

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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by 3 dBA. A 3 dBA change in sound is the beginning at which humans generally notice a barely perceptible change in sound and a 5 dBA change is generally readily perceptible.

Noise consists of pitch, loudness, and duration; therefore, a variety of methods for measuring noise have been developed. According to the California General Plan Guidelines for Noise Elements, the following are common metrics for measuring noise:

LEq (Equivalent Energy Noise Level): The sound level corresponding to a steady-state sound level containing the same total energy as a time-varying signal over given sample periods. LEQ is typically computed over 1-, 8-, and 24-hour sample periods.

CNEL (Community Noise Equivalent Level): The average equivalent A-weighted sound level during a 24-hour day, obtained after addition of five decibels to sound levels in the evening from 7:00pm to 10:00pm and after addition of ten decibels to sound levels in the night from 10:00pm to 7:00am.

LDN (Day-Night Average Level): The average equivalent A-weighted sound level during a 24-hour day, obtained after the addition of ten decibels to sound levels in the night after 10:00pm and before 7:00am.

CNEL and LDN are utilized for describing ambient noise levels because they account for all noise sources over an extended period of time and account for the heightened sensitivity of people to noise during the night. LEQ is better utilized for describing specific and consistent sources because of the shorter reference period.

- a) Permanent ambient noise impacts of the project would include typical sources of noise associated with residential land uses, but primarily would be a result in an increase in traffic on the project site and surrounding areas. Non-traffic related residential use noise would generally be compatible and would not be anticipated to substantially increase ambient noise levels on its own. Therefore, this impact is considered less than significant.
- b) The project will result in temporary construction-related noise increases to on-site ground disturbing and construction activities. Construction noise levels vary, depending on the type and intensity of construction activity, equipment type and duration of use, and the distance between the noise sources and the receiver. Riverside County Ordinance 847 prohibits the creation of any sound, on any property that causes the exterior sound level property designated as "Residential" in the general plan to exceed 55 dBA Lmax between the hours of 7:00 AM and 10:00 PM or 45 dBA Lmax between the hours of 10:00 PM and 7:00 AM. However, construction is exempt from Ordinance 847 as long as it is limited to the hours of 6:00 AM to 6:00 PM during the months of June through September and between the hours of 7:00 AM and 6:00 PM during the months of October through May (Sec 2.i.1,2). Project construction will comply with Ordinance 847. Noise levels associated with the various construction phases could reach 95 dBA to 50 feet. Temporary construction-related noise impacts will be less than significant with the implementation of existing regulations.
- c) The proposed project is for a residential development which is not anticipated to result in substantial sources of noise. The proposed project is not anticipated to expose people to or generate noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies. Therefore, the impact is considered less than significant.

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d) The proposed project is for a residential development and is not considered a land use that creates excessive ground-borne vibration or noise. Therefore, the proposed project will not expose people to or generate excessive ground-borne vibration or ground-borne noise levels. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

POPULATION AND HOUSING Would the project

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36. 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>

Source: GIS database, Riverside County General Plan Housing Element

Findings of Fact:

- a) The project site currently contains two (2) existing dwellings which shall be removed. The project proposes the creation of 65 single family units as a part of a condominium plan. Therefore, the project shall not displace substantial numbers of existing housing necessitating the construction of replacement housing elsewhere. Therefore, there is no impact.
- b) The proposed project proposed the creation of 65 single family units as a part of a condominium plan, and therefore is providing housing. The proposed project is not displacing affordable housing and is not anticipated to create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income. Therefore, this impact is considered less than significant.
- c) The project site currently contains two (2) existing dwellings which shall be removed. Therefore, the proposed project will not displace substantial numbers of people, necessitating the construction of replacement housing elsewhere. Therefore, there is no impact.
- d) The proposed project site is not within a County Redevelopment Project Area; therefore, there is no impact.

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- e) The proposed project will create proposed dwellings for approximately 130 persons. The project proposes a general plan amendment to change the existing Land Use Designation from CR (Commercial Retail – 0.20-0.35 FAR) to VHDR (Very High Density Residential, 14-20 DU/AC). This will allow for a greater density than originally approved by the General Plan. The projected population of the Rural Community Foundation component within the Temescal Canyon Area Plan, as depicted in Table 2 “Statistical Summary”, is 4,819 persons. Overall, the estimated population at build out of the General Plan is 58,164. These statistics reflect the midpoint for the theoretical range of build-out projections. Therefore, the proposed project’s increase in density and proposed dwellings is not anticipated to substantially cumulatively exceed official regional or local population projections. Therefore, this impact is considered less than significant.
- f) The implementation of the proposed project would not induce substantial population growth in the area, either directly or indirectly, beyond the growth anticipated by the County General Plan. The project site is currently served by electrical and telephone services, and water is available to the property by Home Gardens County Water District. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

37. Fire Services

Source: Riverside County General Plan Safety Element

Findings of Fact: The project area is serviced by the Riverside County Fire Department. Any potential significant effects will be mitigated by the payment of standard fees to the County of Riverside. The project will not directly physically alter existing facilities or result in the construction of new facilities. The project shall comply with County Ordinance No. 659 to mitigate the potential effects to fire services. This is a standard condition of approval and is not considered unique mitigation pursuant to CEQA. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

38. Sheriff Services

Source: Riverside County General Plan

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Findings of Fact: The proposed area is serviced by the Riverside County Sheriff's Department. The proposed project would not have an incremental effect on the level of sheriff services provided in the vicinity of the project area. However, the project will not directly physically alter existing facilities or result in the construction of new facilities. The project shall comply with County Ordinance No. 659 to lessen the potential effects to sheriff services. This is a standard condition of approval and is not considered unique mitigation pursuant to CEQA. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

39. Schools	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Corona/Norco Unified School District correspondence, GIS database

Findings of Fact: The project will not physically alter existing facilities or result in the construction of new or physically altered facilities. The proposed project is located within the Corona-Norco Unified School District. This project will be conditioned to comply with School Mitigation Impact fees in order to lessen the potential effects to school services. This is a standard condition of approval and pursuant to CEQA is not considered mitigation. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

Findings of Fact: The proposed project will not create a significant incremental demand for library services. The project will not require the provision of new or altered government facilities at this time. The project will not physically alter existing facilities or result in the construction of new or physically altered facilities. This project shall comply with County Ordinance No. 659 to lessen the potential effects to library services. This is a standard condition of approval and is not considered unique mitigation pursuant to CEQA. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

41. Health Services	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Riverside County General Plan

Findings of Fact: The proposed project is not anticipated to result in a significant impact on health services. The site is located within the service parameters of County health centers. The project will not physically alter existing facilities or result in the construction of new or physically altered facilities. The

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project shall comply with County Ordinance No. 659 to lessen the potential effects to health services. This is a standard condition of approval and is not considered unique mitigation pursuant to CEQA. Therefore, the impact is less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

RECREATION

42. 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>
c) Is the project located within a Community Service Area (CSA) or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: GIS database, Ord. No. 460, Section 10.35 (Regulating the Division of Land – Park and Recreation Fees and Dedications), Ord. No. 659 (Establishing Development Impact Fees), Parks & Open Space Department Review

Findings of Fact:

- a) The proposed project will include recreation facilities. The project incorporates a 7,521 SF lot for recreational facility and a 1,296 SF tot lot. Therefore, the impact is considered less than significant.
- b) The proposed project may include the use of existing neighborhood or regional parks or other recreational facilities, however the physical deterioration of the facilities which may occur is not anticipated to be substantial or greatly accelerated. The payment of Quimby fees reduces the impact by providing for funds for additional recreational facilities and maintenance. The payment of fees is not considered unique mitigation pursuant to CEQA. Therefore, the impact is considered less than significant.
- c) The proposed project site is not located within a Riverside County Parks and Recreation District. The proposed project has been conditioned prior to map recordation to submit to the County Planning Department a duly and completely executed agreement with the Riverside County Economic Development Agency or other entity acceptable to the Planning Director, which demonstrates to the satisfaction of the County that the land divider has provided for the payment of parks and recreation fees and/or dedication of land. The proposed project has been conditioned prior to building final inspection to present certification to the Riverside County Planning Department that the payment of parks and recreation fees and/or dedication of land for park use in accordance with Section 10.35 of Ordinance No. 460 has taken place. These are standard conditions of approval, and therefore not considered mitigation pursuant to CEQA. Therefore, this impact is considered less than significant.

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Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

43. Recreational Trails

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Riv. Co. 800-Scale Equestrian Trail Maps, Open Space and Conservation Map for Western County trail alignments

Findings of Fact: There are no County Designated Recreational Trails within or adjacent to the project site. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

TRANSPORTATION/TRAFFIC Would the project

44. Circulation

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

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"/>
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c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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d) Alter waterborne, rail or air traffic?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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e) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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f) Cause an effect upon, or a need for new or altered maintenance of roads?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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g) Cause an effect upon circulation during the project's construction?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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h) Result in inadequate emergency access or access to nearby uses?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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i) Conflict with adopted policies, plans or programs regarding public transit, bikeways or pedestrian facilities, or

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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otherwise substantially decrease the performance or safety of such facilities?

Source: Riverside County General Plan

Findings of Fact:

- a) The Project will not cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system. The proposed Project would be bringing jobs to area, further reducing an existing jobs-housing imbalance, which promotes long commutes in and out of local areas. Therefore, there would be a less than significant impact.
- b) The congestion management program (CMP) applicable to the Project area is the Riverside County Transportation Commission's (RCTC) 2011 Riverside County Congestion Management Program. The nearest identified CMP facility to the Project site is Interstate 15, which is located in the vicinity of the Project site. However, due to the relatively limited scope of the proposed Project, it is unlikely that a conflict would arise with the CMP, 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. Therefore, the project would have a less than significant impact.
- c) The proposed project will not change air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks. Therefore, there is no impact.
- d) The proposed project will not change or alter waterborne, rail, or air traffic. Therefore, there is no impact.
- e) The proposed project will not substantially increase hazards to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment). Therefore, there is no impact.
- f) The proposed project will cause a need for new or altered maintenance of roads with the additional onsite and frontage improvements proposed. However, the project has been conditioned to provide for all street improvements, street improvement plans and/or road dedication in accordance with Ordinance 460. The project has been conditioned to prepare improvement plans, which extend 300 feet beyond the project boundaries, for the required improvements. The scope of these improvements is in accordance with existing standards and the surrounding improvements for the street. Therefore, the project would not require substantially altered maintenance of roads and impacts would be considered less than significant.
- g) During Project construction, roadway segments and intersections may be temporarily affected and temporary construction detours may be necessary. However, the effect to circulation is not anticipated to be substantial with implementation of standard requirements for submittal of a temporary traffic control plan which is subject to review and approval by the Transportation Department based on applicable requirements of the California Manual on Uniform Traffic Control Devices to ensure traffic will not be unduly impacted during construction. Therefore, the impact is considered less than significant.

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- h) The proposed project is not anticipated to result in inadequate emergency access or access to nearby uses. The project has been conditioned to make road improvements that will allow for access to the site and would not affect emergency access for existing developed properties. Therefore, this impact is considered less than significant.
- i) The proposed project will not conflict with adopted policies supporting alternative transportation (e.g. bus turnouts, bicycle racks). Although the project does not specifically propose any bus turnouts, bicycle trails, or similar alternative transportation features; no such features were requested from RTA nor are any trails designated within or adjacent to the project site in the General Plan to require such features to connect with existing and planned alternative transportation networks. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required

45. Bike Trails

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

Findings of Fact: There are no County Designated bike trails within or adjacent to the project site. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required,

UTILITY AND SERVICE SYSTEMS Would the project

46. Water

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

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Department of Environmental Health Review

Findings of Fact:

- a) The project is, and will continue to be served by Home Gardens County Water District. The project will not result in significant increases to water usage, nor necessitate the need for new water treatment facilities. The project has provided Will-Serve letters from Home Gardens County Water District indicating that adequate water supplies through existing facilities are in place to serve the proposed project pending final engineering for connection to existing water supply lines located in Grant Street and payment of applicable connection fees. Any future

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construction of new facilities required by the cumulative effects of the project and surrounding projects will have to meet all applicable environmental standards. Impacts are considered less than significant.

- b) The project has sufficient water supplies available to its establishment and is currently served by Home Gardens County Water District and will not require new or expanded entitlements. The project has provided Will-Serve letters from Home Gardens County Water District indicating that adequate water supplies and entitlements exist from the district to serve the projected building and population for their service area as detailed in the Urban Water Management Plan. Impacts are considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

47. Sewer

a) Require or result in the construction of new wastewater treatment facilities, including septic systems, or expansion of existing facilities, the construction of which would cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in a determination by the wastewater treatment provider that serves or may service the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Department of Environmental Health Review

Findings of Fact:

- a) The project will not require or result in the construction of new wastewater treatment facilities. The project has provided Will-Serve letters from Home Gardens Sanitary District indicating that adequate sewer capacity through existing facilities are in place to serve the proposed project pending final engineering for connection to existing sewer lines located in Grant Street and payment of applicable connection fees. The project will not result in the need for a new wastewater treatment facility or expansion to an existing wastewater treatment facility. Impacts are considered less than significant.
- b) The project will not require a determination from a wastewater treatment provided that adequate processing capacity is available. The project has provided Will-Serve letters from Home Gardens Sanitary District indicating that adequate sewer capacity through existing facilities are in place to serve the proposed project pending final engineering for connection to existing sewer lines located in Grant Street and payment of applicable connection fees. Impacts are considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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48. Solid Waste				
a) Is the project served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Does the project comply with federal, state, and local statutes and regulations related to solid wastes including the CIWMP (County Integrated Waste Management Plan)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan, Riverside County Waste Management District correspondence

Findings of Fact:

- a) Construction and operation of the proposed Project would result in the generation of solid waste, requiring disposal at a landfill. The Riverside County Waste Management Department operates six (6) landfills that serve Riverside County residents. During the first quarter of 2015 (January 1 through March 31), waste collected from unincorporated portions of western Riverside County were disposed of at one of four facilities: Badlands Landfill, Blythe Landfill, El Sobrante Landfill, and Lamb Canyon Landfill. Due to the Project's location, it is anticipated that solid waste generated during construction and long-term operation would be disposed of at Badlands Landfill, El Sobrante Landfill, and/or Lamb Canyon Landfill. These landfills have a permitted daily disposal capacity of between 3,000 and 16,054 tons per day. Therefore, the proposed Project would be served by landfills with adequate capacity to accommodate the Project's solid waste needs during both construction and long-term operation, and there will be a less than significant impact.
- b) The California Integrated Waste Management Act (Assembly Bill (AB) 939), signed into law in 1989, established an integrated waste management system that focused on source reduction, recycling, composting, and land disposal of waste. In addition, the bill established a 50% waste reduction requirement for cities and counties by the year 2000, along with a process to ensure environmentally safe disposal of waste that could not be diverted. Per the requirements of the Integrated Waste Management Act, the Riverside County Board of Supervisors adopted the Riverside Countywide Integrated Waste Management Plan (CIWMP)(adopted January 14, 1997), which outlines the goals, policies, and programs the County and its cities will implement to create an integrated and cost effective waste management system that complies with the provisions of AB 939 and its diversion mandates.

