however, due to the presence of potentially suitable burrows, the Project Biologist recommended focused surveys be conducted.

The Project Biologist proceeded with focused surveys on-site on March 3, 10, 17 and 26, 2015. No individual BUOW or evidence thereof was detected on-site during focused surveys.

Condition of Approval 60.EPD 001 has been added to the proposed Project and states:

"Pursuant to Objective 6 and Objective 7 of the Species Account for the Burrowing Owl included in the Western Riverside County Multiple Species Habitat Conservation Plan, within 30 days prior to the issuance of a grading permit, a pre-construction presence/absence survey for the burrowing owl shall be conducted by a qualified biologist and the results of this presence/absence survey shall be provided in writing to the Environmental Programs Department. If it is determined that the project site is occupied by the Burrowing Owl, take of "active" nests shall be avoided pursuant to the MSHCP and the Migratory Bird Treaty Act. However, when the Burrowing Owl is present, relocation outside of the nesting season (March 1 through August 31) by a qualified biologist shall be required. The County Biologist shall be consulted to determine appropriate type of relocation (active or passive) and translocation sites. Occupation of this species on the project site may result in the need to revise grading plans so that take of "active" nests is avoided or alternatively, a grading permit may be issued once the species has been actively relocated.

If the grading permit is not obtained within 30 days of the survey a new survey shall be required."

This is a standard condition and is not considered unique mitigation under CEQA. Accordance with this condition of approval will assure that impacts remain less than significant.

The majority of the Project site (approximately 15 acres) is comprised of a commercial vineyard. The balance of the property (approximately 5 acres) is comprised of an open field with weedy vegetation dominated by Oriental mustard, cheeseweed, barley, and Russian thistle. Other weedy species present include brome and other various non-native grasses. Therefore, future development at the site will not have a substantial adverse effect, either directly or through habitat modifications, on any endangered or threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations. In addition, the following mitigation fees, listed below will be paid:

- In Volume 3 of the MSHCP (Implementing Agreement), a Local Development Mitigation Fee (Section 4) has been established to assist in providing revenue to acquire and preserve vegetation communities and natural areas within Riverside County, which are known to support threatened, endangered or key sensitive populations of plant and wildlife species. The Project proponent will pay the Local Development Mitigation Fee for the development of the project or portion thereof to be constructed within the County (per Riverside County Ordinance 810.2).
- The site is also located within the Stephens' Kangaroo Rat Mitigation Fee Area (Riverside County Ordinance 663). Wildlife was neither abundant nor diverse on the site. Wildlife observed at the site consisted of common species, and did not include species of special concern. Therefore, future development at the site will not have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or United States Fish and Wildlife Service.

Both of these mitigation fees are required by County ordinance and are not considered unique mitigation under CEQA. With payment of these fees, any impacts will remain less than significant.

c-f) Implementation of the Project will not have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Wildlife Service; interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident migratory wildlife corridors, or impede the use of native wildlife nursery sites; have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service; or, have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means.

An erosional feature along existing access roads and low-lying vineyard areas and a small tributary convey flows adjacent to the northeastern property boundary. To determine if MSHCP 6.1.2-defined Riparian/Riverine resources are present within this erosional feature, the Project Biologist conducted a field analysis of the feature on December 5, 2014. The Project Biologist additionally conducted a background analysis of this feature by reviewing available historic aerial photography and U.S.G.S. topographic mapping.

The Project site, sits atop a broad upland feature called "Buck Mesa." This mesa differs considerably from nearby canyons and deep ravines found in the Long Valley and Santa Gertrudis watersheds. It is relatively flat, and supports modestly undulating topography. Drainages are small, heavily disturbed, and incipient due to the underlying, mostly flat topography and many decades of agricultural operations (groves and vineyards).

The erosional feature is mainly off-site along the east margin of the site. It measured 1,338 linear feet. The feature meanders in and out of the property; therefore only a small portion (267 linear feet) of the feature is located on-site. Seasonal flow patterns were not well-defined and were not continuous as the feature is found in a broad swale which is entirely comprised of a maintained vineyard and support roads. Stormwater shed from the area is collected into a pipe underneath Via Siena and shunted for a short distance toward Rancho California Road, where three 36 inch corrugated metal pipes collect and shunt flows underneath Rancho California Road to the northwest.

No riparian vegetation was observed within the feature. As a result, biological values are very low given the location of the erosional feature within an existing vineyard. Based on review of historic aerial photography, the general area has been comprised of vineyards and groves for many decades. Given the low biological value of this feature, and the fact that the feature occasionally flows through frequently-disked soils, this feature was preliminarily determined not to have riparian/riverine resources. No riparian/riverine resources or vernal pools were detected on-site.

A nearby U.S.G.S.-designated blueline stream is south of the 20-acre property. Based on review of U.S.G.S. topographic mapping, this blueline stream appears to be a tributary to Santa Gertrudis Creek. This apparent blueline stream; however, is not present on the Project site and is located off-site to the south. No blueline streams are present on-site.

The proposed Project will not result in impacts to the onsite Riparian/Riverine Areas. Therefore, development at the proposed Project site will not have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies or regulations, or by the CDFG or USFWS. No impacts are anticipated. No mitigation is required.

Corps or CDFW jurisdictional waters are not present on the proposed Project site. The proposed Project will not result in impacts to Corps jurisdiction pursuant to Section 404 of the Clean Water Act or to CDFW jurisdiction pursuant to Section 1602 of the California Fish and Game Code. Permit authorizations or agreements from these governing regulatory agencies will not be required for future development at the proposed Project site. No impacts are anticipated. No mitigation is required.

Other kinds of seasonal aquatic features that could be classified as freshwater wetlands are not present on the proposed Project site (i.e., open waters, perennial streams, marshes, vernal pools or swales, vernal pool-like ephemeral ponds, stock ponds or other human-modified depressions, etc.). Therefore, future development at the site will not result in a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act through direct removal, filling, hydrological interruptions, or other means. No impacts are anticipated. No mitigation is required.

The proposed Project site is not providing an urban wildlife movement corridor for migrations, foraging movements or for finding a mate through this portion of Rancho California.

Condition of Approval 60.EPD 002 has been added to the proposed Project and states:

"Birds and their nests are protected by the Migratory Bird Treaty Act (MBTA) and California Department of Fish and Game (CDFG) Codes. Since the Project supports suitable nesting bird habitat, removal of vegetation or any other potential nesting bird habitat disturbances shall be conducted outside of the avian nesting season (February 1st through August 31st). If habitat must be cleared during the nesting season, a preconstruction nesting bird survey shall

be conducted. The preconstruction nesting bird survey must be conducted by a biologist who holds a current MOU with the County of Riverside. Surveys shall cover all potential nesting habitat areas that could be disturbed by each phase of construction. Surveys shall also include areas within 500 feet of the boundaries of the active construction areas. The biologist shall prepare and submit a report, documenting the results of the survey, to the Environmental Programs Division (EPD) of the Riverside County Planning Department for review and approval. If nesting activity is observed, appropriate avoidance measures shall be adopted to avoid any potential impacts to nesting birds."

This is a standard condition and is not considered unique mitigation under CEQA. Accordance with this condition of approval will assure that impacts remain less than significant.

- g) Implementation of the Project will not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance. As stated in the Project Description of this Initial Study, the majority of the Project site (approximately 15 acres) is comprised of a commercial vineyard. The balance of the property (approximately 5 acres) is comprised of an open field with weedy vegetation dominated by Oriental mustard, cheeseweed, barley, and Russian thistle. Other weedy species present include brome and other various non-native grasses. No oak trees are located on the site that would be subject to the County's Oak Tree Management Guidelines. The provisions of Ordinance No. 559 would not apply. No impacts are anticipated. No mitigation is required.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
CULTURAL RESOURCES Would the project				
8. Historic Resources	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a. Alter or destroy an historic site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Cause a substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Sources: RCLIS, Project Application Materials, Onsite Inspection, *Phase I Cultural Resources Assessment of the 20-Acre Blossom Winery Site (Lot 3, Tract 31444-1) Located at 35601 Rancho California Road, Temecula, Riverside County*, prepared by Archaeological Associates, July 15, 2015 (Phase I CRA) (Appendix A, References).

Findings of Fact:

- a,b) In compliance with California Environmental Quality Act (CEQA) and County of Riverside Planning Department requirements, *A Phase I Cultural Resources Assessment of the 20-Acre Blossom Winery Site (Lot 3, Tract 31444-1) Located at 35601 Rancho California Road, Temecula, Riverside County*, prepared by Archaeological Associates, July 15, 2015 (Phase I CRA) was prepared for proposed Project. The purpose of the CRA was to identify, evaluate, and

recommend mitigation measures for historical resources that may be adversely impacted by the proposed development.

According to the Phase I CRA (p. 19), a records search failed to identify any historic resources within the Project boundaries. In addition, no historic resources were discovered during the course of the field study.

Based on this information, implementation of the proposed Project will not alter or destroy an historic site; or, cause a substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5. No impacts are anticipated. No mitigation is required.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
9. Archaeological Resources	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
a. Alter or destroy an archaeological site?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. Restrict existing religious or sacred uses within the potential impact area?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e. Cause a substantial adverse change in the significance of a tribal cultural resources as defined in Public Resources Code 21074?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Sources: Project Application Materials, and *Phase I Cultural Resources Assessment of the 20-Acre Blossom Winery Site (Lot 3, Tract 31444-1) Located at 35601 Rancho California Road, Temecula, Riverside County*, prepared by Archaeological Associates, July 15, 2015 (Phase I CRA) (Appendix A, References).

Findings of Fact:

a-d) In compliance with California Environmental Quality Act (CEQA) and County of Riverside Planning Department requirements, *A Phase I Cultural Resources Assessment of the 20-Acre Blossom Winery Site (Lot 3, Tract 31444-1) Located at 35601 Rancho California Road, Temecula, Riverside County*, prepared by Archaeological Associates, July 15, 2015 (Phase I CRA) was prepared for proposed Project. The purpose of the CRA was to identify, evaluate, and recommend mitigation measures for cultural resources that may be adversely impacted by the proposed development.

Research Methods

Cultural Resources Records Search

An in-person records search of the study area was conducted by the Project archaeologist at the Eastern Information Center, University of California at Riverside. The search entailed a review within a one-mile radius of the Project area. Additionally, the National Register of Historic Places (NRHP), California Register of Historical Resources (CRHR), California Historical Landmarks (CHL), California Points of Historical Interest (CPHI), and the California Directory of Properties (DOP, aka the Historic Resources Inventory [HRI]) were reviewed for the purpose of identifying historic properties.

Previous Surveys

Inside Study Area

The results of the search indicated that the study area had not been previously surveyed for cultural resources.

Outside Study Area

Outside the study area approximately 30% of the surrounding land within the one-mile search radius has been surveyed for cultural resources. These assessments comprising small (less than 20 acres) and large (40 acres or more) scale projects, and linear alignments (e.g. road and utilities). The largest survey in the area was conducted 2005 by Archaeological Associates (AA) for a 220.9-acre portion of Tentative Tract Map 31444 (White & White 2005). AA's assessment resulted in the discovery of six prehistoric isolates and two prehistoric sites.

Previously Recorded Archaeological Sites Located Within the Study Area

The results of the records search indicated that no prehistoric or historic archaeological sites have been previously recorded within the boundaries of the study area.

Previously Recorded Prehistoric Archaeological Sites Located Within a One-Mile Radius

Five prehistoric archaeological sites and six prehistoric isolates have been documented within a one-mile radius of the study area. Each site is listed and characterized in Table 1 of the Phase I CRA.

Heritage Properties

No National Register of Historic Places (NRHP), California Historical Landmarks (CHL), or California Points of Historical Interest (CPHI) listed properties have been recorded within the study area nor within a one-mile radius. The Directory of Properties (DOP) for Riverside County failed to identify any buildings or structures in this part of Rancho California that have been previously evaluated for historical significance.

Historic Map Research

In addition to the records search, several historic GLO and Geological Survey (USGS) maps of the Menifee region were inspected. These maps are on file with one or more of the following entities: Bureau of Land Management, Map Room of the Science Library at the University of California at

Riverside and the California Historic Topographic Map Collection housed in Special Collections at the Merriam Library at California State University, Chico.

These included:

- *Southern California Sheet No. 1, 1:250,000, 1901 reprinted 1948, surveyed 1893-1900.*
- *GLO Plat Map: Township No. VII South Range No. II West, San Bernardino Meridan Surveyed 1854-1859, Approved February 18, 1860*
- *1901 Elsinore 30' USGS Topographic Quadrangle (surveyed 1897-1898).*
- *1942 Murrieta 15' U.S. Dept. of the Army Corps of Engineers Topographic Quadrangle (surveyed 1939).*
- *1943 Murrieta 15' War Dept., U.S. Army Corps of Engineers Topographic Quadrangle.*
- *1953 Bachelor Mountain 7.5' USGS Topographic Quadrangle.*

A review of these maps was performed for the purpose of identifying locations of potential historical resources. The results of the map research failed to show any structures or man-made features within the subject property. Consequently, it appears that historically, the study area has always comprised vacant land.

Land Patents

Archival research also included a review of land patents on file with the Bureau of Land Management (BLM) in Sacramento. BLM General Land Office records show that the entire study area, located within an unsectioned portion of Township 7 South, Range 2 West, San Bernardino Base Meridian, was originally part of the Pauba Spanish/Mexican Land Grant. The 26,599.73-acre land grant (document # PLC 490 and accession/serial # 080398) was issued to Luis Vignes on January 19, 1860. Office records indicate that a serial land patent for 11,344.69- acres including the study area, was issued to the Southern Pacific Railroad Co. on April 8, 1924 by authority of the July 27, 1866: Grant-RR-Atlantic and Pacific (14 Stat. 292). The land patent is recorded as Accession Nr: 935960, BLM Serial Nr: CACAAA 082572, and Document Nr: 117.

Native American Scoping

Sacred Lands File Check

On May 18, 2015, a Sacred Lands File Check for the project area was requested by the Project archaeologist. The search was conducted on June 17, 2015 by Ms. Katy Sanchez, Associate Government Program Analyst for the Native American Heritage Commission in Sacramento.

The results of the search indicated that no sacred Native American sites have been recorded within the boundaries of the study area. A list of both individual and Native American groups was also provided for further correspondence (see Appendix C of the Phase I CRA).

Native American Correspondence

In order to learn more about the potential archaeological sensitivity of the project area, letters of inquiry were sent to all fifteen Native American individuals and groups included on the NAHC consultation list. To date, two responses (Rincon Band of Luiseño Indians and Soboba Band of Luiseño Indians) have been received (see Appendix D of the Phase I CRA).

Field Survey

An intensive pedestrian survey of the study area was conducted by the Project Archaeologist on June 26, 2015. The intent of the survey was to identify all potentially significant cultural resources situated within the boundaries of the property. Historic resources include places and structures relating to significant historic events or having historical or special aesthetic qualities in and of themselves. Prehistoric resources include Native American sites of all types.

Report Of Findings

Prehistoric Resources

The results of the records search conducted at the Eastern Information Center housed at the University of California Riverside failed to identify any prehistoric resources within the Project boundaries. However, two isolate locations (33-14704 and 33-14704) had been previously recorded adjacent to the southern and eastern boundaries, respectively. Despite a thorough search, the isolate finds could not be relocated. The balance of the field reconnaissance was completely negative for prehistoric resources.

Historic Resources

The records search also failed to identify any historic resources within the Project boundaries. No historic resources were discovered during the course of the field study.

Discussion And Management Considerations - Prehistoric Resources

The records search and field survey failed to indicate the presence of any prehistoric or historic archaeological resources within the study area. However, given the high sensitivity of the immediate area for prehistoric resources, it is recommended that any future earth-disturbing activities connected with development of the property be monitored by a professional archaeologist. The primary purpose of archaeological monitoring is to insure that if cultural resources are encountered during earthmoving operations that a qualified archaeologist has the opportunity to ascertain the importance of the find(s). If archaeological material is encountered during construction grading activities that cannot be readily or easily evaluated during the course of monitoring, then the Project archaeologist should have the authority to temporarily stop or redirect grading and/or construction in that area until the significance of the find(s) can be made.

In the event that human remains are encountered during the course of any future development, California State Law (Health and Safety Code Section 7050.5 and Section 5079.98 of the Public Resources Code) states that no further earth disturbance shall occur at the location of the find until the Riverside County Coroner has been notified. If the remains are determined to be prehistoric, the Coroner will notify the Native American Heritage Commission (NAHC), which will determine and notify a Most Likely Descendant (MLD).

The following mitigation measures have been added to the Project to ensure that any impacts to Cultural Resources remain less than significant:

- 10.PLANNING 040 (USE – IF HUMAN REMAINS FOUND);
- 10.PLANNING 041 (USE – UNANTICIPATED RESOURCES);
- 10.PLANNING 042 (USE – PDA04929 ACCEPTED);
- 60.PLANNING 016 (USE – CULTURAL RESOURCES PROF.);

- 60.PLANNING 018 (USE – NATIVE AMERICAN MONITOR);
- 70.PLANNING 005 (USE – PHASE IV CULTURAL REPORT)

With the inclusion of these conditions, they will provide the necessary mitigation to any impacts from implementation of the proposed Project that may alter or destroy an archaeological site; cause a substantial adverse change in the significance of an archaeological resource pursuant to California Code of Regulations, Section 15064.5; disturb any human remains, including those interred outside of formal cemeteries; or, restrict existing religious or sacred uses within the potential impact area to a less than significant level.

Consultation per AB-52 was completed for the proposed Project. Staff received one consultation request and met with the Pechanga Band of Luiseno Indians representatives on August 4, 2015. Upon review of the proposed site plan, Phase I Cultural Resources Assessment, and recommended Project's conditions of approval the representatives are in agreement with the proposed conditions of approval.