In order to assist the County of Riverside in achieving the mandated goals of the Integrated Waste Management Act, the Project Applicant would be required to work with future refuse haulers to develop and implement feasible waste reduction programs, including source reduction, recycling, and composting. Additionally, in accordance with the California Solid Waste Reuse and Recycling Act of 1991, the Project would provide adequate areas for collecting and loading recyclable materials where solid waste is collected. The collection areas are required to be shown on construction drawings and be in place before building permit final inspection. The implementation of these requirements would reduce the amount of solid waste generated by the Project, which in turn would aid in the extension of the life of affected disposal sites. As such,

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the Project would comply with mandates of applicable solid waste statutes and regulations and impacts would be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

49. Utilities

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

a) Electricity?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Natural gas?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Communications systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Storm water drainage?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Street lighting?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Maintenance of public facilities, including roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Other governmental services?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source:

Findings of Fact:

a-g) Implementation of the proposed Project would require the construction of numerous facilities as necessary to provide services to the site, including electrical facilities, natural gas lines, communication systems (telephone/cable), storm water drainage facilities, and street lighting. Impacts associated with the provision of utility service to the site are discussed below for each utility.

Electricity, Natural Gas, and Communications Systems

Electrical service is currently available in the Project area and would be provided by Southern California Edison (SCE), natural gas would be provided by Southern California Gas Company, and communication systems would be provided by Verizon. Although TR37169 does not depict proposed electricity, natural gas, or communication systems facilities, as these would be identified in the future as part of implementing improvement plans, due to the presence of existing industrial uses to the west and south of the site, it can reasonably be concluded that these facilities exist in the Project area. Any necessary connections to these existing points of connection would occur either on-site, or within off-site improved rights-of-way. Physical impacts associated with the construction of such facilities are evaluated throughout this environmental assessment. Where necessary, measures have been identified to reduce identified impacts as a result of the overall project construction to a level below significance. However, specific construction of electrical, natural gas, and communication systems to serve the project are not anticipated to have any significant impacts that would require mitigation. Accordingly, impacts due to the construction of new electrical facilities, natural gas lines, and communication systems as necessary to serve the Project would be less than significant.

Street Lighting

In accordance with Riverside County requirements, street lights would be provided along all roadways planned for improvement by the Project. Impacts associated with the construction of street lights have been evaluated in association with the physical impact of on- and off-site roadway construction

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throughout this environmental assessment. Any impacts due to construction of street lights would be less than significant.

Storm Water Drainage

All proposed improvements would occur entirely within the Project boundary or immediately adjacent to the Project boundary. Areas subject to physical impacts in association with the construction of storm water drainage facilities as needed to serve the proposed Project have been analyzed throughout this environmental assessment. Where necessary, measures have been identified to reduce identified impacts as a result of the overall project construction to a level below significance. However, specific construction of storm drain facilities to serve the project are not anticipated to have any significant impacts that would require mitigation. Accordingly, impacts due to the construction of Project-related storm drainage facilities are less than significant and no mitigation is required.

Public Facilities Maintenance

There would be no impacts to the environment resulting from routine maintenance of public roads or the water quality basin. These activities would be limited in their scope in terms of vehicle trips, equipment utilized, and any indirect impacts that any impacts could not be determined to be significant. Accordingly, no impact would occur and no mitigation is required.

Other Governmental Services

There are no other governmental services or utilities needed to serve the proposed Project beyond what is evaluated and disclosed above and throughout the remaining sections of this Initial Study. Accordingly, no impact would occur.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

50. Energy Conservation

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

Source:

Findings of Fact:

Project implementation would result in the conversion of the subject site from its existing, undeveloped condition to 65 single-family residential units. This land use transition would increase the site's demand for energy. Specifically, the proposed Project would increase consumption of energy for space and water heating, air conditioning, lighting, and operation of miscellaneous equipment and appliances.

Planning efforts by energy resource providers take into account planned land uses to ensure the long-term availability of energy resources necessary to service anticipated growth. The proposed Project would develop the site in a manner consistent with the County's General Plan land use designations for the property; thus, energy demands associated with the proposed Project are addressed through long-range planning by energy purveyors and can be accommodated as they occur. Therefore, Project implementation is not anticipated to result in the need for the construction or expansion of existing energy generation facilities, the construction of which could cause significant environmental effects.

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Furthermore, the State of California regulates energy consumption under Title 24 of the California Code of Regulations. The Title 24 Building Energy Efficiency Standards were developed by the CEC and apply to energy consumed for heating, cooling, ventilation, water heating, and lighting in new residential and non-residential buildings. Adherence to these efficiency standards would result in a "maximum feasible" reduction in unnecessary energy consumption. As such, the development and operation of the proposed Project would not conflict with applicable energy conservation plans, and impacts would be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

OTHER

MANDATORY FINDINGS OF SIGNIFICANCE

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

Source: Staff review, Project Application Materials

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

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

Source: Staff review, Project Application Materials

Findings of Fact: There are no other cumulatively considerable impacts associated with the proposed Project that are not already evaluated and disclosed throughout this environmental assessment, in particular regarding air quality and greenhouse gas emissions that have established thresholds to consider cumulative impacts as well as hydrology and traffic impacts that consider the existing and currently planned development of the area and the specific respective drainage and traffic impacts to the overall area in a cumulative manner.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
53. Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Staff review, project application

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

VI. EARLIER ANALYSES

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

Earlier Analyses Used, if any:

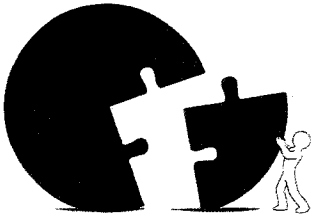
Location Where Earlier Analyses, if used, are available for review:

Location: County of Riverside Planning Department
4080 Lemon Street, 12th Floor
Riverside, CA 92505

VII. AUTHORITIES CITED

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

Revised: 10/11/2017 10:41 AM
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RIVERSIDE COUNTY
PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

MITIGATED NEGATIVE DECLARATION

Project/Case Number: TR37169 GPA01211 CZ07924

Based on the Initial Study, it has been determined that the proposed project, subject to the proposed mitigation measures, will not have a significant effect upon the environment.

PROJECT DESCRIPTION, LOCATION, AND MITIGATION MEASURES REQUIRED TO AVOID POTENTIALLY SIGNIFICANT EFFECTS. (see Environmental Assessment/Initial Study and Conditions of Approval)

COMPLETED/REVIEWED BY:

By: Brett Dawson Title: Project Planner Date: August 2, 2017

Applicant/Project Sponsor: Patric Lynham Date Submitted: October 13, 2016

ADOPTED BY: Board of Supervisors

Person Verifying Adoption: _____ Date: _____

The Mitigated Negative Declaration may be examined, along with documents referenced in the initial study, if any, at:

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

For additional information, please contact Brett Dawson at 951-955-0972 or bdawson@rivco.org.

Revised: 09/11/17

Y:\Planning Case Files-Riverside office\TR37169\DH-PC-BOS Hearings\Cover_Sheet_Mitigated_Negative_Declaration.docx

Please charge deposit fee case#: ZEA42960 ZCFG06331

FOR COUNTY CLERK'S USE ONLY

PROPOSED GENERAL PLAN AMENDMENT NO. 1216

SWAP 1.7 Develop and implement an integrated trails network that carefully considers *all trail users equestrian uses, incidental commercial activities and agricultural operations*, and includes, but is not limited to, regional open space trails, ~~combination~~ wine country roadside trails, wine country connector trails, bike paths, ~~open space trails~~, historic trails, etc. as shown in SWAP Figure 8. SWAP Figure 8 Trails and Bikeway System is a conceptual Trails Plan that shows ideal trail alignments with various trail classifications to support a multi-use trails network.

There are three multi-use trail types shown on SWAP Figure 8 that are unique to the Wine Country Policy Area:

Regional Open Space Trail: Trails along Rancho California Road, Anza Road, De Portola Road, Pauba Road, and La Serena Way are intended to serve as backbone trails for the Wine Country Trails Network and are to be built within the road right-of-way (ROW). The trails along Rancho California Road and Anza Road can support combination trails as described in the Temecula Valley Wine Country Design Guidelines. The combination trails includes a Class I Bike Path and Regional Trail split on either side of the road. The Class I Bike Path will comply with the most current Caltrans Standards. The Regional Trail path will be 10' to 12' in width. The trail paths along De Portola Road, Pauba Road and La Serena Way will be 4' to 8' in width. The widths of the trails may be modified due to road conditions including ROW availability as determined by the Riverside County Transportation Department. Trails along De Portola Road shall be considered as part of all future road improvement plans.

There are a few smaller trail segments that are also classified as Regional Open Space Trails located between properties. These trails are single track paths having earthen base and will be no wider than 4' with an ideal width of 2'. These trails would require an 8' easement.

The Regional Open Space Trail segments will become an integral part of the regional trail program of the County's Regional Park and Open-Space District. The actual construction and operation of these trails are reliant on securing trail easements and funding sources for continual trail maintenance.

Wine Country Roadside Trail: These trails are also located along road ROW. Wine Country Roadside Trails would be 4' to 8' in width along one side of the road, consisting of unimproved or decomposed granite material.

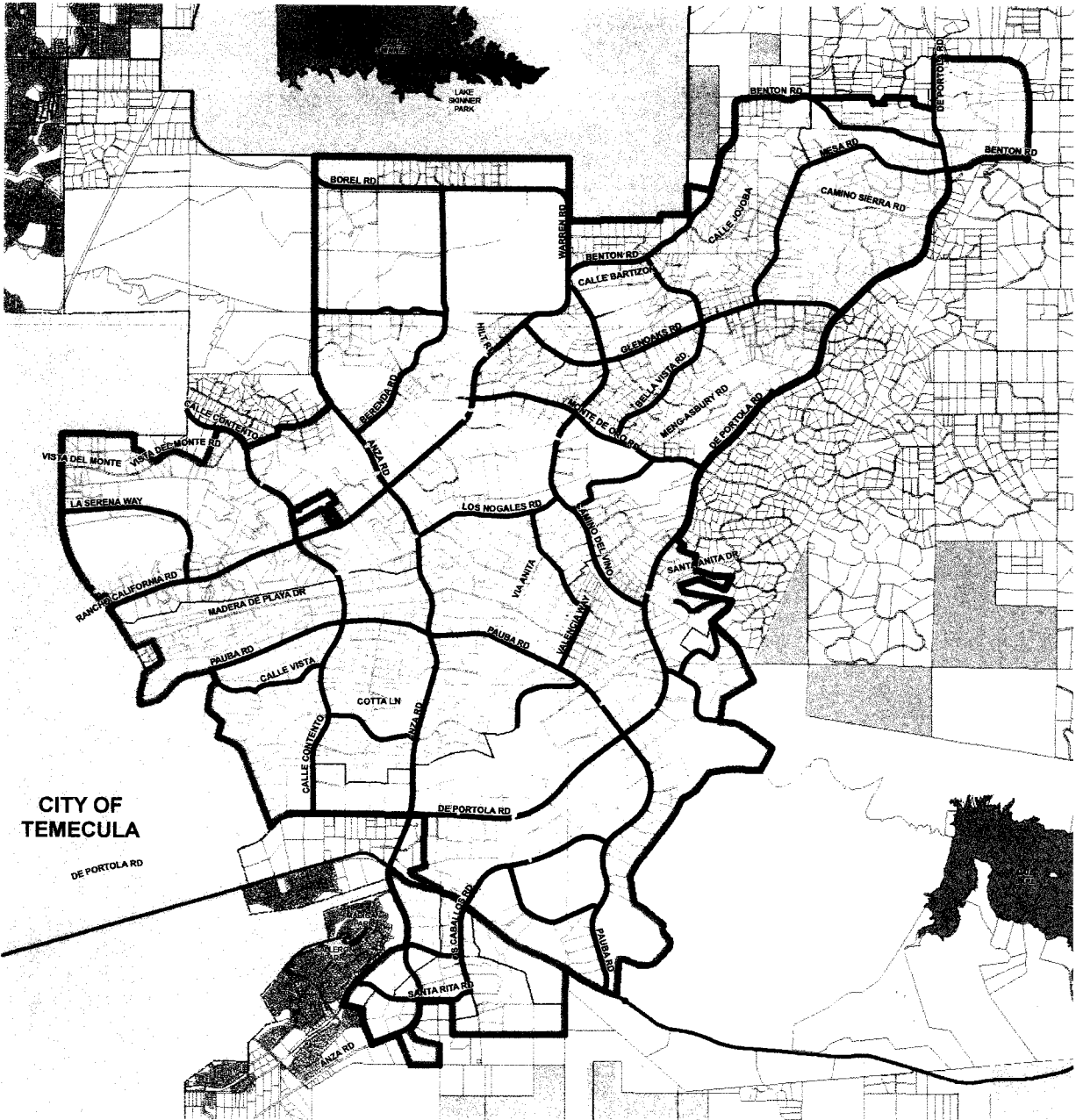
Funding sources would be sought for the development and maintenance of Wine Country Roadside Trails (e.g. Landscape District, County Service Area (CSA), and Transportation District).

Wine Country Connector Trail: Wine Country Connector Trails provide additional connection routes, through private property. Thus, trail construction would require consent of the property owner and the establishment of access easements. Trail design would vary per site conditions. Partnerships between a local entity and private property owner would be required to develop and maintain trails, as well as define the acceptable use of the trails. The use of such trails is prohibited unless proper permission from the current property owners is granted or easements secured.

Class 2 and Class 3 Bikeways are not specifically shown on SWAP Figure 8 within the Temecula Valley Wine Country Policy Area; however, these bikeways may be located along roads that would safely support it.

All trails within the Wine Country Policy Area would consist of unimproved or decomposed granite materials, or material approved for use by the Riverside County Parks and Open Space District and the Riverside County Transportation Department. The trail paths require a 2' buffer on both sides of the path. The trails would include a fence or landscaped buffer from the roadway and private property.

The actual development and ultimate location of each trail segments are dependent on various funding sources, prioritizing needs, user safety, adequate road ROW, contiguous trail easements, the agency or entity that assumes responsibility for the trails' operation including maintenance, and in some cases, property owners' permission. The County will work with the community to identify segments that can be developed first as land use development and road improvement occurs and funding becomes available.



Data Source: Riverside County Parks

- Regional Open Space Trail
- Wine Country Roadside Trail
- Wine Country Connector Trail
- Historic Trail
- Equestrian District
- Residential District
- Winery District
- Highways
- Waterbodies
- Temecula Valley Wine Country Policy Area
- Miscellaneous Public Lands
- City Boundary
- Parcels
- Bureau of Land Management (BLM) Lands

Note: Board of Supervisors adopted the Rancho California and De Portola Streetscape and Signage Program Design Guidelines to supplement the existing Citrus Vineyard Design Guidelines on December 14, 2010. As part of the Temecula Valley Wine Country Community Plan, these changes have been incorporated into the Temecula Valley Wine Country Design Guidelines. Please refer to the adopted guidelines when reviewing trails along Rancho California Road and De Portola Road.

Note: Trails and bikeway maps are a graphic representation identifying the general location and classification of existing and proposed trails and bikeways in the unincorporated area of the County. All questions regarding precise alignment or improvement standards should be referred to the Riverside County Regional Park and Open Space District.