Based on the information provided above, the Project will not cause a substantial adverse change in the significance of a tribal cultural resources as defined in Public Resources Code 21074. Any impacts will remain less than significant with mitigation incorporated. No additional mitigation is required.

Mitigation: Condition of Approval 10.PLANNING 040, Condition of Approval 10.PLANNING 041, Condition of Approval 10.PLANNING 042, Condition of Approval 60.PLANNING 016, Condition of Approval 10.PLANNING 018, and Condition of Approval 70.Planning 005.

Monitoring: Mitigation monitoring shall be provided by the Planning Department for all of the above referenced conditions of approval, and in conformance with Condition of Approval 20.PLANNING 006 (USE – MITIGATION MONITORING), Condition of Approval 60.Planning 008 (USE – MITIGATION MONITORING), Condition of Approval 80.Planning 016 (USE – MITIGATION MONITORING), and Condition of Approval 90.Planning 001 (USE – MITIGATION MONITORING).

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

Sources: Riverside County General Plan Figure OS-8, *Paleontological Sensitivity*, and RCLIS.

Findings of Fact:

- a) According to the RCLIS, the proposed Project site is mapped in the County's General Plan as having a High potential for paleontological resources (fossils). Proposed project site grading/earthmoving activities could potentially impact this resource.

According to Condition of Approval 60.Planning 015, the following shall be completed prior to the issuance of grading permits:

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

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

1. Description of the proposed site and planned grading operations.
2. Description of the level of monitoring required for all earth-moving activities in the project area.
3. Identification and qualifications of the qualified paleontological monitor to be employed for grading operations monitoring.
4. Identification of personnel with authority and responsibility to temporarily halt or divert grading equipment to allow for recovery of large specimens.
5. Direction for any fossil discoveries to be immediately reported to the property owner who in turn will immediately notify the County Geologist of the discovery.
6. Means and methods to be employed by the paleontological monitor to quickly salvage fossils as they are unearthed to avoid construction delays.
7. Sampling of sediments that are likely to contain the remains of small fossil invertebrates and vertebrates.
8. Procedures and protocol for collecting and processing of samples and specimens.
9. Fossil identification and curation procedures to be employed.
10. Identification of the permanent repository to receive any recovered fossil material. *Pursuant the County of Riverside "SABER Policy", paleontological fossils found in the County of Riverside should, by preference, be directed to the Western Science Center in the City of Hemet. A written agreement between the property owner/developer and the repository must be in place prior to site grading.
11. All pertinent exhibits, maps and references.

12. Procedures for reporting of findings.

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

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

According to Condition of Approval 70.Planning 003, the following shall be completed prior to the grading final inspection:

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

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

Mitigation: Condition of Approval 60.Planning 015, and Condition of Approval 70.Planning 003.

Monitoring: Mitigation monitoring shall be provided by the Planning Department for all of the above referenced conditions of approval, and in conformance with Condition of Approval 20.PLANNING 006 (USE - MITIGATION MONITORING), Condition of Approval 60.Planning 008 (USE - MITIGATION MONITORING), Condition of Approval 80.Planning 016 (USE - MITIGATION MONITORING), and Condition of Approval 90.Planning 001 (USE - MITIGATION MONITORING).

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
GEOLOGY AND SOILS Would the project				
11. Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zones	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a. Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Be subject to rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Sources: Riverside County General Plan Figure S-2, *Earthquake Fault Study Zones*, RCLIS, and *Preliminary Geotechnical Interpretive Report, Proposed Blossom Winery*, prepared by Earth-Strata, Inc., dated June 25, 2104 (GER) (Appendix A, *References*).

Findings of Fact:

- a) The Project site is not located within an Alquist-Priolo Earthquake Fault Zone. The proposed Project will not expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death. California Building Code (CBC) requirements pertaining to new development and construction will minimize the potential for structural failure or loss of life during earthquakes by ensuring that structures are constructed pursuant to applicable seismic design criteria for the region. As CBC requirements are applicable to all development; therefore, they are not considered mitigation for CEQA implementation purposes. Therefore, the impact is considered less than significant. No additional mitigation is required.
- b) The Project site is not located within an Alquist-Priolo Earthquake Fault Zone and no known fault lines are present on or adjacent to the Project site. Therefore, there is no potential for rupture of a known fault. No impact will occur. No mitigation is required.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

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

Sources: Riverside County General Plan Figure S-3, *Generalized Liquefaction*, RCLIS, and *Preliminary Geotechnical Interpretive Report, Proposed Blossom Winery*, prepared by Earth-Strata, Inc., dated June 25, 2104 (GER) (Appendix A, *References*).

Findings of Fact:

- a) According to p. 13 of the GER, the proposed structures will be supported by compacted fill and competent bedrock, with a groundwater depth of over 50 feet. As such, the potential for earthquake induce liquefaction and lateral spreading beneath the proposed structure is considered very low to remote due to recommended compacted fill, relatively low groundwater level, and the dense nature of the deeper on-site earth materials.

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

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

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

Sources: Riverside County General Plan Figure S-4, *Earthquake-Induced Slope Instability Map*, and Figures S-13 through S-21 (showing General Ground Shaking Risk), and *Preliminary Geotechnical Interpretive Report, Proposed Blossom Winery*, prepared by Earth-Strata, Inc., dated June 25, 2104 (GER) (Appendix A, *References*).

Findings of Fact:

- a) The Project the site is not located within an Alquist-Priolo Earthquake Fault Zone, and there are not any known faults (active, potentially active, or inactive) onsite (p. 6 of the GER); active faulting/potential shallow ground rupture is considered unlikely (p. 12 of the GER); and the potential for liquefaction to occur beneath the site is considered very low to remote (p. 13 of the GER).

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

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

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

Sources: Onsite Inspection, Riverside County General Plan Figure S-5, *Regions Underlain by Steep Slope*, and *Preliminary Geotechnical Interpretive Report, Proposed Blossom Winery*, prepared by Earth-Strata, Inc., dated June 25, 2104 (GER) (Appendix A, *References*).

Findings of Fact:

a) According to p. 6 (Section 2.3) of the GER, landscape debris was not observed during subsurface exploration and no ancient landslides are known to exist on the Project site. No impacts are anticipated. No mitigation is required.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

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

Sources: Riverside County General Plan Figure S-7, *Documented Subsidence Areas Map*, and *Preliminary Geotechnical Interpretive Report, Proposed Blossom Winery*, prepared by Earth-Strata, Inc., dated June 25, 2104 (GER) (Appendix A, *References*).

Findings of Fact:

a) According to p. 13 of the GER, since no excessive withdrawal of fluids is planned in the vicinity of the proposed Project, the potential for subsidence is considered low to remote.

The Project will be required to comply with the recommendations contained within the GER, as well as the California Building Code (CBC) requirements. CBC requirements are applicable to all development, they are not considered mitigation for CEQA implementation purposes. Compliance with the GER recommendations as well as the CBC will ensure that any the potential impacts

related to seismic-related ground failure, including subsidence, are considered less than significant. No additional mitigation is required.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

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

Sources: Project Application Materials, and RCLIS.

Findings of Fact:

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

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
17. Slopes	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a. Change topography or ground surface relief features?				
b. Create cut or fill slopes greater than 2:1 or higher than 10 feet?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Result in grading that affects or negates subsurface sewage disposal systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Sources: Riverside County 800-Scale Slope Maps, Project Application Materials, and *Preliminary Geotechnical Interpretive Report, Proposed Blossom Winery*, prepared by Earth-Strata, Inc., dated June 25, 2104 (GER) (Appendix A, References).

Findings of Fact:

- a) Implementation of the proposed Project will change the site topography and ground surface relief features. The Project site is primarily flat. Any impacts are considered less than significant. No additional mitigation is required.

- b) Implementation of the proposed Project will not create cut or fill slopes greater than 2:1, or higher than 10 feet. The Project will be required to comply with the recommendations contained within the GER, as well as the California Building Code (CBC) requirements. CBC requirements are applicable to all development, they are not considered mitigation for CEQA implementation purposes. Compliance with the GER recommendations as well as the CBC will ensure that any the potential impacts related to cut and fill slopes, are considered less than significant. No additional mitigation is required.
- c) No portion of the proposed Project will result in grading that affects or negates subsurface sewage disposal systems. No impacts are anticipated. No mitigation is required.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
18. Soils	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a. Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Be located on expansive soil, as defined in Section 1802.3.2 of the California Building Code (2007), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Have soils incapable of adequately supporting use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Sources: Project Application Materials, and *Preliminary Geotechnical Interpretive Report, Proposed Blossom Winery*, prepared by Earth-Strata, Inc., dated June 25, 2104 (GER) (Appendix A, References).

Findings of Fact:

- a) Site grading will create the potential for the proposed Project to result in soil erosion or the loss of topsoil. Conditions of approval 10.BS GRADE 023 (USE - MANUFACTURED SLOPES) states:

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

This is a standard condition for the County of Riverside and is not considered unique mitigation under CEQA. With the inclusion of this standard condition, any impacts from implementation of the proposed Project that could result in substantial soil erosion or the loss of topsoil, are considered less than significant. No additional mitigation is required.

- b) The proposed Project site may be located on expansive soils; however, California Building Code (CBC) requirements pertaining to commercial development will mitigate any potential impacts. This is a standard condition for the County of Riverside and is not considered unique mitigation under CEQA. With the inclusion of this standard condition, any impacts from implementation of the proposed Project as is relates to being located on expansive soil, as defined in Section 1802.3.2 of the California Building Code (2007), creating substantial risks to life or property, are considered less than significant. No additional mitigation is required.
- c) The project will connect to sewer line that is currently being constructed along Rancho California Road by Eastern Municipal Water District.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

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

Sources: Project Application Materials, and *Preliminary Geotechnical Interpretive Report, Proposed Blossom Winery*, prepared by Earth-Strata, Inc., dated June 25, 2104 (GER) (Appendix A, References).

Findings of Fact:

- a) The proposed Project is not located in the vicinity of a river, stream, or lake of a bed. Therefore, implementation of the proposed Project will not result in any deposition, siltation, or erosion that may modify the channel of a river or stream or the bed of a lake. No impacts are anticipated and no mitigation is required.
- b) Any potential impacts from water erosion either on-, or off-site are considered less than significant. Refer to Response 25.a. (Hydrology/Water Quality) for a more detailed explanation.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

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

erosion and blowsand, either on or off site?

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

Findings of Fact:

- a) The proposed Project site is located in an area of "Moderate Wind Eroding" rating. Implementation of the proposed Project may be impacted by or result in an increase in wind erosion and blowsand, either on or off site. Condition of Approval 10.BS GRADE 003 (USE - OBEY ALL GDG REGS) states:

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

This is a standard condition for the County of Riverside and is not considered unique mitigation under CEQA. With the inclusion of this standard condition, any impacts from implementation of the proposed Project related to an increase in wind erosion and blowsand, either on or off site, are considered less than significant. No additional mitigation is required.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
GREENHOUSE GAS EMISSIONS Would the project				
21. Greenhouse Gas Emissions	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Sources: Project Description, *Blossom Winery Greenhouse Gas Analysis*, prepared by Chambers Group, Inc. dated November, 2014 (GHG Analysis) (Appendix A, *References*)

Findings of Fact:

The following is a summary of information contained in Section 1.0 (Introduction), Section 2.0 (Existing Conditions), Section 3.0 (Regulatory Context), and Section 4.0 (Thresholds of Significance) of the GHG Analysis.

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

Short-term installation activity for the Project would primarily consist of construction of a winery tasting room, a winery production area, a restaurant, and a swimming pool with a surrounding pool deck and changing rooms. Long-term operational emissions of GHGs would include direct emissions from vehicular activity of customers and employees; indirect energy usage for cooling, lighting, etc.; energy usage associated with the transport of water.

Estimation of GHG Emissions

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

- Indirect Emissions from Grid-Delivered Electricity Use
- Direct Emissions from Mobile Combustion
- Direct Emissions from Stationary Combustion
- Indirect Emissions from Imported Steam, District Heating or Cooling and Electricity from a Co-Generation Plant
- Direct Emissions from Manufacturing Processes
- Direct Fugitive Emissions

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

Indirect Emissions from Grid-Delivered Electricity Use

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

Power Usage

The Project will use approximately 400 megawatt-hours (MWh) per year (see Appendix A of the GHG Analysis). In lieu of utility-specific factors, the CCAR's General Reporting Protocol suggests using the EPA's Emissions & Generation Resource Integrated Database (eGRID). According to the 9th Edition of eGRID, the emission factors for California in the Western Electricity Coordinating Council are 610.82 lbs of CO₂ per MWh, 0.02849 lbs of CH₄ per MWh, and 0.00603 lbs N₂O per MWh.

Applying the eGRID factors to the estimated 400 MWh per year consumed by the Project would yield 110.8 tonnes of CO₂, 0.0057 tonnes of CH₄ and 0.0011 tonnes of N₂O. Applying the GWPs and summing the totals, the Project would generate 111.27 tonnes per year of CO₂e.

Water Usage

Energy used to transport water was evaluated by the California Energy Commission (CEC) in 2005. The CEC looked at the amount of energy it took to convey the water supply from its source, to treat the water for human consumption, to distribute the water to the end users, and to treat the wastewater. The CEC discovered that the energy associated with water usage in Southern California is over three times higher than for similar water usage in Northern California. The water usage for another winery operated by the same owner which is twice the size is approximately 1,500 gallons per day (gpd), so the Project site, even with the addition of a swimming pool, would conservatively use a maximum of 2,000 gpd. This analysis applied the eGRID factors to the estimated 23 MWh per year of electricity usage indirectly attributable to the Project for the purpose of distribution and transport of water. The resulting calculations estimate 2.58 tonnes per year of CO₂e.

Direct Emissions from Mobile Combustion

Mobile combustion sources are non-stationary emitters of GHGs such as automobiles, motorcycles, trucks, off-road vehicles such as forklifts and construction equipment, boats, and airplanes. On-road mobile sources include vehicles authorized by the California Department of Motor Vehicles to operate on public roads. Non-road mobile sources include, among other things, trains, ocean-going vessels, and commercial airplane. Mobile emissions from the Project can come from the vehicles used during short-term installation activities and from the long-term maintenance activities.

Construction Mobile

Construction activity will be grading, building construction, and asphalt paving. The California Emission Estimator Model (CalEEMod) default construction schedule has the grading taking 2 days, the building construction taking 100 days, and the paving activity taking 5 days to complete. In addition, the swimming pool is estimated to take 35 working days from the first day of excavation. Off-road GHG emissions were estimated using 2014 emission factors presented in the CalEEMod User's Guide and the Carl Moyer Program Guidelines.

On-road construction activity includes both construction workers and vendors. The defaults in CalEEMod for construction workers and vendor trips were used to determine number of trips. The distance for construction personnel is estimated at 10 miles one-way, making it a 20-mile round trip. On-road emissions were estimated using emission factors generated from a CARB's EMFAC2011 Web Based Data Access with emission rate data for the portion of Riverside County in the South Coast Air Basin for the 2014 calendar year.

Since construction emissions estimates are one time in nature, the SCAQMD has adopted a method to annualize the total construction GHG emissions in order to combine with operational emissions for the purpose of comparing to the threshold. SCAQMD has determined the construction emissions should be amortized over 30 years. Adding on- and off-road construction sources and amortizing them over 30 years results in the Project generating 3.87 tonnes per year of CO₂e.

Operational Mobile

The Project will have vehicular activity with the commuting of employees and the visitation of customers to the tasting room and the restaurant. The tasting room and restaurant is planned for 7 days per week operation. The Project expects to employ 35 persons, with 70 percent active on weekends only. Employees will commute 20 miles round trip in a reasonable mix of light-duty autos and trucks.

Customer activity will be 7 days a week for tasting room and the restaurant. It is also assumed that since this Project is a boutique winery and is not considered a unique attractor of customers, customers are expected to come from those already visiting the Temecula Valley Wine Country. Applying emission factors from EMFAC2011, the long-term vehicular activities of the Project would generate 918.37 tonnes per year of CO₂e.

Direct Emissions from Stationary Combustion

Stationary combustion sources are non-mobile sources emitting GHGs from fuel combustion. Typical large stationary sources include power plants, refineries, and manufacturing facilities. Smaller stationary sources include commercial and residential furnaces. The Project does not have any

stationary sources, Indirect Emissions from Imported Steam, District Heating or Cooling, and Electricity from a Co-Generation Plant.

This applies to projects that purchase steam, district heat, cooling or electricity from a co-generation or conventional boiler plant that they do not own or operate. Emissions associated with these sources are considered to be labeled indirect. The Project will not purchase power steam, district heat, cooling or electricity from a co-generation or conventional boiler plant.

Direct Emissions from Manufacturing Processes

This applies to calculating direct emissions from sector-specific processes, such as cement plants, power companies, pulp and paper production, semiconductor manufacturing, ammonia production, etc. The Project does not have any sector-specific processes.

Direct Fugitive Emissions

The majority of fugitive GHG emissions are specific to various industrial sectors or processes; including manufacturing, natural gas transport and distribution, coal mining, waste management, and wastewater treatment. However, this category includes refrigerant leakage from air conditioning and refrigeration equipment. The Project will use two commercial refrigeration units. The IPCC has listed default assumptions in their Good Practice Guidelines. The IPCC default assumptions say that typical charges for residential and commercial air conditioner are 0.5 to 100 kilograms (kg) and that annually it has a 0.50 percent leakage rate. Therefore, the unit would be assumed to leak approximately 0.5 kg of refrigerant. Applying a GWP of 11,700 would yield 6.35 tonnes per year of CO₂e.