Note: Except for major regional facilities, trails and bikeways systems located within cities are generally not shown. Where trails and bikeways exist or are planned in the unincorporated area in such a manner that there are opportunities for connections with existing or planned trails and bikeways within adjacent cities, an arrow symbol is used to show the approximate location of the intended connection opportunity. The reader should contact the appropriate city for all information about that city's existing or planned trails and bikeways systems.

Data Source: Primarily Riverside County Regional Park and Open Space District, with assistance from Riverside County TLMA/Transportation and Planning Departments, Riverside County Economic Development Agency, and other local, state, and federal recreational services agencies.

Note: The map represents a proposed conceptual trail and bikeway system plan as part of the Wine Country Community Plan. It does not represent a publicly available trail network. It is a proposed concept plan for a trail and bikeway system as part of the Wine Country Community Plan. Alignments on this concept plan can be changed or eliminated. Neither the County of Riverside nor the Riverside County Regional Park and Open-Space District have obtained contiguous easements for these proposed conceptual alignments. While the existence of privately held easements may exist within the plan area, such easements have not been dedicated nor accepted by the County or District. As such, the plan does not suggest, imply or grant permissions to the general public for trail use on privately owned property. The County or District do not suggest or condone the use of the proposed conceptual trail alignments on this plan without gaining the proper permission from the current property owners.

Ad Hoc Committee Approved 01/08/2015
 Riverside County Trails Committee Approved 02/25/2015
 Riverside County District Advisory Commission 05/07/2015

Parks, Trails, and Open Space Planning Section, Riverside County Regional Park and Open Space District, 1000 West Street, Temecula, CA 92591

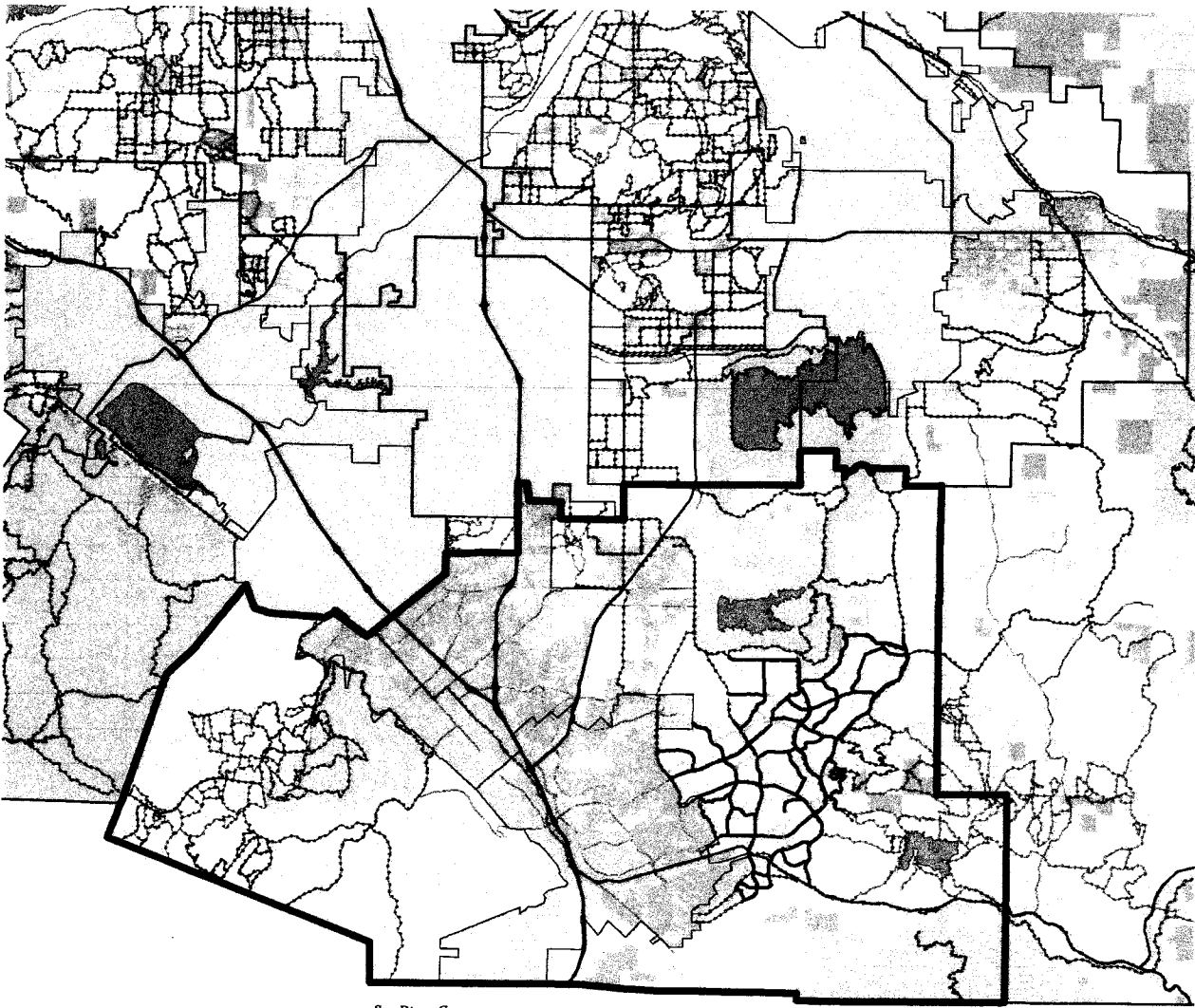


September 17, 2014
 REVISED 04/02/2017



Disclaimer: Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on the map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.

GENERAL PLAN AMENDMENT NO. 1216 TEMECULA VALLEY WINE COUNTRY POLICY AREA PROPOSED TRAILS AND BIKEWAY SYSTEM



San Diego County

Data Source: Riverside County Parks

- Wine Country Connector Trails
- Regional Open Space Trail
- Wine Country Roadside Trail
- Regional Trail: Urban/Suburban
- Community Trail
- Combination Trail (Regional Trail / Class I Bike Path)
- Class I Bike Path
- Class II Bike Path
- Regional Trail: Open Space
- Design Guidelines Trail
- Historic Trail (Southern Immigrant Trail, Juan Bautista De Anza National Historic Trail)
- Non-County Trail (Public and Quasi-Public Lands)
- RCHA Trail
- Private Trail
- HIGHWAYS
- Area Plan Boundary
- Waterbodies
- California Riding & Hiking Trail
- City Boundary
- Miscellaneous Public Lands
- Bureau of Land Management (BLM) Lands

Note: Trails shown in non-county jurisdictions for informational/coordination purposes only.
 Data Source: Primarily Riverside County Regional Park and Open Space District, with assistance from Riverside County T&E/Transportation and Planning Department, Riverside County Economic Development Agency, and other local, state, and federal recreational services agencies.
 Note: Trails and bikeway maps are a graphic representation identifying the general location and classification of existing and proposed trails and bikeways in the unincorporated area of the County. All questions regarding precise alignment or improvement standards should be referred to the Riverside County Regional Park and Open Space District.
 Note: Except for major regional facilities, trails and bikeways systems located within cities are generally not shown. Where trails and bikeways exist or are planned in the unincorporated area in such a manner that there are opportunities for connections with existing or planned trails and bikeways within adjacent cities, an arrow symbol is used to show the approximate location of the intended connection opportunity. The reader should contact the appropriate city for all information about that city's existing or planned trails and bikeway systems.

Figure 8

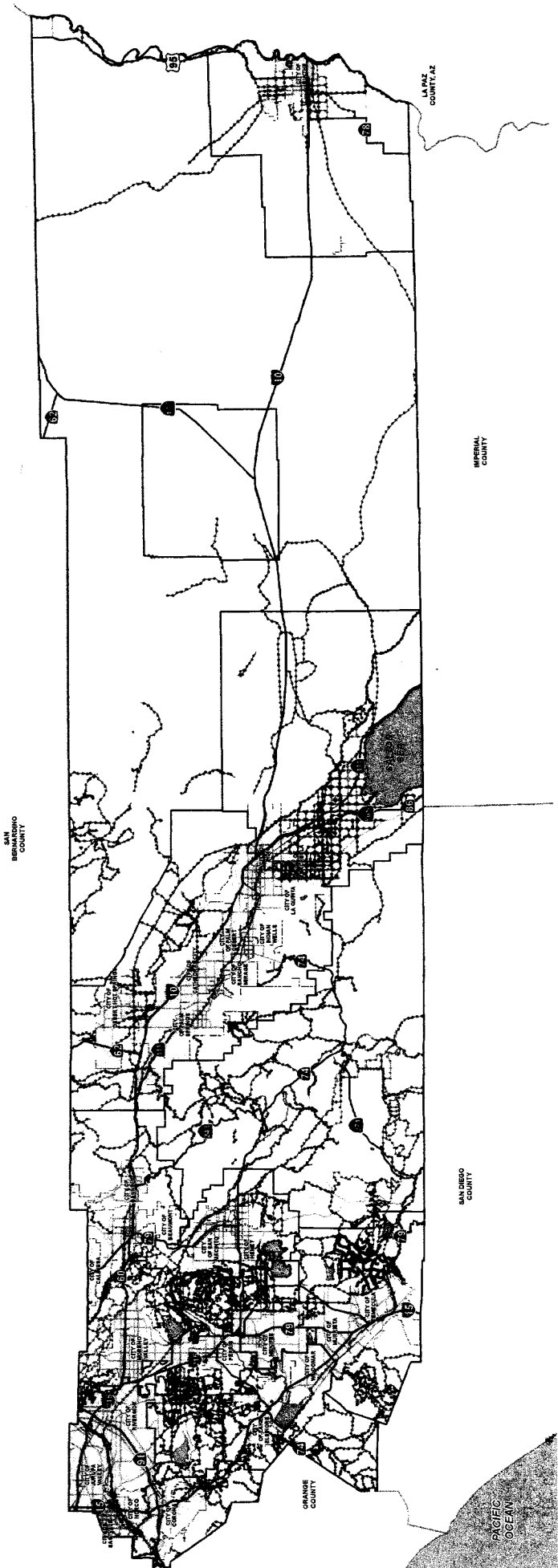
June 2, 2015

Disclaimer: Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.



**PROPOSED GPA 1216
 SOUTHWEST AREA PLAN
 TRAILS AND BIKEWAY
 SYSTEM**

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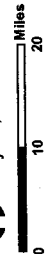
Data Source: Riverside County Parks (2013)

- Wine Country Connector Trails
- Regional Open Space Trail
- Regional Trail: Open Space
- Design Guidelines Trail
- Historic Trail (Southern Immigrant Trail, Juan Bautista De Anza National Historic Trail)
- Non-County Trail (Public and Quasi-Public Lands)
- RCHA Trail
- Private Trail
- Highways
- Area Plan Boundary
- City Boundary
- Waterbodies

Figure C-6

Note: Trails shown in non-county jurisdictions for informational/coordination purposes only. The descriptions for the Wine Country Connector, Regional Open Space and Wine Country Roadside Trails are located within the Southwest Area Plan.

May 23, 2017



Disclaimer: Maps and data are to be used for reference purposes only. Maps feature are not intended to be used for navigation or other purposes. Riverside County of Riverside makes no warranty or guarantee as to the content (the accuracy or other third party, accuracy, timeliness, or completeness of any of the data provided in the product with respect to accuracy and precision shall be the sole responsibility of the user.

**PROPOSED GPA 1216
RIVERSIDE COUNTY
TRAILS AND BIKEWAY SYSTEM**

COUNTY OF RIVERSIDE
ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Third Addendum to Final Environmental Impact Report No. 524
State Clearinghouse No. 2009121076 | EIR No. 524 Certified on March 11, 2014

Project Case Type(s) and Number(s): GPA 1216

Lead Agency Name: County of Riverside Planning Department
Address: P.O. Box 1409, Riverside, CA 92502-1409
Contact Person: Phayvanh Nanthavongdouangsy
Telephone Number: 951-955-6573
Applicant's Name: County of Riverside Planning Department
Applicant's Address: 4080 Lemon St. 12th Floor, Riverside CA 92501

I. PROJECT INFORMATION

A. Project Summary:

General Plan Amendment No. 1216 (GPA No. 1216) (Project), proposes to revise the conceptual trails network within the Temecula Valley Wine Country Policy Area of the Southwest Area Plan (SWAP). The revision will guide the development of an integrated trails network to serve all members of the Community. GPA No. 1216 includes revisions to the Area Plan Policy SWAP 1.7 (trails policy) and Figure 8 (Trails and Bikeway Map). GPA No. 1216 will also modify the Circulation Element Figure C-6 Riverside County Trails and Bikeway System, for consistency purposes.

The Temecula Valley Wine Country Community Plan (WCCP) and its associated Environmental Impact Report No. 524 (EIR No. 524) was adopted and certified by the Board of Supervisors on March 11, 2014. EIR No. 524 included an analysis of a Trails Map as part of the WCCP. During the public hearing process for the WCCP, the Board of Supervisors received extensive public comments concerning the proposed Trails Map trail alignments within private property. In response to these comments the Board of Supervisors approved the WCCP without the Trails Map and directed staff to further refine the trail alignments and design.

Per the request of the Board of Supervisors, the Riverside County Regional Parks Open-Space District (District) formed an Ad Hoc Committee to review the Trails Map to create a trails network that better serve all members of the Community. GPA No. 1216 proposed Trail Map shown in *Figure 1, General Plan No. 1216 Temecula Valley Wine Country Policy Area Proposed Trails Map* reflects the community outreach efforts conducted by the Ad Hoc Committee and supported by the District for inclusion into the County's General Plan. The District supported Trails Plan proposed the following changes to the WCCP Trails Map:

- Removal of proposed trails from private property to public right-of-way (ROW), with the exception of a limited number of trails that would require specific agreements for their future use;
- Creation of new trail classifications as well as the definition of the proposed trail classification;
- Revision of SWAP Policy 1.7 to describe the proposed trail classifications for this area;
- Revision of SWAP Figure 8 Trails and Bikeway System; and,
- Revision of Circulation Element Figure C-6 to reflect the revised trail alignments.

The Trails Map, as originally proposed in 2013, included a number of trails located throughout the policy area including along private property. In response to public concern, the Trails Map has been reviewed and revised to include fewer trails than previously identified, and generally align trails along existing roadways and other corridors (as further explained in the Project Background section below).

Project Location:

GPA No. 1216 amends the conceptual trails network that is located within the Temecula Valley Wine Country Policy Area of the Southwest Area Plan. The Policy Area is generally located within the southwestern portion of unincorporated Riverside County, approximately three miles north of the San Diego County border. The existing Policy Area covers approximately 17,832 acres of land located east of the City of Temecula, north of the Pechanga Band of Luiseno Indian Reservation, south of Lake Skinner, and northwest Vail Lake.

B. Project Background

The Temecula Valley Wine Country Community Plan (WCCP) and its associated Environmental Impact Report No. 524 (EIR No. 524) was adopted and certified by the Board of Supervisors on March 11, 2014. The WCCP included General Plan Amendment No. 1077 (GPA No. 1077) that established the Temecula Valley Wine Country Policy Area within the Southwest Area Plan, Zone Ordinance No. 348.4729 to create implementing Wine Country Zones, Design Guidelines and a Greenhouse Gas Reduction Workbook. EIR No. 524 included an analysis of a Trails Map as part of the proposed WCCP to provide alternative modes of travel and recreational opportunities.