Another source of fugitive emissions would take place off-site with solid waste disposal. CalEEMod estimates waste disposal rates by land use. Overall composition of municipal solid waste in California is maintained by the California's Department of Resources Recycling and Recovery (CalRecycle), which default rate for a quality restaurant as being 4,403 pounds of waste disposed per year per employee. CalEEMod estimates the Project would produce 6.24 tons of waste per year and the CO₂ emissions would be 1.27 tonnes and the CH₄ emissions would be 0.0749 tonnes. Applying the GWPs and summing the totals, the solid waste from the Project would generate 2.84 tonnes per year of CO₂e.

Emissions Summary

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

GHG Emissions

Category	Emissions in tonnes per year of CO₂e
Direct - Amortized Construction	3.87
Direct - Motor Vehicle Operational	918.37
Direct - Stationary	0
Indirect - Purchased Electricity (Power)	111.27
Indirect - Purchased Electricity (Water)	2.58
Indirect - Cogeneration	0
Direct - Manufacturing	0
Direct - Fugitive - Solid Waste	2.84

Direct – Fugitive – Refrigerant HVAC	6.35
TOTAL	1,036.1
Source: CGI 2014	

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

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

Appendix B of the GHG Analysis is included to demonstrate this Project's achievement of 163 points; thereby demonstrating that the Project would be considered consistent with the reduction quantities in the County's GHG Plan and would be considered less than significant for GHG emissions.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
HAZARDS AND HAZARDOUS MATERIALS Would the project				
22. Hazards and Hazardous Materials	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?

Sources: Project Application Materials, Google Maps, GEOTRACKER site, and the Department of Toxic Substances Control's Hazardous Waste and Substances Site List (Cortese List), and *Phase I Environmental Site Assessment of a Blossom Property, Parcel Number 942-220-001, Temecula, California 92592*, prepared by Earth-Strata, Inc., dated May 15, 2015 (Phase I ESA) (Appendix A, *References*)

Findings of Fact:

a,b)The proposed Project may create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials; or may create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment. During construction there is a potential for accidental release of petroleum products in sufficient quantity to pose a significant hazard to people and the environment. It is anticipated that the SWPPP prepared for the proposed Project and it can reduce such hazards to a less than significant level. Condition of Approval 60.BS GRADE 001 (USE - NPDES/SWPPP) addresses the SWPPP requirement for the proposed Project, and states:

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

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

This is a standard condition for the County of Riverside and is not considered unique mitigation under CEQA. With the inclusion of this standard condition, any impacts from implementation of the proposed Project related to significant hazards to the public or the environment through the routine transport, use, or disposal of hazardous materials, are considered less than significant. No additional mitigation is required.

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

- c) The Project will be located off of an existing primary access road (Rancho California Road) to the area. Surrounding parcels are developed as vineyards, or wineries. A limited potential to interfere with an emergency response or evacuation plan will occur during construction. Control of access will ensure emergency access to the site and Project area during construction. Following construction, emergency access to the Project site and area will remain as was prior to the proposed Project. Any impacts are considered less than significant and no mitigation is required.
- d) No phases of implementation of the proposed Project will emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school. No existing or proposed schools are located within ¼-mile of the proposed Project site. No impacts are anticipated. No mitigation is required.
- e) The California State Waterboards GEOTRACKER site provides information regarding Leaking Underground Storage Tanks, Other Cleanup Sites, Land Disposal Sites, Military Sites, WDR Sites, Permitted Underground Storage Tank (UST) Facilities, Monitoring Wells., DTSC Cleanup Sites and DTSC Haz Waste Permit Sites.

According to the GEOTRACKER site, there are no Leaking Underground Storage Tanks, Other Cleanup Sites, Land Disposal Sites, Military Sites, WDR Sites, Monitoring Wells., DTSC Cleanup Sites and DTSC Haz Waste Permit Sites on the proposed Project site, or within 1 mile of the proposed Project site. There is one (1) Permitted Underground Storage Tank (UST) Facilities - McMillan Farm Management, 35350 Rancho California Rd Temecula, CA 92591, Permitting Agency: Riverside County, Facility Id: 477 located within ¼ mile of the Project site. There are no violations associated with this UST.

Detailed information can be viewed at the web-link provided below:

<http://geotracker.waterboards.ca.gov/map/?CMD=runreport&myaddress=Ponte+Road#>

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

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

According to the Phase I ESA, based upon the limited site reconnaissance, historical review, regulatory records review, and other information detailed within this report, this Assessment did not identify any evidence of an ASTM Recognized Environmental Conditions (RECs). No other issues in connection with the Project site were recognized. No additional mitigation is required.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

Potentially Significant Impact	Less than Significant with Mitigation	Less Than Significant Impact	No Impact
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	Incorporated			
23. Airports	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a. Result in an inconsistency with an Airport Master Plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Require review by the Airport Land Use Commission?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. For a project within the vicinity of a private airstrip, or heliport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Sources: Riverside County General Plan Figure S-19, *Airport Locations*, RCLIS, and Google Maps

Findings of Fact:

- a) The proposed Project is not located within an Airport Master Plan. The closest general aviation airport to the proposed Project site is the French Valley Airport, which is located approximately 4.5 miles to the north-northwest of the proposed Project site. Based on this distance from the Airport, the proposed Project site is not located within an Airport Influence Area that would subject the proposed Project to the airport compatibility zone criteria. Therefore, implementation of the proposed Project will have no impacts that could result in an inconsistency with an Airport Master Plan. No impacts are anticipated and no mitigation is required.
- b) Implementation of the proposed Project will not require review by the Airport Land Use Commission. Please refer to Response 22.a., above. No impacts are anticipated and no mitigation is required.
- c) The proposed Project site is not located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport. Therefore, implementation of the proposed Project would not result in a safety hazard for people residing or working in the proposed Project area. No impacts are anticipated and no mitigation is required.
- d) Based on a review of an aerial photo of the proposed Project site and its immediate environs, the proposed Project is not located within the vicinity of a private airstrip, or heliport. Therefore, implementation of the proposed Project would not result in a safety hazard for people residing or working in the proposed Project area. No impacts are anticipated and no mitigation is required.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

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

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

Sources: Riverside County General Plan Figure S-11, *Wildlife Susceptibility*, and RCLIS.

Findings of Fact:

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

According to the SWAP: Due to the rural and mountainous nature and some of the flora, such as the oak woodlands and chaparral habitat, much of the Southwest planning area is subject to a high risk of fire hazards. These risks are greatest in rural areas and along urban edges. Methods to address this hazard include techniques such as avoidance of building in high-risk areas, creating setbacks that buffer development from hazard areas, maintaining brush clearance to reduce potential fuel, establishing low fuel landscaping, and applying special building techniques. In still other cases, safety-oriented organizations such as Fire Safe can provide assistance in educating the public and promoting practices that contribute to improved public safety. The following Policy shall apply to the proposed Project:

SWAP 25.1: Protect life and property from wildfire hazards through adherence to the Fire Hazards section of the Safety Element of the General Plan.

The proposed Project has been reviewed and conditions of approval have been placed on the proposed Project to address any potential impacts to Fire Resources, consistent with the Fire Hazards section of the Safety Element of the General Plan. This is further discussed in Section 35 of this Initial Study. Any impacts from the proposed Project that would expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands are considered less than significant and no additional mitigation is required.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
HYDROLOGY AND WATER QUALITY Would the project				
25. Water Quality Impacts				
a. Substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

c. Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. Place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g. Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h. Include new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g. increased vectors and odors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Sources: RCLIS, and *Final Water Quality Management Plan for Tract 31444-1 and Blossom Winery, Rancho California Road and Via Sienna, Phase I, APN 942-210-001, 002 & 003*, prepared by Ventura Engineering, LLC, dated November 11, 2014 (Appendix A, *References*).

Findings of Fact:

a,b,d,g,h) Implementation of the proposed Project will not substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site; violate any water quality standards or waste discharge requirements; create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; otherwise substantially degrade water quality; or, include new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g. increased vectors and odors).

The proposed Project has been reviewed and conditioned by the Riverside County Flood Control and Water Conservation District (RCFC&WCD), County Building Department, and County Transportation Department, to mitigate any potential impacts as listed above through site design and the preparation of a Water Quality Management Plan (WQMP) and adherence to the requirements of the National Pollutant Discharge Elimination System (NPDES).