While the Trails Map was a key component of the WCCP, during the public hearing process for the WCCP the public expressed concerns regarding the proposed trail alignments that were located adjacent to and within private property. The Board of Supervisors approved the WCCP on March 11, 2014; however, the Trails Map component was removed from the WCCP with a directive for staff to further refine the trail alignments and design. Per the request of the Board of Supervisors, the Riverside County Regional Parks Open-Space District formed an Ad Hoc Committee to review and revise the Trails Map that better reflects the interest of all members of the Community.

The Wine Country Trails Ad Hoc Committee included representatives from the equestrian, residential, and winery communities; as well as, representatives from the Riverside County District Advisory Commission (DAC) and the Riverside County Trails Committee. The Ad Hoc Committee consisted of 12 members that met monthly from April 2, 2014 through March 9, 2015, a total of 9 meetings. The Ad Hoc Committee discussed the trails location, type, functions, designs, usage, liability, and maintenance.

Compared to the originally proposed WCCP Trails Map, the Ad Hoc Committee Trails Map has fewer trail alignments, the majority of which are located within the road right-of-way (ROW). The Ad Hoc Committee also proposed and only include the following trail types in the revised Trails Map:

- Agreement/Easement Trail: This trail type requires an agreement between the user and property owner on the use, final location, and design of the trail
- Regional Open Space Trail: These trails will become a part of the District Park Trails System and are maintained by the District
- Roadside Trail: This trail type is located within the ROW and may be maintained by the District, County's Transportation Department, other government entities, or non-profit agencies.

The proposed Ad Hoc Committee Trails Map was presented to the County Trails Committee on February 25, 2015 and the District Advisory Commission on May 7, 2015. Both groups support the incorporation of the Trails Map into the County's General Plan with minimal changes to the proposed Trails Map. The Planning Department presented the Trails Map and related components to the Planning Commission on October 19, 2016 for a workshop review.

Project Description

As stated above, GPA No. 1216 proposes to revise the conceptual trails network within the Temecula Valley Wine Country Policy Area of the Southwest Area Plan (SWAP). The revision will provide guidance on developing an integrated trails network to serve all members of the Community. GPA No. 1216 includes revisions to the Area Plan Policy SWAP 1.7 (trails policy) and Figure 8 Trails and Bikeway System Map. GPA No. 1216 also proposes to modify the Circulation Element Figure C-6 Riverside County Trails and Bikeway System for consistency purposes, as described below.

Proposed revisions to the Southwest Area Plan Figure 8 and Circulation Element Figure C-6

The Project amends the existing Southwest Area Plan Figure 6: SWAP Trails and Bikeway System to include uniquely created trails classification that supports a multi-use trails network within Temecula Valley Wine Country Policy Area, as shown on Figure 1.

For comparison purposes refer to Figure 2, Trails and Bikeway System Map Revision Comparison, which shows the WCCP Trails Map and the Project Trails Map side by side. Compared to the WCCP Trails Map, the Project includes less trails and simplifies the proposed trail classifications into three classifications: Regional Open Space Trail, Wine Country Roadside Trail, and Wine Country Connector Trail. The Project has fewer trails located through private property and classifies these trails as the Wine Country Connector Trails. Overall the Project includes fewer trails in comparison to those previously proposed in the WCCP Trails Map and locates the majority of the trails along the existing public ROW.

Proposed revisions to Southwest Area Plan Policy SWAP 1.7

The Project revises the Area Plan Policy SWAP 1.7 to provide further definition regarding the trails network within the WCCP. Policy SWAP 1.7 currently states:

“SWAP 1.7 Develop and implement an integrated trails network that carefully considers equestrian uses, incidental commercial activities and agricultural operations, and includes, but is not limited to, regional trails, combination trails, bike paths, open space trails, historic trails, etc.”

The Project proposes the policy be revised as follows:

“SWAP 1.7 Develop and implement an integrated trails network that carefully considers all trail users, and includes, but is not limited to, regional open space trails, wine country roadside trails, wine country connector trails, bike paths, historic trails, etc. as shown in SWAP Figure 8. SWAP Figure 8 Trails and Bikeway System is a conceptual Trails Plan that shows ideal trail alignments with various trail classifications to support a multi-use trails network.

There are three multi-use trail types shown on SWAP Figure 8 that are unique to the Wine Country Policy Area:

Regional Open Space Trail: Trails along Rancho California Road, Anza Road, De Portola Road, Pauba Road, and La Serena Way are intended to serve as backbone trails for the Wine Country Trails Network and are to be built within the road right-of-way (ROW). The trails along Rancho California Road and Anza Road can support combination trails as described in the Temecula Valley Wine Country Design Guidelines. The combination trails includes a Class I Bike Path and Regional Trail split on either side of the road. The Class I Bike Path will comply with the most current Caltrans Standards. The Regional Trail path will be 10' to 12' in width. The trail paths along De Portola Road, Pauba Road and La Serena Way will be 4' to 8' in width. The widths of the trails may be modified due

to road conditions including ROW availability as determined by the Riverside County Transportation Department. Trails along De Portola Road shall be considered as part of all future road improvement plans.

There are a few smaller trail segments that are also classified as Regional Open Space Trails located between properties. These trails are single track paths having earthen base and will be no wider than 4' with an ideal width of 2'. These trails would require an 8' easement.

The Regional Open Space Trail segments will become an integral part of the regional trail program of the County's Regional Park and Open-Space District. The actual construction and operation of these trails are reliant on securing trail easements and funding sources for continual trail maintenance.

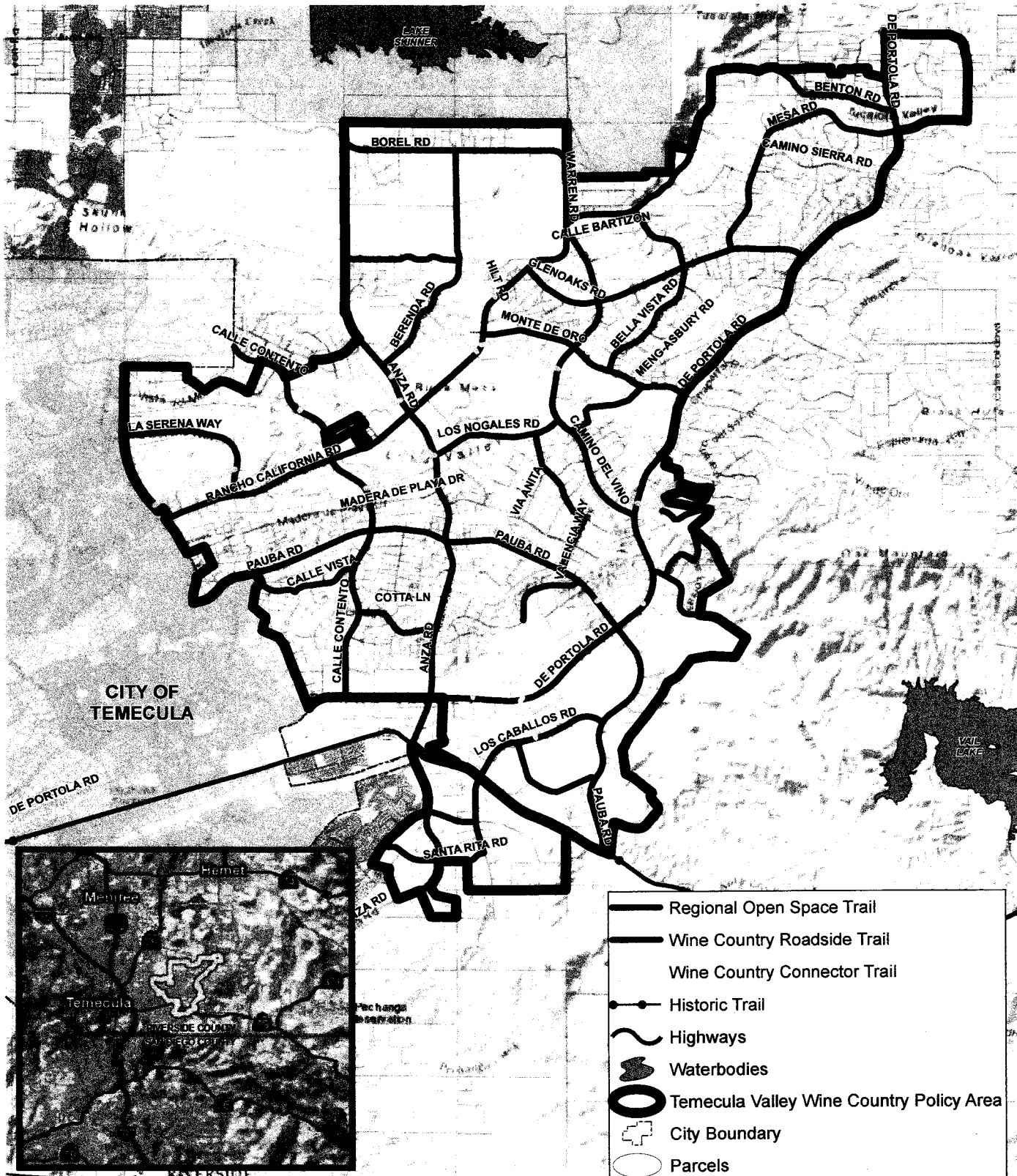
Wine Country Roadside Trail: These trails are also located along road ROW. Wine Country Roadside Trails would be 4' to 8' in width along one side of the road, consisting of unimproved or decomposed granite material. Funding sources would be sought for the development and maintenance of Wine Country Roadside Trails (e.g. Landscape District, County Service Area (CSA), and Transportation District).

Wine Country Connector Trail: Wine Country Connector Trails provide additional connection routes, through private property. Thus, trail construction would require consent of the property owner and the establishment of access easements. Trail design would vary per site conditions. Partnerships between a local entity and private property owner would be required to develop and maintain trails, as well as define the acceptable use of the trails. The use of such trails are prohibited unless proper permission from the current property owners are granted or easements secured.

Class 2 and Class 3 Bikeways are not specifically shown on SWAP Figure 8 within the Temecula Valley Wine Country Policy Area; however, these bikeways may be located along roads that would safely support it.

All trails within the Wine Country Policy Area would consist of unimproved or decomposed granite materials, or material approved for use by the Riverside County Parks and Open Space District and the Riverside County Transportation Department. The trail paths require a 2' buffer on both sides of the path. The trails would include a fence or landscaped buffer from the roadway and private property.

The actual development and ultimate location of each trail segments are dependent on various funding sources, prioritizing needs, user safety, adequate road ROW, contiguous trail easements, the agency or entity that assumes responsibility for the trails' operation including maintenance, and in some cases, property owners' permission. The County will work with the community to identify segments that can be developed first as land use development and road improvement occurs and funding becomes available."



- Regional Open Space Trail
- Wine Country Roadside Trail
- Wine Country Connector Trail
- Historic Trail
- Highways
- Waterbodies
- Temecula Valley Wine Country Policy Area
- City Boundary
- Parcels

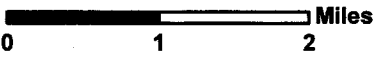
SAN DIEGO
 Sources: Esri, HERE, DeLorme, Intermap, increment P Corp., GBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swisstopo, MapmyIndia, © OpenStreetMap contributors, and the GIS User Community

Data Source: Riverside County Planning

**GENERAL PLAN AMENDMENT NO. 1216
 TEMECULA VALLEY WINE COUNTRY POLICY AREA
 PROPOSED TRAILS AND BIKEWAY SYSTEM
 ADDENDUM TO EIR NO. 524 FIGURE 1**



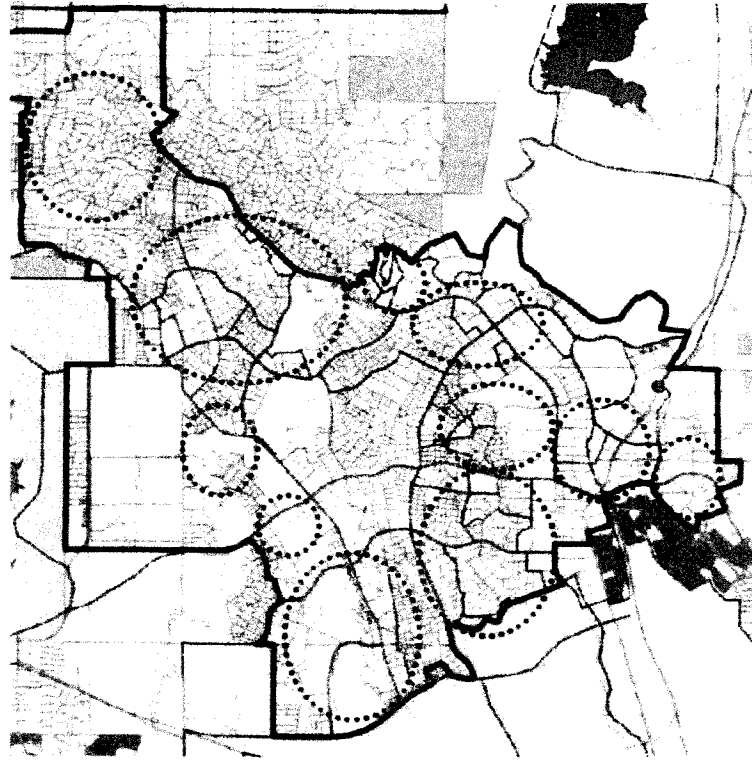
September 17, 2014
 REVISED 05/25/2017



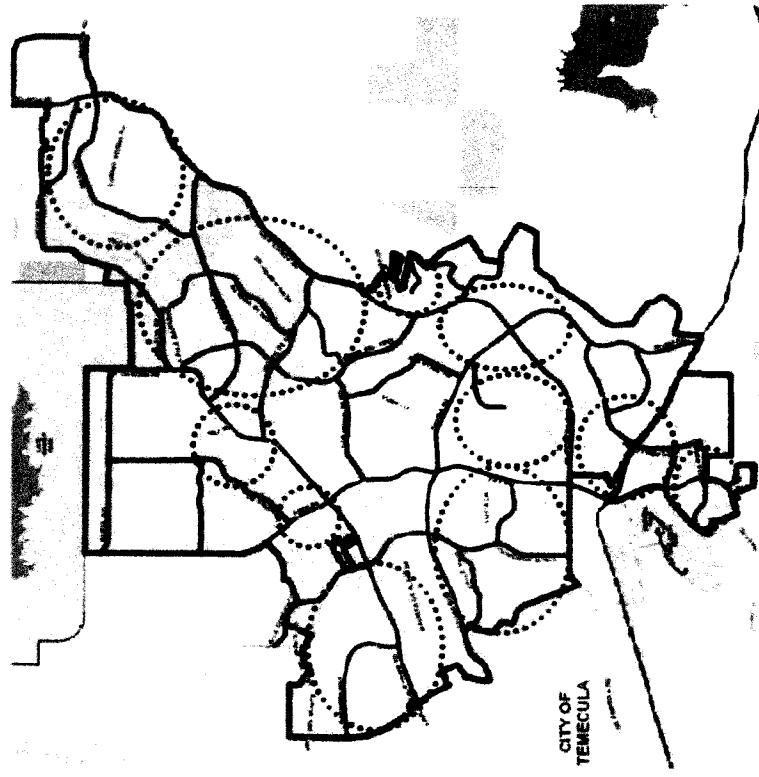
WCCP Trails Map originally analyzed in EIR No. 524

GPA No. 1216 Trails Map analyzed in Addendum to EIR No. 524

○ General Areas of Change



- Comparison Trail (Regional Open Space Trail)
- Class 1 Bike Path
- Regional Trail
- Community Trail
- Historic Trail
- Non-County Public and Quasi-Public Lands Trails
- Regional Open Space Trail
- Class 2 Bike Path
- Class 3 Bike Path
- Street Trails



- Regional Open Space Trail
- Wine Country Woodside Trail
- Wine Country Connector Trail
- Historic Trail
- Equine Trail District
- Residential District
- Winery District

2/21/2017 JM:Madala:158140(MXD)Figure 3.mxd

Trails and Bikeway System Map Revision Comparison

ADDENDUM TO EIR NO. 524 FIGURE 2



Source: Riverside County

Revised Circulation Element Figures

In order to maintain consistency within the General Plan, Circulation Element, Figure C-6, *Riverside County Trails and Bikeway System*, would be updated to reflect the revised trail alignments proposed by the Modified Project. No further edits to the Circulation Element are anticipated.

A-1. Basis for an EIR Addendum determination for General Plan Amendment No. 1216:

1. Environmental Impact Report (EIR) No. 524 was certified by the Board of Supervisors on March 11, 2014 as a Program EIR for the Wine Country Community Plan (WCCP). The WCCP included a General Plan Amendment No. 1077, Zone Ordinance Amendment Ordinance No. 348.4729, Design Guidelines, and Greenhouse Gas Reduction Workbook. The WCCP GPA No. 1077 that was originally analyzed in EIR No. 524 included an update to the SWAP Figure 8 Trails and Bikeway System. The proposed Project, GPA No. 1216, refines this map by creating unique trail classifications and decreasing the number of proposed trails.

Pursuant to State CEQA Guidelines section 15164, overall, the Project makes minor technical changes or additions to the WCCP Trails Map that was analyzed in the Certified EIR No. 524. Changes to the Trails Map and policy language are consistent with the objectives of the WCCP. All prior mitigation measures from Certified EIR No. 524 that are applicable to implementing projects would also apply to the Project. No new or modified mitigation measures are required. Pursuant to Section 15164, the lead agency shall prepare an addendum to a previously certified EIR if changes or additions are necessary but none of the conditions that would trigger a subsequent environmental impact report is present pursuant to State CEQA Guidelines section 15162.

- A) The proposed GPA No. 1216 includes minor revisions to the Wine Country Community Plan Trails and Bikeway System Map. The conceptual alignments in the Trails and Bikeway System Map are less intense than previously proposed and analyzed in EIR No. 524, as a number of trail alignments have been removed from the proposed Project. The changes would not present a new use or intensification of uses within the WCCP area that would result in new significant environmental effects. The proposed policy revisions provides clarification on trail types and characteristics that supports varying interests in the Wine Country area. GPA No. 1216 simplifies the various classifications shown on the Trails Map into three types specifically created to reflect the rural characteristics of Wine Country.
- B) The proposed GPA No. 1216 will include additional definitions of the proposed trail types to guide future trail design. These changes do not present a major change that would present a new significant environmental effect or substantial increase in the severity of previously identified significant effects that were analyzed in EIR No. 524.
- C) The proposed GPA No. 1216 does not create new information of substantial importance that was not known at the time the EIR No. 524 was certified. The proposed Project makes modifications to the Trails and Bikeway System Map, and uses would be less intense than what was previously proposed and evaluated. The proposed Project is in line with what was analyzed in EIR No. 524, and would not result in any new significant effects, or change a significant effect previously examined, or make a rejected mitigation measure or alternative considered in EIR No. 524 feasible, or create new or change mitigation measures analyzed in EIR No. 524.

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

D. Total Project Area: The Policy Area contains an area of 17,990 acres; however, the Project would be limited to select roadways and limited non-roadway alignments within the Policy area.

Land Use	Lots	Units/Square Footage	Number of Residents/Employees
Residential Acres: N/A	Lots: N/A	Units: N/A	Projected No. of Residents: N/A
Commercial Acres: N/A	Lots: N/A	Sq. Ft. of Bldg. Area: N/A	Est. No. of Employees: N/A
Industrial Acres: N/A	Lots: N/A	Sq. Ft. of Bldg. Area: N/A	Est. No. of Employees: N/A
Other: N/A			

E. Assessor's Parcel No(s): The proposed Project is predominantly located within the public ROW, with a limited number of proposed trail alignments are located along private property.

F. Street References: The Temecula Valley Wine Country Policy Area is located east of the City of Temecula, south of Lake Skinner, west of Vail Lake, roughly framed by Butterfield Stage Road, State Routh 79, De Portola Road and Borel Road.

G. Section, Township & Range Description or reference/attach a Legal Description: Sections 11-14, 22-28, 33-36 of Township 7 South Range 2 West; Sections 8-10, 15-21, 29-32 of Township 7 South Range 1 West; Sections 1-4, 10-14, 23-24 of Township 8 South Range 2 West; and Sections 5-8, 18 of Township 8 South Range 1 West.

H. Brief description of the existing environmental setting of the project site and its surroundings: Large lot residential estates (2 to 20+ gross acres); equestrian establishments; vineyards, orchards and other agricultural uses; wineries with incidental uses, and commercial uses that supports tourism.

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

- 1. Land Uses:** The proposed inclusion of the Trails Map, as well as the related Project components, would not amend or introduce any new land uses into the WCCP. Changes would not be made to the land use text in the Southwest Area Plan or the General Plan Land Use Element. The proposed amendments would include mapping and minimal textual updates related to the Wine Country Trails network.
- 2. Circulation:** The Project is consistent with the policies of the General Plan Circulation Element and the SWAP. The WCCP also included an updated circulation network to adequately serve development within the policy area (C 2.2, SWAP Figure 7). The proposed amendments to the WCCP provides guidance for the future development of multi-use trails within the Policy Area. The proposed trails would be predominantly located within the road ROW, outside of existing or future ultimate roadway alignments. As proposed, the Trails Map does not modify existing or proposed roadway capacities beyond those already considered and inventoried in the Certified EIR No. 524; therefore, the Project would not result in any change to the existing General Plan roadway circulation network.

The Project does contain updated trail alignments throughout the Policy Area; however, the proposed trails map includes a reduction in trails along private ROW that was originally analyzed in EIR No. 524. Further, the Project includes limited additional trails than those considered by Certified EIR No. 524. The limited additional trail alignments that have been

included in the Project are located along existing road ROW. Therefore, the Project would not result in an increase in impacts than those already considered by EIR No. 524.

3. **Multipurpose Open Space:** The Community Plan addressed consistency with the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP). The Project would not prevent compliance with the MSHCP. The proposed updates to the WCCP would reduce the number of trail alignments in comparison to those originally proposed by the project. Further, alignments would be generally centralized along existing road ROW. Certified EIR No. 524 also included mitigation measures for biological and cultural resources.
4. **Safety:** The Project is consistent with the policies within the General Plan Safety Element and the SWAP. The proposed revisions to the SWAP would add new multi-use trails for the Planning Area to serve pedestrian, cycling, and other non-vehicular uses. The Project does not propose any land use changes that would introduce new development or intensify a use that was not already considered to occur within the WCCP. Future implementing Projects would still be subject to the Safety Element policies.
5. **Noise:** The Certified EIR No. 524 included mitigation measures to ensure that potential noise impacts are mitigated. The proposed Project would not change development standards that regulate and mitigate potential noise impacts. Further, the Project would not encourage new noise sources or intensify noise sources that were not already considered and analyzed as part of the WCCP and Certified EIR No. 524.
6. **Housing:** The Project does not propose the addition or removal of housing units within the WCCP. Certified EIR No. 524 analyzed the proposed housing included in the WCCP. The Project would not introduce a new use or increase density beyond those projected for the WCCP and analyzed in Certified EIR No. 524.
7. **Air Quality:** The Project is consistent with the policies included in the Air Quality Element of the General Plan. Certified EIR No. 524 includes mitigation measures for potential air quality impacts. The proposed revisions included in the Project do not introduce new uses or increase intensity of a use that was not already considered in EIR No. 524 that may impact air quality.
8. **Healthy Communities:** The Project is consistent with the policies of the Healthy Communities Element. The proposed revisions included in the Project will not hamper preservation of rural open space areas and scenic resources of Wine Country Region (HC 4.1). The Project does not include a new use or increase the intensity of a use analyzed in Certified EIR No. 524.
9. **General Plan Area Plan(s):** Southwest Area Plan
 - a. **Foundation Component(s):** The proposed revisions included in the Project are generally located within existing road ROW; however, the Policy Area contains Agriculture, Rural, Rural Community, and Community Development Foundation Component uses.
 - b. **Land Use Designation(s):** As noted above, the proposed revisions included in the Project are generally located within existing road ROW; however, the Policy Area contains Estate Density Residential, Agriculture, Rural Residential and Rural Mountainous Land Use Designations.
 - c. **Overlay(s), if any:** N/A

d. Policy Area(s), if any: Temecula Valley Wine Country Policy Area

e. Adjacent and Surrounding:

i. **Area Plan(s):** Southwest Area Plan

ii. **Foundation Component(s):** Community Development, Rural, Rural Community and Agriculture

iii. **Land Use Designation(s):** Estate Density Residential, Rural Residential, Agriculture, Commercial Tourist, and Medium Density Residential

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

v. **Policy Area(s), if any:** Vail Lake Policy Area and Highway 79 Policy Area

10. Adopted Specific Plan Information

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

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

B. Existing Zoning: Rural Residential, Residential Agricultural, Light Agricultural,

C. Proposed Zoning, if any: N/A

D. Adjacent and Surrounding Zoning: Rural Residential (RR), Residential Agricultural (RA), Light Agricultural (A-1)

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 & Forest Resources | <input type="checkbox"/> Hydrology / Water Quality | <input type="checkbox"/> Transportation / Traffic |
| <input type="checkbox"/> Air Quality | <input type="checkbox"/> Land Use / Planning | <input type="checkbox"/> Utilities / Service Systems |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Mineral Resources | <input type="checkbox"/> Other: |
| <input 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 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	
<input type="checkbox"/>	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.
<input checked="" type="checkbox"/>	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.
<input type="checkbox"/>	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

5-25-17

Date

Phayvanh Nanthavongdouangsy, Project Planner

For Charissa Leach, P.E., Assistant TLMA
Director

Printed Name

V. ENVIRONMENTAL ISSUES ASSESSMENT

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
AESTHETICS - Would the Project:				
1. Scenic Resources	<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?				
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 type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Figure C-8 "Scenic Highways"; Temecula Valley Wine Country Community Plan, Certified Environmental Impact Report No. 524 RESOLUTION NO. 2014-044

Findings of Fact:

a) Have a substantial effect upon a scenic highway corridor within which it is located?

Certified EIR No. 524 describes the WCCP scenic resources as rolling hills, vineyards and other agricultural activities, wineries, and equestrian stables. Further, the Plan Area includes State Route 79 South, which is designated as "County Eligible Scenic Highways" and runs east to west, from Pauba Valley to Interstate 15 (I-15), per General Plan Circulation Element Figure C-9. According to Certified EIR No. 524, throughout the Policy Area construction of buildings, fencing, signage, and lighting could detract from the scenic country feel for travelers using this highway. Future development and operations would change the existing visual characteristics of vacant/agricultural lands or expansion of new uses. Certified EIR No. 524 concluded that the WCCP impacts to SR-79 and scenic resources would be less than significant with mitigation incorporated.

The Project revises the proposed WCCP Trails Map that was analyzed in EIR No. 524, to remove a number of trails located along private lands. Further, the Project proposes the revision of a limited number of alignments located along the existing road ROW. Generally, the Project reduces the number of trails proposed in the WCCP Trails Map within the Policy Area, notably those located along private land.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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While the development of new trails infrastructure, as proposed by the Project, would change the existing character of the roadways, the Project includes a reduced number of trail alignments in comparison to the proposed WCCP that was analyzed in EIR No. 524. The Project also provides further definition of the proposed trail cross sections to guide future trail development.

As discussed, none of the Project components present a new use or intensifies a use beyond what was considered under and analyzed in Certified EIR No. 524. Therefore, the Project would not result in new or substantially more severe significant environmental impacts to Scenic Resources and no new mitigation measures are required.

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?

Refer to Response 1(a) above.

Mitigation: No new or modified mitigation measures are required.

Monitoring: No additional monitoring is required.

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 2. Mt. Palomar Observatory | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| a) Interfere with the nighttime use of the Mt. Palomar Observatory, as protected through Riverside County Ordinance No. 655? | | | | |

Source: GIS database, Ord. No. 655 (Regulating Light Pollution); Temecula Valley Wine Country Community Plan, Certified EIR No. 524 RESOLUTION NO. 2014-044;

Findings of Fact:

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

According to Certified EIR No. 524, implementation of the WCCP would be in compliance with existing regulatory programs, including General Plan policies (Policy LU 4.1), Southwest Area Plan policies (Policy 13.1), County Ordinances (Riverside County Ordinance No. 460, Ordinance No. 655, and Ordinance No. 915), and standard conditions or requirements that would reduce impacts to the operation of the Palomar Observatory to less than significant. According to the Riverside County General Plan and Figure 6 "Mt. Palomar Nighttime Lighting Policy" of the SWAP, the WCCP boundary is located within the designated Special Lighting Area that surrounds the Mt. Palomar Observatory. Riverside County Ordinance No. 655 was adopted by the Board of Supervisors on June 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. Since the WCCP is within the Special Lighting Area that surrounds the Mt. Palomar Observatory, all implementing projects must comply with the mandatory requirements of Riverside County Ordinance No. 655. All development would 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.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The Project revises the proposed WCCP Trails Map that was analyzed in EIR No. 524 to remove a number of trails located along private lands. Further, the Project proposes the revision of a limited number of alignments located along the existing road ROW. Generally, the Project reduces the number of trails proposed within the Policy Area, notably those located along private land. The Project would result in a total reduction of trails, in comparison to the trails originally included in the WCCP.

As discussed above, none of the components of the Project present a new use or intensify a use that was considered under the WCCP and analyzed in the Certified EIR No. 524. All standard conditions related to Ordinance No. 655 and Ordinance No. 915 would continue to be required for any future developments. Therefore, the Project would not result in new or substantially more severe significant environmental impacts to Mt. Palomar Observatory compared with the analysis of the WCCP in Certified EIR No. 524.

Mitigation: No new or modified mitigation measures are required.

Monitoring: No additional monitoring is required.

3. Other Lighting Issues	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Ordinance No. 655 (Regulating Light Pollution associated with Mt. Palomar Observatory) and Ordinance No. 915 (Regulating Outdoor Lighting); Temecula Valley Wine Country Community Plan, Certified Environmental Impact Report No. 524 Resolution No. 2014-044

Findings of Fact:

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

According to Certified EIR No. 524, implementation of the WCCP would increase light and glare upon existing day or nighttime views by introducing development into previously undeveloped areas. Construction and infrastructure-related lighting impacts would not be significant due to their short-term natures and underground locations, respectively, and the application of requirements already imposed under Riverside County’s existing ordinances and policies. However, operational lighting impacts could be potentially significant unless limited by implementation of Certified EIR No. 524 Mitigation Measure AES-3 which requires compliance with County Ordinance No. 655 (Palomar Observatory Lighting Ordinance) and Ordinance No. 915 (Regulates outdoor lighting features).