These are standards condition for the County of Riverside and are not considered unique mitigation under CEQA. With the inclusion of these standard conditions, any impacts from

implementation of the proposed Project related to substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site; violate any water quality standards or waste discharge requirements; create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; otherwise substantially degrade water quality; or, include new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g. increased vectors and odors), are considered less than significant. No additional mitigation is required.

c) Implementation of the proposed Project will not substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted). No component of the proposed Project will deplete groundwater supplies. Approximately 75% of the site will be planted in vineyard. This Project design component will allow for water to percolate back into the ground and allow for groundwater discharge. This will off-set any impacts from the other non-pervious elements contained in the proposed Project. Any impacts are considered less than significant. No additional mitigation is required.

e,f) According to the RCLIS, the proposed Project site is not located within a 100-year flood hazard area. Therefore, implementation of the proposed Project will not place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map; or, place within a 100-year flood hazard area structures which would impede or redirect flood flows. No impacts are anticipated. No mitigation is required.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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26. Floodplains

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

NA - Not Applicable U - Generally Unsuitable R - Restricted

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

d. Changes in the amount of surface water in any water body?

Sources: Riverside County General Plan Figure S-9, 100- and 500-Year Flood Hazard Zones, Figure S-10, Dam Failure Inundation Zone, Riverside County Flood Control District Flood Hazard Report/Condition, and RCLIS.

Findings of Fact:

- a,b) Implementation of the proposed Project Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site; or, Changes in absorption rates or the rate and amount of surface runoff. Please reference Responses in Section 25 (Water Quality Impacts), above. Any impacts are considered less than significant. No additional mitigation is required.
- c) According to the RCLIS, the proposed Project site is not located in a dam inundation area. Therefore, implementation of the proposed Project will not expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam (Dam Inundation Area). No impacts are anticipated. No mitigation is required.
- d) Implementation of the proposed Project will result in a less than significant impact that would change the amount of surface water in any water body. Please reference the discussion in Section 19 (Erosion) and Section 25 (Water Quality Impacts), above. No additional mitigation is required.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

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

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

Findings of Fact:

- a) The proposed Project is a vineyard and a winery. Implementation of the proposed Project will be consistent with the present and planned uses in the immediate area and within the greater Wine Country area. Therefore, the proposed Project will not result in a substantial alteration of the present or planned land use of an area. No impacts are anticipated. No mitigation is required.

- b) According to the RCLIS, the proposed Project site is not located in an area that would affect land use within a city sphere of influence and/or within adjacent city or county boundaries. No impacts are anticipated. No mitigation is required.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
28. Planning	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a. Be consistent with the site's existing or proposed zoning?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Be compatible with existing surrounding zoning?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Be compatible with existing and planned surrounding land uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Be consistent with the land use designations and policies of the Comprehensive General Plan (including those of any applicable Specific Plan)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Sources: Riverside County General Plan Land Use Element, Staff review, RCLIS, and Ordinance No. 348.

Findings of Fact:

- a) Change of Zone No. 7827 was approved by the Board of Supervisors on July 17, 2014. This action changed the existing site zoning from Citrus Vineyard – 10 Acre minimum (C/V-10) Zone to Wine Country-Winery (WC-W) for consistency with Figure 4B, Temecula Valley Wine Country Policy Area with Districts, of the WCCP. With the approval of CZ 7827, the Project became consistent with Ordinance No. 348.4729 (An Ordinance of the County of Riverside Amending Ordinance No. 348 Related to Zoning). CUP 3706 has been filed for the proposed uses on site, consistent with Ordinance No. 348. Based on this information, as reviewed, conditioned and approved by the County the proposed Project will be consistent with the site's existing or proposed zoning. No impacts are anticipated. No mitigation is required.
- a) The proposed Project, as designed and with the proposed conditions of approval will be compatible with existing surrounding zoning. No impacts are anticipated and no mitigation is required.
- b) The proposed Project, as designed and with the proposed conditions of approval will compatible with existing and planned surrounding land uses. Please refer to the discussion in Response 27.b., above. No impacts are anticipated and no mitigation is required.
- c) The proposed Project will be consistent with the land use designations and policies of the Comprehensive General Plan. Please refer to the discussion in Section II.A.1 (Applicable General Plan and Zoning Regulations, Land Use) of this Environmental Assessment. The proposed

Project is not located within any applicable Specific Plan. No impacts are anticipated and no mitigation is required.

- e) Implementation of the proposed Project will not disrupt or divide the physical arrangement of an established community (including a low-income or minority community). No low-income or minority community exists in proximity to the proposed Project site. In addition, the proposed Project (winery and vineyard) is consistent with the existing and proposed physical arrangement of the established community. No impacts are anticipated. No mitigation is required.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
MINERAL RESOURCES Would the project				
29. Mineral Resources	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a. Result in the loss of availability of a known mineral resource in an area classified or designated by the State that would be of value to the region or the residents of the State?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Be an incompatible land use located adjacent to a State classified or designated area or existing surface mine?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Expose people or property to hazards from proposed, existing or abandoned quarries or mines?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Figure OS-5, *Mineral Resources Area*.

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

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

The Project site is designated MRZ-3a (areas where the available geologic information indicates that mineral deposits are likely to exist, however, the significance of the deposits is undetermined). Since the roadway has not been used for mining, the Project is not expected to result in the loss of availability of a known mineral resource in an area classified or designated by the State that would

be of value to the region or the residents of the State. No impacts are expected from the Project and no mitigation is required.

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

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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NOISE Would the project result in

Definitions for Noise Acceptability Ratings

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

NA - Not Applicable

A - Generally Acceptable

B - Conditionally Acceptable

C - Generally Unacceptable

D - Land Use Discouraged

30. Airport Noise

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

NA A B C D

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

NA A B C D

Sources: Riverside County General Plan Figure S-19, *Airport Locations*, County of Riverside Airport Facilities Map, and Aerial Photo (Google Maps).

Findings of Fact:

- b) The proposed Project site is not located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport. Therefore, implementation of the proposed Project would not result in a safety hazard for people residing or working in the proposed Project area. No impacts are anticipated and no mitigation is required.

c) Based on a review of an aerial photo of the proposed Project site and its immediate environs, the proposed Project is not located within the vicinity of a private airstrip, or heliport. Therefore, implementation of the proposed Project would not result in a safety hazard for people residing or working in the proposed Project area. No impacts are anticipated and no mitigation is required.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
31. Railroad Noise	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
NA <input checked="" type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/>				

Sources: Riverside County General Plan Figure C-1, *Circulation Plan*, RCLIS, Onsite Inspection, and Google Maps.

Findings of Fact:

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

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
32. Highway Noise	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
NA <input checked="" type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/>				

Sources: Onsite Inspection, Project Application Materials, and General Plan EIR No. 441.

Findings of Fact:

The proposed Project site is located adjacent to Rancho California Road, which is classified as a Mountain Arterial (110' ROW). According to Figure 4.13.3 (Projected Noise Contours along Freeways and Major Highways – Mountain Arterial) of the General Plan EIR, 70 dBA is anticipated at a distance of 69' from the centerline of the roadway, 65 dBA is anticipated at a distance of 144' from the centerline of the roadway, and 60dBA is anticipated at a distance of 309' from the centerline of the roadway. According to Figure 4.13.39 (Land Use Compatibility for Community Noise Exposure), commercial uses are normally acceptable up to 67.5 dBA. The proposed structures is located approximately 566' from the centerline of Rancho California Road. Based on this information, highway noise impacts to the proposed Project would be less than 60dBA. No impacts are anticipated. No mitigation is required.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
33. Other Noise	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
NA <input checked="" type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/>				

Sources: Project Application Materials, and RCLIS.

Findings of Fact:

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

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
34. Noise Effects on or by the Project	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Sources: Project Application Materials, and, *Noise Impact Analysis, Blossom Winery, County of Riverside, California*, prepared by Giroux & Associates, February 23, 2015 (NIA), (Appendix A, References).

Findings of Fact:

a) The following has been excerpted from the NIA:

Noise Setting

Sound is mechanical energy transmitted by pressure waves in a compressible medium such as air. Noise is generally defined as unwanted sound. Sound is characterized by various parameters which describe the rate of oscillation of sound waves, the distance between successive troughs or crests, the speed of propagation, and the pressure level or energy content of a given sound wave. In particular, the sound pressure level has become the most common descriptor used to characterize the loudness of an ambient sound level. The unit of sound pressure ratioed to the faintest sound detectable by a keen human ear is called a decibel (dB).

Because sound or noise can vary in intensity by over one million times within the range of human hearing, decibels are on a logarithmic loudness scale similar to the Richter Scale used for earthquake magnitude. Since the human ear is not as equally sensitive to all sound frequencies within the entire spectrum, noise levels at maximum human sensitivity are factored more heavily into sound descriptions in a process called "A-weighting" written as "dBA." Any further reference to decibels written as "dB" should be understood to be A-weighted values.

Time variations in noise exposure are typically expressed in terms of a steady-state energy level equal to the energy content of the time varying period (called Leq), or, alternately, as a statistical description of the sound pressure level that is exceeded over some fraction of a given observation period. Finally, because community receptors are more sensitive to unwanted noise intrusion during the evening and at night, State law requires that, for planning purposes, an artificial dB increment be added to quiet time noise levels in a 24-hour noise descriptor called the Community Noise Equivalent Level (CNEL). In some jurisdictions, the day-night level (called "Ldn") is used for noise exposure planning. Ldn is almost equivalent to CNEL.