The Project revises the proposed WCCP Trails Map that was analyzed in EIR No. 524 to remove a number of trails located along private lands. Further, the Project proposes the revision of a limited number of alignments located along the existing road ROW. Generally, the Project reduces the number of trails proposed within the Policy Area, notably those located along private land.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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As discussed, none of the Project's components would introduce a new use or intensify a use that has been considered under the WCCP and analyzed in Certified EIR No. 524. The Project does not prevent implementation of Mitigation Measure AES-3 or require modifications to it. Therefore, the Project would not result in new or substantially more severe significant environmental impacts related to lighting issues compared with the analysis of the WCCP in Certified EIR No. 524.

b) Expose residential property to unacceptable light levels?

Refer to Response 2(a) and 3(a) above.

Mitigation: No new or modified mitigation measures are required.

Monitoring: No additional monitoring is required.

AGRICULTURE & FOREST 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Figure OS-2 "Agricultural Resources," GIS database, Temecula Valley Wine Country Community Plan, Certified Environmental Impact Report No. 524 RESOLUTION NO. 2014-044

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Findings of Fact:

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?

According to Certified EIR No. 524, WCCP implementation would have the potential to remove Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) from agricultural production. However, assuming that all land designated for agricultural use in the WCCP is actively utilized as such at WCCP buildout, implementation would result in an increase of designated Agriculture land uses in comparison to existing agricultural land use designations included in the SWAP. Further, compliance with County regulations such as Riverside County Ordinance No. 509 (Establishing Agricultural Preserves), Ordinance No. 625 (Right to Farm) and applicable General WCCP policies would prevent or reduce significant impacts due to, or resulting in, the limited conversion of Farmlands to non-agricultural uses. Despite the potential for the WCCP to result in an overall increase of land within agricultural production, land uses that do not involve agricultural production could, on a project-specific basis, result in designated Farmland being taken out of agricultural production. As concluded in EIR No. 524, impacts to Farmlands would remain significant and unavoidable.

The Project revises the proposed WCCP Trails Map that was analyzed in EIR No. 524 to remove a number of trails located along private lands. Further, the Project proposes the revision of a limited number of alignments located along the existing road ROW. Generally, the Project reduces the number of trails proposed within the Policy Area, notably those located along private land. The revised Trails Map, due to the reduction in trail alignments located on private lands, would result in a reduced potential to impact agricultural lands in comparison to the existing trail alignments that were considered in Certified EIR No. 524.

As discussed, none of the Project's components propose an intensification of uses in comparison to those analyzed in Certified EIR No. 524. Due to the trails being limited predominantly to the road ROW, and the limited private property trail alignments, the Project would not result in additional impacts to Farmland beyond those analyzed in Certified EIR No. 524. The changes would not allow additional development on Farmland, or result in additional impacts beyond what was considered in the prior EIR. Therefore, the Project would not result in new or more severe significant impacts related to Farmlands compared with those analyzed by Certified EIR No. 524.

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?

According to Certified EIR No. 524, WCCP implementation may introduce uses not compatible with the Williamson Act and land within the Riverside Country Preserve. The WCCP established new General WCCP policies for the 17,910-acre area to preserve and protect the agricultural value of the Temecula Valley Wine Country. The WCCP establishes 9,734 acres of Winery Districts, in addition to establishing 75% vineyard set-asides for Clustered Subdivisions and wineries within the Residential District and a 75% vineyard set-aside for wineries within the Equestrian Districts. While the WCCP does not require the cancellation of any Williamson Act contracts, it is possible that future implementing projects may propose development inconsistent with existing Williams Act contracts.

To reduce potential impacts to Williamson Act lands, all future implementing projects would be required to adhere to the existing programs, ordinances and general WCCP policies, which would ensure that

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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impacts associated with the WCCP remain less than significant. As noted under the analysis in Section 4(a) above, existing regulations and policies include Riverside County Ordinance No. 509 (Establishing Agricultural Preserve), Ordinance No. 625 ("Right to Farm"), and applicable general WCCP policies. Further, implementing projects proposed within the WCCP area would also require individual site-specific CEQA analysis. In addition, to ensure that conflicts do not occur with respect to Williamson Act Land Conservation Contracts, future implementing projects would be subject to Certified EIR No. 524 Mitigation Measure AG-1, which requires all implementing projects in an agricultural preserve to cancel the applicable contract where non-agricultural uses are proposed. Certified EIR No. 524 determined that impacts to agricultural uses or Williamson Act contracts would be less than significant with the implementation of Mitigation Measure AG-1.

The Project revises the proposed WCCP Trails Map that was analyzed in EIR No. 524 to remove a number of trails located along private lands. Further, the Project proposes the revision of a limited number of alignments located along the existing road ROW. Generally, the Project reduces the number of trails proposed within the Policy Area, notably those located along private land. The revised Trails Map, due to the reduction in trail alignments located on private lands, would result in a reduced potential to impact agricultural lands in comparison to the existing trail alignments that were considered in EIR No. 524.

As discussed, none of the components of the Project would introduce a new use or intensify a use that has been considered under the WCCP and analyzed in Certified EIR No. 524. The proposed changes to the prior WCCP would not create any additional impacts related to agricultural use, agricultural preserves, or Williamson Act contracts. Additionally, for any future projects, Mitigation Measure AG-1 would continue to apply. Therefore, the Project would not result in new or substantially more severe significant environmental impacts related to agricultural use, agricultural preserves, or Williamson Act contracts.

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

According to Certified EIR No. 524, implementation of the WCCP would potentially result in the introduction of new development within 300 feet of agriculturally zoned property, the objectives of the WCCP are to ensure that the WCCP Area develops in an orderly manner that minimizes conflicts between agricultural and urban uses. The intent of the WCCP is to prevent the diminishing effects of urbanization on the rural and agricultural character of the community by restricting incompatible uses. As such, EIR No. 524 determined that less than significant impacts would occur.

The Project revises the proposed WCCP Trails Map that was analyzed in EIR No. 524 in order to remove a number of trails located along private lands. Further, the Project proposes the revision of a limited number of alignments located along the existing road ROW. Generally, the Project reduces the number of trails proposed within the Policy Area, notably those located along private land. The revised Trails Map, due to the reduction in trail alignments located on private lands, would result in a reduced potential to impact agricultural lands in comparison to the existing trail alignments that were considered in Certified EIR No. 524.

As discussed above, none of the components of the Project would introduce an increase in use within the WCCP area beyond those analyzed in Certified EIR No. 524. Impacts would be largely limited to existing road ROW, with limited trail alignments along private land. Proposed modifications to the WCCP would not increase impacts to Farmlands, land zoned for agricultural use, agricultural preserves,

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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or Williamson Act contracts and would not impact any ongoing agricultural operations. Therefore, the Project would not result in new or substantially more severe significant environmental impacts compared with the analysis of the WCCP in Certified EIR No. 524.

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?

See analysis Section 4(c) above.

Mitigation: No new or modified mitigation measures are required.

Monitoring: No additional monitoring is required.

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 12220(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"/>

Source: Riverside County General Plan Figure OS-3a "Parks, Forests and Recreation Areas," Temecula Valley Wine Country Community Plan, Certified Environmental Impact Report No. 524 RESOLUTION NO. 2014-044

Findings of Fact:

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

As noted in Certified EIR No. 524, there are no lands zoned forest land or timberland within the WCCP area. No timber resources or related activities would be affected by the implementation of the WCCP. Therefore, similar to the prior analysis, the Project would have no impacts to Forest Resources.

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

Refer to Response 5(a) above.

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?

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Refer to Response 5(a) above.

Mitigation: No new or modified mitigation measures are required.

Monitoring: No additional monitoring is required.

AIR QUALITY Would the Project

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

Source: SCAQMD CEQA Air Quality Handbook; Temecula Valley Wine Country Community Plan, Certified Environmental Impact Report No. 524 RESOLUTION NO. 2014-044

Findings of Fact:

a) Conflict with or obstruct implementation of the applicable air quality plan?

According to Certified EIR No. 524, implementation of the WCCP would accommodate anticipated growth within the County of Riverside and southern California. Specifically, the WCCP contains land use planning policies and programs designed to comply with the implementation of all applicable air quality plans. Further, the California Air Resources Board (CARB) has regulatory authority over motor vehicle emissions, and the South Coast Air Quality Management District (SCAQMD) has regulatory authority over stationary source emissions. SCAQMD is also empowered to enact regulations toward implementing the South Coast Air Basin's Air Quality Management Plan. Certified EIR No. 524 determined the WCCP is consistent with overall land use density contained in the current County General Plan, and is therefore consistent with regional growth planning by CARB and SCAQMD. Therefore, the WCCP would result in less than significant impact with mitigation with respect to clean air attainment plans.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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While the growth and provision of jobs accommodated by the WCCP is consistent with the applicable Air Quality Management Plan, the WCCP's implementing projects would increase vehicle miles (VMT) traveled as they would bring in more tourism, employment, and residential land uses to the area. The emissions resulting from this increase in VMT could be potentially significant, such that mitigation is required to ensure consistency with the Air Quality Management Plan's requirements. Mitigation Measures AQ-1 through AQ-7 would reduce VMT and the resultant air emissions, as well as furthering compliance with the other applicable air quality management and attainment plans.

In regards to construction, Certified EIR No. 524 determined that the WCCP's implementing projects have the potential to create air quality impacts through the use of heavy-duty construction equipment and through vehicle trips generated from construction workers traveling to and from the implementing Project site. In addition, fugitive dust emissions would result from demolition and construction activities. Additionally, it should be noted that the development allowable under the WCCP is less intense than that which is allowed under current General Plan designations and zoning classifications. Nonetheless, the WCCP would exceed the SCAQMD Regional Construction Thresholds for: Volatile Organic Compounds (VOC); Nitrogen Oxides (NOx); Carbon Monoxide (CO); particulate matter (PM10) and PM2.5. Certified EIR No. 524 outlines the following mitigations to address potential impact on air quality from construction of the WCCP. Mitigation Measure AQ-8 through AQ-10 would apply SCAQMD dust control measures and construction equipment control measures to implementing projects. AQ-12 requires implementing projects to prepare site-specific air quality studies in order to document and avoid potential air quality impacts. AQ-13 identifies available SCAQMD "SOON" funds for NOx construction emission reduction and requires construction emission reduction and requires construction contractors to consider and apply for such funding as part of construction plans. Certified EIR No. 524 found that even with implementation of the Mitigation Measures listed, the WCCP would result in potentially significant impacts to air quality from construction of implementing projects.

In regards to operations, Certified EIR No. 524 determined that air pollution emissions associated with the WCCP's implementing projects operation would be generated by the consumption of natural gas, electricity, water conveyance and agricultural operations and by the consumption of fossil fuels in vehicles. As shown in Table 4.3-3, *Project Operation Stationary and Mobile Source Emissions*, of Certified EIR No. 524, regional emissions associated with the WCCP would exceed the SCAQMD daily significance thresholds for: VOC; NOx; CO; PM10 and PM2.5. Also, shown on Table 4.3-4, *Net Increase in San Diego County Regional Mobile Source Emissions*, of the Certified EIR No. 524, mobile source emissions from vehicles traveling within San Diego County to and from the Project area would exceed San Diego Air Pollution Control District (SDAPCD) daily significance thresholds for CO.

Additionally, as noted in Chapter 4.3 of Certified EIR No. 524, the growth allowed under the WCCP is less intense than that allowed under current zoning, and is therefore considered consistent with the assumptions of the current AQMP and with applicable air quality plans and policies. Thus, the WCCP would not jeopardize attainment of clean air standards, although it would result in potentially significant operational emissions. Accordingly, Certified EIR No. 524 determined implementation of Mitigation Measure AQ-1 through AQ-7, as well as Mitigation Measures AQ-11 and AQ-12 would be required. However, even with imposition of these mitigation measures and WCCP design features, Certified EIR No. 524 determined the WCCP would exceed the SCAQMD thresholds. A substantial proportion of the WCCP operational emissions would be generated by mobile sources. Regulation of mobile source tailpipe emissions is not within the authority of the County and is governed by state and federal regulations consistent with the interstate commerce clause. Therefore, providing additional emission

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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reduction, including the amount of reductions needed to meet SCAQMD Regional Operational thresholds is not feasible.

Further, Certified EIR No. 524 also concluded that WCCP boundary is within the South Coast Air Basin, which exceeds the ambient air quality standards for ozone, PM10, and PM2.5. The WCCP area has registered values above the ambient air quality standards for ozone, PM10, and PM2.5. VOCs and NOX are ozone precursors and are thus relevant to the ozone standards. An exceedance of the SCAQMD threshold levels means that a project could potentially cause or substantially contribute to an exceedance of the ambient air quality standards. Therefore, the WCCP could potentially contribute to the adverse health effects of these pollutants (ozone, PM10, PM2.5, NOx, and VOCs), as described in Certified EIR No. 524 (Chapter 4.3 pages 4.3-4 through 4.3-6 under "Health Effects of Air Pollutants"), which are presumed to already occur in the WCCP area from existing Basinwide emissions. Accordingly, Certified EIR No. 524 determined implementation of Mitigation Measure AQ-1 through AQ-13 would be required. However, Certified EIR No. 524 concluded that even with compliance with existing regulations and policies, and the implementation of Mitigation Measures AQ-1 through AQ-13, the WCCP may result in potentially significant and unavoidable impacts.

The proposed revisions included in the Project would be limited to trails within the WCCP area. Further, as discussed the proposed revisions do not propose a new or increased intensity beyond what was analyzed in Certified EIR No. 524. Both construction and operation of the facilities included in the proposed Trails Map would be less intense than those associated with the trails analyzed in EIR No. 524. Further, no Air Quality impacts or emissions were reduced within the analysis in EIR No. 524 due to the use of trails. As such, a reduction in the number of trails would not alter any of the prior analysis or impact conclusions in the EIR.

Therefore, the Project would not result in new or substantially more severe significant environmental impacts related to implementation of applicable air quality plans as compared to the analysis in the Certified EIR No. 524.

b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?

Refer to Response 6(a) above.

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)?

Refer to Response 6(a) above.

d) Expose sensitive receptors which are located within 1 mile of the Project site to project substantial point source emissions?

According to Certified EIR No. 524, potential impacts to sensitive receptors are unlikely to be significant due to the large size of parcels within the WCCP and limited areas to accommodate future construction. The greatest potential for sensitive receptor impacts would be limited to large scale resort construction, which may exceed ambient air standards.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The proposed revisions to the WCCP included in the Project are limited to trails within the WCCP area. The Project includes a reduced number of trails in comparison to those analyzed in Certified EIR No. 524.

As such, the Project would not result in new or substantially more severe significant environmental impacts to sensitive receptors as compared to the analysis of the WCCP in Certified EIR No. 524.

e) *Involve the construction of a sensitive receptor located within one mile of an existing substantial point source emitter?*

Refer to Response 6(d) above.

f) *Create objectionable odors affecting a substantial number of people?*

As noted in Certified EIR No. 524, potential sources that may emit odors during construction activities include the use of architectural coatings and solvents. SCAQMD Rule 1113 limits the amount of volatile organic compounds from architectural coatings and solvents. Via mandatory compliance with SCAQMD Rules, no construction activities or materials are proposed which would create objectionable odors. Therefore, the prior EIR determined that no impact would occur with regards to odors. Operationally, Certified EIR No. 524 determined that the WCCP area as a whole has the potential to result in odor sources including maintenance and cultivation of the vineyards and the wine-making process itself, as well as potentially from equestrian uses.

While cultivation of the vineyards, wine-making, and equestrian uses would continue to occur, the proposed Project is limited to the Trails Map, and as such would not result in potential new odor sources. The Project includes a reduction in the number of proposed trails, as compared to Certified EIR No. 524. Further, operational odors would not occur.

As discussed, the Project is limited to the trails identified within the WCCP and none of the Project components would introduce a new or more intensive use than those considered under EIR No. 524. Therefore, the Project would not result in new or more severe environmental impacts than those considered in the Certified EIR No. 524.

Mitigation: No new or modified mitigation measures are required.

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

Source: GIS database, WRCMSHCP, Temecula Valley Wine Country Community Plan, Certified Environmental Impact Report No. 524 RESOLUTION NO. 2014-044

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Findings of Fact:

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

According to Certified EIR No. 524, the WCCP is located within the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) and contains 34 criteria cells. Implementing projects within criteria cells must undergo the Habitat Assessment and Negotiation Strategy (HANS) process to determine if potential future development would be consistent with the conservation requirements of the MSHCP. Implementing projects outside criteria cells may still require habitat assessments and focused surveys to verify biological resources within the area proposed for development.

The Project revised the Trails Map that was analyzed in the EIR No. 524 to remove the majority of trails located on private lands, and proposes minor modifications to the proposed trail alignments along existing road ROW's. As such, the majority of the remaining trail alignments included in the Project would be limited to the existing disturbed ROW's adjacent to roads within the WCCP.

Without a completed final design for the proposed trails, a potential conflict with plans that protect biological resources could occur. Implementation of Mitigation Measure LU-1 from EIR No. 524 (which required a project specific CEQA analysis, including biological resources, for implementing projects) would reduce potential significant impacts with regards to consistency with biology resource plans to less than significant levels. This mitigation measure would also apply to any future trails within the WCCP area. Therefore, the Project would not result in new or more severe environmental impacts related to conflicting with conservation plans than those analyzed in the Certified EIR No. 524.

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)?

According to Certified EIR No. 524, the WCCP contains areas designated by the MSHCP as proposed Core, proposed Extension of Existing Core, and proposed Constrained Linkage. Implementing projects within the WCCP, depending on their location, may be required to undergo the HANS process, prepare habitat assessments and conduct focused surveys to verify the presence or absence of biological resources. The HANS process outlines a methodology for permittees to utilize in order to negotiate for, set-aside or the purchase of areas needed for conservation. Existing General Plan policies (Policies OS 8.1, OS 17.1 through 17.5, and OS 18.1); and compliance with the MSHCP are intended to protect species and their habitats within Western Riverside County. Since implementing projects under the proposed WCCP would be required to comply with these General Plan policies and MSHCP requirements as part of the development process, impacts associated with the adverse effects on threatened or endangered species are considered to be less than significant.

The Project proposes revisions to the Trail Map that was analyzed in EIR No. 524 to remove a number of trail alignments along private property, and modify a limited number of trails located along road ROW's. The proposed Project would result in an overall reduction in trails, in comparison with those analyzed under Certified EIR No. 524. All future implementing projects, including new trails, would be required to undergo a site specific analysis, including an analysis of potential impacts to biological resources.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Therefore, the Project would not result in new or more severe environmental impacts related to threatened or endangered species than those analyzed in the Certified EIR No. 524.

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

As noted in Certified EIR No. 524, migratory birds are regulated and protected under the MSHCP and the Migratory Bird Treaty Act, among other regulations. The MSHCP focuses on the identification, preservation and protection of key wildlife corridors, referred to as "linkages" or "corridors" in the MSHCP. The WCCP does not propose specific development for trails or bikeways. As such, Certified EIR No. 524 concluded that it would be speculative to provide a detailed assessment of potential site-specific effects on migratory birds or corridors. Implementing projects within the WCCP, depending on their location, may be required to undergo the Habitat Acquisition and Negotiation Strategy (HANS) process, prepare habitat assessments and conduct focused surveys to verify the biological resources located within an implementing project site. The HANS process outlines a methodology for permittees to utilize in order to negotiate for, set-aside or purchase of areas needed for conservation.

The Project proposes revisions to the Trail Map that was analyzed in the EIR No. 524 to remove a number of trail alignments along private property, and modify a limited number of trails located along road ROW's. The Project would result in an overall reduction in trails, in comparison with those analyzed under Certified EIR No. 524. All future implementing projects, including any new trails, would be required to undergo a site specific analysis, including an analysis of potential impacts to biological resources.

Therefore, the Project would not result in new or more severe environmental impacts related to wildlife and migratory species than those analyzed in the Certified EIR No. 524.

d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?

Refer to Response 7(c) above.

e) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?

As noted in Certified EIR No. 524, the WCCP includes a variety of riparian and sensitive habitats including streams, vernal pools, and riparian and riverine areas. Individual, implementing projects could have potential impacts with respect to riparian habitat or other sensitive natural communities. According to Certified EIR No. 524, implementation of Mitigation Measure LU-1 would reduce the impacts to riparian and sensitive habitats to less than significant levels by requiring implementing projects to undergo a project specific CEQA analysis during the review process, which would include any necessary studies for biological resources and application of a restrictive zone to be placed on areas where sensitive resources require protection.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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While the Project limits trails generally to the road ROW, potential for impacts to riparian or sensitive habitats could occur. However, the Project includes a reduction in the number of proposed trails originally analyzed in EIR No. 524, and would result in the reduction in the amount of disturbance associated with the Trails Plan in comparison with those analyzed under Certified EIR No. 524. All future implementing projects, including any new trails, would be required to undergo a site specific analysis, including an analysis of potential impacts to biological resources.

Therefore, the Project would not result in new or more severe environmental impacts related to riparian habitat or sensitive natural communities than those analyzed in the Certified EIR No. 524.

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?

As noted in Certified EIR No. 524, given the programmatic nature of the EIR, the size of the study area, and the long timeframe for implementing projects, it was not practical to conduct site-specific jurisdictional delineations at the time. Exhibits 4.4-1 and 4.4-2a-c of Certified EIR No. 524 (Pages 4.4-29 – 4.4-36) show “waterways” and “streams,” which roughly correspond to potential jurisdictional drainages. The WCCP contains a number of native creeks and streams. Prior to the development of implementing projects, a habitat assessment and MSHCP Consistency Report would be prepared to demonstrate that there would be no direct or indirect effects on conservation areas. The prior EIR concluded all implementing projects proposed within the WCCP would be required to comply with the wetlands permitting process (Sections 401 and 404 of the Clean Water Act as administered by the Regional Water Quality Control Board and the U.S. Army Corps of Engineers, respectively, and Section 1600 of the State’s Fish and Game Code, as administered by the California Department of Fish and Wildlife) as well as meet the requirements of the MSHCP. These processes and plans prevent and reduce impacts to federally protected wetlands by requiring analysis of the affected resource and the creation of adequate mitigation over equal or greater biological/ hydrological value. Certified EIR No. 524 determined that compliance with these existing laws and regulations, including the MSHCP and General Plan policies would reduce impacts to less than significant.

While the Project limits trails generally to the road ROW, potential for impacts to jurisdictional features could occur. However, the Project includes a reduction in the number of proposed trails that was analyzed in EIR No. 524, and would result in the reduction in the amount of potential disturbance associated with the Trails Plan in comparison with those analyzed under Certified EIR No. 524. All future implementing projects would be required to undergo a site specific analysis, including an analysis of potential impacts to biological resources and regulatory permitting requirements, as deemed necessary by resource agencies.

Therefore, the Project would not result in new or more severe environmental impacts related to federally protected wetlands or streams than those analyzed in the Certified EIR No. 524.

g) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?

Certified EIR No. 524 notes that the WCCP is located within the MSHCP and contains 34 criteria cells. Implementing projects within criteria cells must undergo the HANS process to determine if the development would be consistent with the conservation requirements of the MSHCP. Implementing projects outside criteria cells may still require habitat assessments and focused surveys to verify the

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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biological resources within the area proposed for development and to ensure that these resources would not be impacted as a result of the proposed development. Since future implementing projects allowed under the WCCP would be required to be compliant with the MSHCP and General WCCP, and these regulatory documents are intended to minimize conflicts with conservation plans, impacts associated with the WCCP were considered to be less than significant. Therefore, the Certified EIR No. 524 determined that the WCCP would not conflict with the General Plan or MSHCP policies protecting biological resources.

As discussed, none of the Project components would intensify uses considered under the WCCP and analyzed in the Certified EIR No. 524. Generally, the proposed revisions to the WCCP reduce the number of trail alignments included in the Trail Map, with a limited number of new trail alignments along existing road ROWs. As noted in Certified EIR No. 524, implementing projects would be required to comply with existing laws and regulation, including the MSHCP and general WCCP policies to reduce impacts to biological resources.

Therefore, the Project would not result in new or substantially more severe significant environmental impacts related to biological resources compared with the analysis of the WCCP in the Certified EIR No. 524.

Mitigation: No new or modified mitigation measures are required.

Monitoring: No additional monitoring is required.

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"/>

Source: Temecula Valley Wine Country Community Plan, Certified Environmental Impact Report No. 524 RESOLUTION NO. 2014-044

Findings of Fact:

a) Alter or destroy an historic site?

According to Certified EIR No. 524, although substantial historical resources exist in the vicinity of the WCCP, no known historical-era resources are identified within the WCCP boundaries. The existing structures and facilities within the WCCP area are less than 50 years of age and do not meet the established criteria for historical landmarks or historic resources pursuant to federal, State, or County criteria at this time. However, according to Certified EIR No. 524, over the life of the WCCP, original structures and features associated with winery and equestrian uses or other potentially significant structures and sites, may attain historic status, or become eligible for historic status. Portions of the original Wolf Ranch and Vail Ranch are included in the WCCP, and there is potential for historic artifacts associated with these ranches, or the ranchos that preceded them, to be unearthed within the WCCP area. Ground-disturbing activities associated with implementing projects within the WCCP could unearth previously unknown historic resources, including historic infrastructure or buried resources.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Mitigation Measures CUL-1 and CUL-2 would ensure that impacts to historic sites are less than significant. Mitigation Measure CUL-1 specifies procedures and requirements for archaeological field surveys, studies, monitoring and tribal consultations to ensure that potential presence of significant of historical resources, as defined in Section 15064.5 of CEQA Guidelines is properly evaluated for implementing projects before any discretionary project approval is granted by the County. Mitigation Measure CUL-2 addresses instances where previously unknown cultural resources are identified during grading activities, including requirements and procedures for evaluation, treatment and disposition of artifacts found on a project site to ensure that viability of such artifacts is not compromised. Certified EIR No. 524 determined that the WCCP would result in less than significant impact with mitigation.

The Project modifies the WCCP Trails Map that was analyzed in EIR No. 524 by removing a number of trail alignments along private property, along with minor modifications to trails located along existing road ROW's. In general, the Project would result in a reduction in the number of proposed trails that was analyzed in the EIR No. 524, and would result in the reduction in the amount of potential disturbance associated with the Trails Plan in comparison with those analyzed under Certified EIR No. 524.

As discussed, none of the Project components would introduce a more intense use than those considered to occur and analyzed in the Certified EIR No. 524. The proposed revision to the WCCP would reduce the number of trail alignments, and generally limits trail alignments to the existing road ROW. Therefore, the Project would not result in new or substantially more severe significant environmental impacts related to historic resources compared with the analysis of the WCCP in Certified EIR No. 524.

b) Cause a substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5?

Refer to Response 8(a) above.

Mitigation: No new or modified mitigation measures are required.

Monitoring: No additional monitoring is required.

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Temecula Valley Wine Country Community Plan, Certified Environmental Impact Report No. 524 RESOLUTION NO. 2014-044

Findings of Fact:

a) Alter or destroy an archaeological site.

As noted in Certified EIR No. 524, adoption of the WCCP could facilitate development that has the potential to disturb or destroy archaeological resources, and thus implementation could result in impacts to these resources. Although the County has complied with Traditional Tribal Cultural Places Law ("Senate Bill 18") as defined in California Government Code 65352 and other analysis and notification requirements concerning the identification of archeological resources, there remains a possibility that unanticipated discoveries would be made during actual construction of implementing projects. According to Certified EIR No. 524, future ground disturbing activities resulting from implementation of the WCCP may result in the discovery of an unknown archaeological site and thus, mitigation would be required. With implementation of Mitigation Measures CUL-1, CUL-2, and LU-1, the County's extensive development review process, mandatory CEQA statutes, compliance with Senate Bill 18, and other regulation identified above, Certified EIR No. 524 concluded that future implementing projects allowed pursuant to the WCCP would result in less than significant impacts.

The Project modifies the WCCP Trails Map that was analyzed in EIR No. 524 by removing a number of trail alignments along private property, along with minor modifications to trails located along existing road ROW's. In general, the Project would result in a reduction in the number of proposed trails that was analyzed in the EIR No. 524, and would result in the reduction in the amount of potential disturbance associated with the Trails Plan in comparison with those analyzed under Certified EIR No. 524. Further, future projects implemented under the proposed Project would be subject to the required mitigation measures included in Certified EIR No. 524, as well as applicable project specific tribal consultation per Senate Bill 18 and Assembly Bill 52.

Therefore, the Project would not result in new or substantially more severe significant environmental impacts related to archaeological resources compared with the analysis of the WCCP in Certified EIR No. 524.

b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to California Code of Regulations, Section 15064.5?

Refer to Response 9(a) above.

c) Disturb any human remains, including those interred outside of formal cemeteries?

As noted in Certified EIR No. 548, the WCCP has the potential to result in cultural resource impacts as a result of ground disturbance. The WCCP area has a long history of occupation by Native American peoples and may include areas of prehistoric habitation where human remains may have been interred. Ground-disturbing activities in the WCCP area such as grading, excavation, or tilling have the potential to disturb as yet unidentified human remains. However, all implementing projects would be required to comply with Mitigation Measure CUL-1, Mitigation Measure CUL-2, and Mitigation Measure LU-1 as well as conduct project specific tribal consultation per Senate Bill 18 and Assembly Bill 52. Therefore,

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Certified EIR No. 524 determined that implementation of the WCCP would not result in significant impacts.

The Project modifies the WCCP Trails Map that was analyzed in EIR No. 524 by removing a number of trail alignments along private property, along with minor modifications to trails located along existing road ROWs. In general, the Project would result in a reduction in the number of proposed trails, and would result in the reduction in the amount of potential disturbance associated with the Trails WCCP in comparison with those analyzed under Certified EIR No. 524.