CNEL or Ldn-based standards apply to noise sources whose noise generation is preempted from local control (such as from on-road vehicles, trains, airplanes, etc.). Since local jurisdictions cannot regulate the noise generator, they exercise land use planning authority on the receiving property. Uses that are amenable to local control are generally considered "stationary sources." Local jurisdictions generally regulate the level of noise that one use may impose upon another.

One noise source associated with land use intensification governed by local regulation is noise from construction activities. Construction noise is exempted from requirements during the hours from 7:00 a.m. to 6:00 p.m. on weekdays (6:00 a.m. start time in summer). Construction noise impacts are only considered to be significant if they occur outside these allowed hours on weekdays or at anytime on Sundays and holidays.

Wine Country Community Plan /Riverside County Noise Standards

The noise standards set forth in the Riverside County Wine Country Community Plan Program EIR have been adopted for use for the Project. The Wine Country noise policy is to insure the compatibility of a proposed land use with the ambient acoustic environment and to similarly minimize excessive noise transmission from one land use to another. This policy is particularly strongly enforced when dealing with noise-sensitive uses such as residences, schools, medical facilities, libraries or places of worship. The proposed project is classified as a commercial facility.

As seen in Table 1 of the NIA, the siting standard for noise/land use compatibility shows that noise environments of less than 70 dB CNEL are considered acceptable for commercial uses. The Noise Element of the Riverside County Wine Country Community Plan EIR identifies Project traffic noise impacts at future build-out as being less than 64 dB CNEL at 100 feet from the Rancho California centerline in the Project vicinity. Traffic noise is not considered a significant impediment to the proposed Project.

Although not immediately adjacent to the Project site, there exist noise sensitive uses such that creation of an interface between proposed commercial and residential uses merits an acoustic impact analysis.

While the Wine Country EIR land use compatibility guidelines apply to on-road transportation noise sources, noise generated on private property crossing the boundary of adjoining use is regulated by noise standards. For noise sources generated on private property (such as the proposed winery) located proximate to residential uses, the appropriate noise standards, as contained in the Riverside Wine Country EIR, are as follows:

- Rural Community (Estate Density, Very Low Density and Low Density Residential): 55 dB Lmax from 7:00 a.m. to 10:00 pm, and to 45 dB Lmax from 10:00 p.m. to 7 a.m.
- Rural (Rural Residential, Rural Mountainous and Rural Desert Residential): 65 dB Lmax from 7:00 a.m. to 10:00 pm, and to 45 dB Lmax from 10:00 p.m. to 7 a.m.
- Agricultural: 45 dB Lmax from 7:00 a.m. to 10:00 pm, and to 45 dB Lmax from 10:00 p.m. to 7 a.m.
- Community Development (Commercial Tourist, Retail Commercial): 65 dB Lmax from 7:00 a.m. to 10:00 pm, and to 55 dB Lmax from 10:00 p.m. to 7 a.m.

The EIR also provides the following Special Sound Source Standards:

- Audio Equipment: No person shall operate any audio equipment, whether portable or not between the hours of 10:00 p.m. and 9:00 a.m. such that the equipment is audible to the human ear inside an inhabited dwelling other than a dwelling in which the equipment may be located. No person shall operate any audio equipment, whether portable or not, at any other time such that the equipment is audible to the human ear at a distance greater than 100 feet from the equipment.
- Sound Amplifying Equipment and Live Music: No person shall install, use or operate sound amplifying equipment, or perform, or allow to be performed, live music unless such activities comply with the following requirements. To the extent that these requirements conflict with any conditions of approval to an underlying land use permit, these requirements shall control:
 1. Sound amplifying equipment or live music is prohibited between the hours of 10:00 p.m. and 8:00 a.m.
 2. Sound emanating from sound amplifying equipment or live music at any other time shall not be audible to the human ear at a distance greater than two hundred (200) feet from the equipment or music.

Exceptions: Exceptions may be requested from the standards for single event exceptions and continuous events with application for use permits.

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

- Construction does not occur between the hours of 6:00 p.m. and 6:00 a.m. during the months of June through September, and
- Construction does not occur between the hours of 6:00 p.m. and 7:00 a.m. during the months of October through May.

The project does not include an indoor or outdoor special occasion facility. No amplified sounds will be used with this project.

Construction Noise Impacts

Temporary construction noise impacts vary markedly because the noise strength of construction equipment ranges widely as a function of the equipment used and its activity level. Short-term construction noise impacts tend to occur in discrete phases dominated initially by earth-moving sources, then by foundation and roadway paving, and finally for finish construction.

Figure 1 of the NIA shows the typical range of construction activity noise generation as a function of equipment used in various building phases. The earth-moving sources are seen to be the noisiest with equipment noise ranging up to about 90 dB (A) at 50 feet from the source. Spherically radiating point sources of noise emissions are atmospherically attenuated by a factor of 6 dB per doubling of distance, or about 20 dB in 500 feet of propagation. The loudest earth-moving noise sources will therefore sometimes be detectable above the local background beyond 1,000 feet from the construction area. An impact radius of 1,000 feet or more pre-supposes a clear line-of-sight and no other machinery or equipment noise that would mask project construction noise. With buildings and other topographical barriers to interrupt line-of-sight conditions, the potential "noise envelope" around individual construction sites is reduced. Construction noise impacts are, therefore, somewhat less than that predicted under idealized input conditions.

Noise impacts would be significant if they caused a violation of any adopted standards. There are no specific performance standards that apply to construction. Construction noise impacts are minimized by time restrictions placed on grading permits. Per the Riverside Wine Country EIR, these restrictions are as follows:

Whenever a construction site is within one-quarter (1/4) mile of an occupied residence(s), no construction activities shall be undertaken between the hours of 6:00 p.m. and 6:00 a.m. during the months of June through September and between the hours of 6:00 p.m. and 7:00 a.m. during the months of October through May.

Adherence to this schedule reduces impacts to less-than-significant. Additionally, because the closest sensitive use is almost 1,800 feet from any planned construction activities construction impacts are not expected to be perceptible.

Operation Noise Impacts

Traffic Noise

The Riverside Wine Country Community Plan Program EIR, Traffic and Circulation section, contains existing and future traffic volume information for Rancho California Road in the Project area. The proposed Project is forecast to generate 556 daily vehicle trips during weekdays and 1,030 trips on weekends. These Project trips were added to the baseline condition traffic volumes and build-out traffic volumes to calculate noise impacts. The numbers shown in the table below are peak weekend volumes (as opposed to lower weekday volumes) to represent a worst case condition. It was assumed that the Project trips will be distributed such that 60% of trips travel to Temecula and 40% to other destinations.

**Weekend Traffic Noise Levels
(dB at 50 feet from roadway centerline)**

Roadway	Existing No Project	Existing +Project	General Plan No Project	General Plan + Project
Rancho California Road West of Anza	69.2	69.2	71.2	71.3
Rancho California Road East of Anza	69.3	69.3	70.7	70.8

As seen, traffic from the proposed Project has a maximum noise impact of +0.1 dB CNEL. This noise increases will be imperceptible and are below the +5 dB CNEL significance threshold.

Impacts at Closest Residences

The Project is forecast to generate 556 daily vehicle trips during weekdays and 1,030 trips on weekends. Parking will be provided in the front parking lot. With the nearest sensitive use more than 1,800 feet from the parking area, noise from vehicles entering or leaving the site, or parking lot activity noise will not be perceptible.

Similarly, because of the large separation distance to the nearest residential use, and the existence of several commercial area winery's in proximity to this home, it is not anticipated that normal winery operational use will contribute any noticeable noise impact.

However, the restaurant has an outdoor serving area with swimming pool. Noise sources associated with social gatherings of substantial numbers of persons primarily derive from amplified voice or music. Even if the decibel levels are not extremely high, public address and/or music sounds can be psychologically very annoying.

The following noise standard applies to all sizes of events to be met at the closet residential use:

55 dB Lmax from 7:00 a.m. to 10:00 pm,
45 dB Lmax from 10:00 p.m. to 7 a.m.

There are no handbooks that provide a reference noise level that can be applied to social gatherings and tested against the adopted noise standards for this project. However, a wedding party noise test was conducted at the Coto de Caza Golf Club that provides an example of what would be expected. The Coto de Caza test was conducted at a residence patio at 210 feet from the open door/open window dance pavilion with a clear line of sight of the 100 or so guests dancing to live music. The measured noise levels over a 4-hour period were as follows (dBA):

Time	Hourly Avg.	Exceeded		
		5 min/hour	15 min/hour	30 min/hour
6-7 p.m.	62	66	63	61
7-8 p.m.	62	68	64	58
8-9 p.m.	64	68	66	61
9-10 p.m.	63	68	64	60

With greater set-back to the closest existing home for the proposed Project, these levels would be almost 20 dB lower and could meet even the adopted nocturnal noise standard. However, with the use of amplified music in an outside venue, or indoors with doors and windows open, the 45 dBA noise standard would just be met and could create a noise nuisance during quieter night time hours. Therefore, the typical conditions regarding special events as specified in the Wine County EIR are recommended as follows:

1. Sound amplifying equipment or live music is prohibited between the hours of 10:00 p.m. and 8:00 a.m.
2. Sound emanating from sound amplifying equipment or live music at any other time shall not be audible to the human ear at a distance greater than two hundred (200) feet from the equipment or music.

Exceptions

- *Single Event Exceptions* may be requested from the standards with an application made to the Planning Director on forms provided by the Planning Department. No public hearing is required.
- *Continuous Event Exceptions* may be requested with an application made to the Planning Director on forms provided by the Planning Department. Upon receipt of an application for continuous events exceptions, the Planning Director shall set the matter for public hearing before the Planning Commission, notice of which shall be given as provided in Section 18.26.c. of Riverside County Ordinance Number 348.

No exceptions are granted with CUP03706.

Implementation of these mitigation measures would reduce potential impacts to a level that is less than significant.

As stated in the Project Description, normal business function associated with the winery includes wine tasting, wine tours, wine club activities, and winegrowers trade association events. An occasional party and corporate events may be held at the restaurant (similar to any other restaurants). An outdoor special occasion facility is not proposed with Project proposed or approved with the CUP. Outdoor weddings and concerts are not permitted with this CUP. The following conditions of approval have been added to the Project to ensure that any operational noise impacts are reduced to a less than significant level: 10.PLANNING 020 (USE – EXTERIOR NOISE LEVELS) and 10.PLANNING 021 (USE – NOISE MONITORING REPORTS). These are standard conditions and not considered unique mitigation under CEQA. In addition, the closest sensitive receptor is approximately 1,800 feet away. Normal project operations are not anticipated to be noticeable at the closest sensitive use. No additional mitigation is required.

- b) Implementation of the proposed Project will result in a temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project. These impacts will occur during the grading phase of the proposed Project. Since the construction impacts are short-term, they are considered less than significant with standard conditions, and will not lead to a "permanent" increase in ambient noise. No additional mitigation is required.
- c) The proposed Project will not expose persons to or generation of noise levels in excess of standards established in the General Plan or noise ordinance, or applicable standards of other agencies. Please reference Response 34.a. and 34.b. above. Any impacts are considered less than significant and no mitigation is required.
- d) Construction activities generate ground-borne vibration when heavy equipment travels over unpaved surfaces or when it is engaged in soil movement. The effects of ground-borne vibration include discernable movement of building floors, rattling of windows, shaking of items on shelves or hanging on walls, and rumbling sounds. Within the "soft" sedimentary surfaces of much of Southern California, ground vibration is quickly damped out. Because vibration is typically not an issue, very few jurisdictions have adopted vibration significance thresholds. Vibration thresholds have been adopted for major public works construction projects, but these relate mostly to structural protection (cracking foundations or stucco) rather than to human annoyance.

Vibration is most commonly expressed in terms of the root mean square (RMS) velocity of a vibrating object. RMS velocities are expressed in units of vibration decibels. The range of vibration decibels (VdB) is as follows:

- 65 VdB - threshold of human perception
- 72 VdB - annoyance due to frequent events
- 80 VdB - annoyance due to infrequent events
- 100 VdB - minor cosmetic damage

To determine potential impacts of the Project's construction activities, estimates of vibration levels induced by the construction equipment at various distances are presented below:

Equipment	Approximate Vibration Levels (VdB)*			
	25 feet	50 feet	100 feet	1800 feet
Large Bulldozer	87	81	75	50
Loaded Truck	86	80	74	49
Jackhammer	79	73	67	42
Small Bulldozer	58	52	46	21

* (FTA Transit Noise & Vibration Assessment, Chapter 12, Construction, 1995)

The on-site construction equipment that will create the maximum potential vibration is a large bulldozer. The stated vibration source level in the FTA Handbook for such equipment is 87 VdB at 25 feet from the source. By 1,800 feet the vibration level dissipates to 50 VdB which is below the human threshold of perception. Construction activity vibration impacts are judged as less than significant. No mitigation is required.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
POPULATION AND HOUSING Would the project				
35. Housing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Affect a County Redevelopment Project Area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Cumulatively exceed official regional or local population projections?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

- a) The proposed Project site is currently has an existing one-family dwelling unit and a second dwelling unit located onsite. These residential units are not a part of this CUP and will remain onsite, not affected by the project. Therefore, implementation of the proposed Project will not displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere. No impacts are anticipated. No mitigation is required.
- b) Implementation of the proposed Project will not create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income. The proposed Project is a vineyard and winery and will not generate any impacts to require additional housing. No mitigation is required.
- c) Implementation of the proposed Project will not displace substantial numbers of people, necessitating the construction of replacement housing elsewhere. Please reference Response No. 34.a., above. No impacts are anticipated. No mitigation is required.
- d) There a no longer any County Redevelopment Project Areas. Therefore, implementation of the proposed Project cannot create any impacts. No mitigation is required.
- e) The proposed Project will not result in an increase in population in the area. Therefore, implementation of the proposed Project will not cumulatively exceed official regional or local population projections. No impacts are anticipated. No mitigation is required.
- f) Due to the nature and scale of the proposed Project, it will not induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure. No impacts are anticipated. No mitigation is required.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
PUBLIC SERVICES Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
36. Fire Services	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Sources: Riverside County General Plan Safety Element, and Ordinance No. 659 (As Amended through 659.12, an Ordinance of the County Of Riverside Amending Ordinance No. 659 Establishing a Development Impact Fee Program).

Findings of Fact:

As part of these approvals, standard conditions were assessed on the proposed Project to reduce impacts from the proposed Project to fire services. In addition, prior to the issuance of a certificate of occupancy, the Project applicant shall comply with the provisions of Ordinance No. 659, which requires payment of the appropriate fees set forth on the Ordinance. Ordinance No. 659 sets forth policies, regulations, and fees related to the funding and construction of facilities necessary to address direct and cumulative environmental effects generated by new development.

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

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

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

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

Sources: Riverside County General Plan Safety Element, and Ordinance No. 659 (As Amended through 659.12, an Ordinance of the County Of Riverside Amending Ordinance No. 659 Establishing a Development Impact Fee Program).

Implementation of the proposed Project will result in an incremental impact on the demand for sheriff services. Prior to the issuance of a certificate of occupancy, the project applicant shall comply with the provisions of Ordinance No. 659 (As Amended through 659.12, an Ordinance of the County Of Riverside Amending Ordinance No. 659 Establishing a Development Impact Fee Program), which requires payment of the appropriate fees set forth on the Ordinance. Ordinance No. 659 sets forth policies, regulations, and fees related to the funding and construction of facilities necessary to address direct and cumulative environmental effects generated by new development.

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

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

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

Sources: Temecula Valley Unified School District website: <http://www.tvusd.k12.ca.us>, and RCLIS.

Findings of Fact:

The proposed Project is located with the Temecula Valley Unified School District (TVUSD). Impacts to TVUSD facilities will be offset through the payment of mitigation fees to the TVUSD, prior to the issuance of a building permit. This is a standard condition and not considered unique mitigation under CEQA. After payment of the mitigation fee, any impacts will be considered less than significant. No additional mitigation is required.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

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

Source: Riverside County General Plan.

Findings of Fact:

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

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

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

Source: Riverside County General Plan.

Findings of Fact:

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

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
RECREATION				
41. Parks and Recreation				
a. Would the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Would the project include the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Is the project located within a C.S.A. or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Sources: RCLIS, Ordinance No. 460, Section 10.35 (Regulating the Division of Land – Park and Recreation Fees and Dedications), Ordinance No. 659 (Establishing Development Impact Fees), and Parks and Open Space Department Review.

Findings of Fact:

- a) The proposed Project does not include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment. Due to the nature of the proposed Project (vineyard and winery), no impacts are expected from the proposed Project. No mitigation will be required.
- b) The proposed Project does not include the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated. Due to the nature of the proposed Project (vineyard and winery), no impacts are expected from the proposed Project. No mitigation will be required.
- c) Due to the nature of the Project, no impacts to a C.S.A. or recreation and park district with a Community Parks and Recreation Plan (Quimby fees) are expected from the Project. No mitigation will be required.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

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

Source: Wine Country Community Plan and Temecula Valley Wine Country Design Guidelines.

Findings of Fact:

The approved Temecula Valley Wine Country Design Guidelines identifies a Regional Trail along the front of north side of project area along Rancho California Road. The project has been conditioned to provide a trail marking (crossing) along Rancho California Road in front of Via Siena.

- 70.PARKS 003 (USE – TRAIL CROSSING MARKINGS);

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

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
TRANSPORTATION/TRAFFIC Would the project				
43. Circulation	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a. Conflict with an applicable plan, ordinance or policy establishing a measure of effectiveness for the performance of the circulation system, taking into account all modes of transportation, including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Result in a change in air traffic patterns, including either an increase in traffic levels or a change in	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>