With the implementation of Mitigation Measure CUL-1, Mitigation Measure CUL-2, and Mitigation Measure LU-1, as well as project specific tribal consultation per Senate Bill 18 and Assembly Bill 52, as required within Certified EIR No. 524, impacts would be less than significant. Therefore, the Project would not result in new or substantially more severe significant environmental impacts compared with the analysis of the WCCP in the Certified EIR No. 524.

d) Restrict existing religious or sacred uses within the potential impact area?

Refer to Responses 9(a) and 9(b) above.

e) Cause a substantial adverse change in the significance of a tribal cultural resource as defined in Public Resources Code 21074?

Refer to Responses 9(a) and 9(b) above.

Mitigation: No new or modified mitigation measures are required.

Monitoring: No additional monitoring is required.

10. Paleontological Resources	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Directly or indirectly destroy a unique paleontological resource, or site, or unique geologic feature?				

Source: Riverside County General Plan Figure OS-8 "Paleontological Sensitivity", Temecula Valley Wine Country Community Plan, Certified Environmental Impact Report No. 524 RESOLUTION NO. 2014-044

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Findings of Fact:

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

As noted in Certified EIR No. 524, the County's General Plan identified the WCCP as an area with high sensitivity for the presence of paleontological resources. Additionally, significant resources have been uncovered within or abutting the area. Implementing projects facilitated by the WCCP could indirectly result in ground-disturbing activities, including excavation, grading, and trenching. Given the underlying geology of the area, such excavation required for implementing projects could result in disturbance or destruction of paleontological resources. In addition, maintenance activities associated with future infrastructure installed to support implementing projects facilitated by the WCCP could result in additional ground-disturbing activities such as excavation that could result in the disturbance or destruction of paleontological resources.

Future implementing projects would be required to comply with existing policies and regulations intended to protect the integrity of paleontological resources. These policies and regulations correspond to policies contained in the County's General Plan and would be applied to all implementing projects, both public and private, that could arise out of the adoption of the WCCP. Further, compliance with existing applicable federal, State, and local laws and regulations protecting paleontological resources, would help to ensure that significant resources, if encountered, would be preserved through avoidance or preservation in an appropriate repository or by other appropriate measures. Nonetheless, Certified EIR No. 524 determined that mitigation is required to ensure that any potentially significant impacts are reduced to a level of less than significant. Implementation of Mitigation Measures CUL-4 and CUL-5 would ensure impacts are reduced to a less than significant level.

The Project modifies the WCCP Trails Map that was analyzed in EIR No. 524 by removing a number of trail alignments along private property, along with minor modifications to trails located along existing road ROW's. In general, the Project would result in a reduction in the number of proposed trails, and would result in the reduction in the amount of potential disturbance associated with the Trails Map in comparison with those analyzed under Certified EIR No. 524.

As discussed, none of the Project's components would introduce a new use or intensify a use that has been considered to occur under the Plan and analyzed in the Certified EIR No. 524. All applicable mitigation measures would continue to apply to the implementing projects, along with any site-specific analysis related to impacts to paleontological resources. Therefore, the Project would not result in new or substantially more severe significant environmental impacts related to paleontological resources compared with the analysis of the WCCP in the Certified EIR No. 524.

Mitigation: No new or modified mitigation measures are required.

Monitoring: No additional monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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GEOLOGY AND SOILS - Would the Project:

11. Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zones	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death?				
b) Be subject to rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Figure S-2 "Earthquake Fault Study Zones," GIS database, Geologist Comments; Temecula Valley Wine Country Community Plan, Certified Environmental Impact Report No. 524 RESOLUTION NO. 2014-044

Findings of Fact:

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

According to Certified EIR No. 524 geologic hazards are generally localized in nature, as they are related to the soils and geologic character of a particular site. Cumulative impacts could occur related to an earthquake, depending on the magnitude of the earthquake and location of the fault(s) traversing the region. Impacts due to seismic activity would be cumulative if State and local building and development codes and regulations were not actively being implemented throughout the region. According to Certified EIR No. 524, the WCCP is not affected by an Alquist-Priolo Earthquake Fault Zone; however, there are County fault zones which traverse the WCCP area. Certified EIR No. 524 determined that in order to reduce and minimize Fault Zone hazards, all implementing projects within the WCCP area, as well as all future development within surrounding areas, would be subject to applicable State and local building codes, ordinances, and policies, and site-specific design measures intended to reduce the potential for significant damage to occur as the result of seismic activity, landslides, and other such geologic hazards.

As discussed, none of the Project's components would introduce an intensified use beyond those analyzed in the Certified EIR No. 524. As a trails improvement project, the Project does not involve a land use which would result in the exposure of persons or structures to adverse effects related to geologic hazards. Further, all implementing projects would be required to comply with all State and local regulations, ordinances, General Plan policies, and standard conditions or requirements related to geologic hazards. Thus, the Project would not create a significant hazard to the public or environment due to Fault Hazard Zones, and therefore would not result in new or more significant impacts than those identified in Certified EIR No. 524.

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

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Refer to Response 11(a) above. As illustrated in Certified EIR No. 524 Exhibit 4.6-2, *Alquist-Priolo Fault Zones*, the closest Alquist-Priolo Fault is the Elsinore Fault, which is located approximately 4.5 miles west of the WCCP area, and runs through the cities of Murrieta and Temecula, then south to San Diego County. As discussed, the proposed Project would result in an overall reduction in trails than those analyzed in Certified EIR No. 524. As a trails improvement project, the proposed revisions to the WCCP are not considered to result in significant impacts relative to geology or soils. Furthermore, all future implementing projects would be subject to County Ordinance No. 457, which requires implementation of applicable building codes, including regulations related to potential seismic activity. Therefore, the Project would not result in new or substantially more severe significant environmental impacts related to Fault Zones compared with the analysis of the WCCP in Certified EIR No. 524.

Mitigation: No new or modified mitigation measures are required.

Monitoring: No additional monitoring is required.

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|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 12. Liquefaction Potential Zone | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| a) Be subject to seismic-related ground failure, including liquefaction? | | | | |

Source: Riverside County General Plan Figure S-3 "Generalized Liquefaction"; Temecula Valley Wine Country Community Plan, Certified Environmental Impact Report No. 524 RESOLUTION NO. 2014-044

Findings of Fact:

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

Liquefaction and seismically-induced settlement or ground failure is generally related to strong seismic shaking events where the groundwater table occurs at a relatively shallow depth (generally within 50 feet below the ground surface) or where lands are underlain by loose, cohesionless deposits. According to Certified EIR No. 524, the WCCP area contains areas subject to liquefaction. To mitigate the effects of liquefaction to a less than significant level, future implementing projects located within an earthquake fault zone would be subject to the provisions of the Alquist-Priolo Act and County Ordinance No. 547, which requires projects to implement applicable building codes. In addition, implementing projects would be required to demonstrate conformance with applicable State and local regulations, ordinances, General Plan policies, standard conditions, and Certified EIR No. 524 Mitigation Measures GEO-1 and LU-1. All implementing projects would be subject to the provisions of the California Building Standards Code in Title 24, which provides regulations for structural design and construction with regard to seismic safety. In particular, Mitigation Measure GEO-1 would require preparation of a project-level geotechnical assessment to determine and mitigate site-specific liquefaction potential.

As discussed, the Project would result in a reduction in the number of trails than those analyzed in Certified EIR No. 524. As a trails improvement project, the Project does not involve a land use which would result in the exposure of persons or structures to adverse effects related to seismic-related ground failure hazards. Nonetheless, all future implementing projects would be subject to compliance with the Alquist-Priolo Act, County Ordinance No. 547, and all other applicable State and local regulations, ordinances, General Plan policies, standard conditions, and Certified EIR No. 524 Mitigation Measures GEO-1 and LU-1. Therefore, the Project would not result in new or substantially

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more severe significant environmental impacts related to liquefaction compared with the analysis of the WCCP in Certified EIR No. 524.

Mitigation: No new or modified mitigation measures are required.

Monitoring: No additional monitoring is required.

13. Ground-shaking Zone	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Be subject to strong seismic ground shaking?				

Source: Riverside County General Plan Figure S-4 "Earthquake-Induced Slope Instability Map," and Figures S-13 through S-21 (showing General Ground Shaking Risk); Temecula Valley Wine Country Community Plan, Certified Environmental Impact Report No. 524 RESOLUTION NO. 2014-044

Findings of Fact:

a) Be subject to strong seismic ground shaking?

As noted in Response 11(b) above, Certified EIR No. 524 notes that Temecula Valley Wine Country region is located approximately 4.5 miles from the Elsinore Fault. While further from the WCCP area, a number of additional faults are located throughout the region. These mapped faults trigger special studies prior to development to ensure structures are not built upon active faults and that structures are engineered to appropriate seismic standards. According to Certified EIR No. 524, in order to reduce risk for damage caused by seismic shaking events, all implementing projects would be subject to applicable State and local regulations, ordinances, General Plan policies, standard conditions or requirements, and Mitigation Measures LU-1 and GEO-1. In particular, Mitigation Measure GEO-1 would require preparation of a project-level geotechnical assessment to determine and mitigate impacts related to the potential for site-specific ground shaking.

As discussed, the Project proposes a reduction in the number of trails that was originally proposed and analyzed within the WCCP area. As a trails improvement project, the Project does not involve a land use which would result in the exposure of persons or structures to adverse effects related to seismic-related ground shaking. Nonetheless, all future implementing projects would be subject to compliance with applicable State and local regulations, ordinances, General Plan Policies, standard conditions or requirements, and Mitigation Measures LU-1 and GEO-1. Therefore, the Project would not result in new or substantially more severe significant environmental impacts related to strong seismic ground shaking compared with the analysis of the WCCP in Certified EIR No. 524.

Mitigation: No new or modified mitigation measures are required.

Monitoring: No additional monitoring is required.

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?				

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: On-site Inspection, Riverside County General Plan Figure S-5 "Regions Underlain by Steep Slope"; Temecula Valley Wine Country Community Plan, Certified Environmental Impact Report No. 524 RESOLUTION NO. 2014-044

Findings of Fact:

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?

According to Certified EIR No. 524, implementation of the WCCP would potentially increase the risk of exposure of persons and property associated with future development within the WCCP area due to damage caused by hazards such as landslide, lateral spreading, subsidence, liquefaction, or collapse during an earthquake. All implementing projects would be subject to the provisions of the California Building Standards Code in Title 24, which provides regulations for structural design and construction with regard to seismic safety, as well as local regulations, ordinances, General Plan policies, and standard conditions or requirements. This would include compliance with General Plan Policies S 2.2 through S 2.8 to minimize potential effects of landslides and rockfalls on new development and/or infrastructure, as well as County Ordinance No. 457 that requires projects to implement applicable building codes. Nonetheless, all implementing projects would be subject to compliance with Mitigation Measures GEO-1 and LU-1 to reduce geologic hazards to less than significant.

As discussed, the Project proposes a reduction in the number of trails considered in Certified EIR No. 524. As a trails improvement project, the Project does not involve a land use which would result in the exposure of persons or structures to adverse effects related to seismic-related geologic hazards. Furthermore, all future implementing projects would be subject to compliance with all applicable codes, ordinances, policies and Mitigation Measures LU-1 and GEO-1 as they relate to geologic hazards. Therefore, the Project would not result in new or substantially more severe significant environmental impacts related to geologic hazards (including landslides, lateral spreading, or rockfall hazards) compared with the analysis of the WCCP in Certified EIR No. 524.

Mitigation: No new or modified mitigation measures are required.

Monitoring: No additional monitoring is required.

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|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 15. Ground Subsidence | <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 ground subsidence? | | | | |

Source: Riverside County General Plan Figure S-7 "Documented Subsidence Areas Map"; Temecula Valley Wine Country Community Plan, Certified Environmental Impact Report No. 524 RESOLUTION NO. 2014-044

Findings of Fact:

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

According to Certified EIR No. 524, the WCCP includes areas subject to unstable soil that may be susceptible to subsidence; refer to Certified EIR No. 524 Exhibit 4.6-5 (Subsidence Areas). To reduce the potential for subsidence, all implementing projects would be subject to the provisions of the California Building Standards Code in Title 24, which provides regulations for structural design and construction with regard to seismic safety, as well as local regulations, ordinances, General Plan policies, and standard conditions or requirements. Nonetheless, Certified EIR No. 524 prescribes Mitigation Measure GEO-1 to ensure that impacts remain less than significant. In particular, Mitigation Measure GEO-1 would require preparation of a project-level geotechnical assessment to determine and mitigate site-specific ground subsidence potential.

As discussed, the Project includes a reduction in the number of proposed trails in comparison to those considered in Certified EIR No. 524. As a trails improvement project, the Project does not involve a land use which would result in the exposure of persons or structures to adverse effects related to unstable soils. Nonetheless, all future implementing projects would be subject to compliance with all applicable codes, ordinances, policies and Mitigation Measure GEO-1 as related to unstable soils. Therefore, the Project would not result in new or substantially more severe significant environmental impacts related to ground subsidence compared with the analysis of the WCCP in the Certified EIR No. 524.

Mitigation: No new or modified mitigation measures are required.

Monitoring: No additional monitoring is required.

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|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 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? | | | | |

Source: On-site Inspection, Project Application Materials; Temecula Valley Wine Country Community Plan, Certified Environmental Impact Report No. 524 RESOLUTION NO. 2014-044

Findings of Fact:

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

According to Certified EIR No. 524, two lakes (Lake Skinner and Vail Lake) are located near the WCCP area; however, it is not likely that the WCCP would be inundated by seiche from either body of water due to intervening topography and distance from the site. The WCCP area is located approximately 44 miles inland from the Pacific coast and protected by the Santa Margarita Mountains. As such, it is unlikely that the WCCP area would be inundated by a tsunami. Mudflow could occur in any area, especially after alternating occurrences of wildfires and rain. There is a high potential for mudflows to occur in some areas of unincorporated Riverside County which contain areas with steep slopes.

To reduce potential for mudflow impacts, all implementing projects within the WCCP area would be required to comply with the requirements of the California Building Standards Code in Title 24. In areas where steep slopes occur that are susceptible to mudflow hazards, implementing projects would be

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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required to prepare a site-specific geologic and geotechnical investigation to identify potential impacts and provide recommendations as to slope stability and design requirements to reduce potential hazards.

As discussed, the Project includes a reduction in the number of proposed trails in comparison to those considered in Certified EIR No. 524. As a trails improvement project, the Project does not involve a land use which would result in the exposure of persons or structures to adverse effects related to mudflow. Nonetheless, all future implementing projects would be subject to compliance with all applicable codes (i.e., California Building Standards Code Title 24), ordinances, and policies as related to mudflow. Therefore, the Project would not result in new or substantially more severe significant environmental impacts related to mudflow compared with the analysis of the WCCP in Certified EIR No. 524.

Mitigation: No new or modified mitigation measures are required.

Monitoring: No additional monitoring is required.

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

Source: Riv. Co. 800-Scale Slope Maps, Project Application Materials; Temecula Valley Wine Country Community Plan, Certified Environmental Impact Report No. 524 RESOLUTION NO. 2014-044
Findings of Fact:

a) Change topography or ground surface relief features?

According to Certified EIR No. 524, buildout of the WCCP would require future grading activities to accommodate potential future development. As noted in Certified EIR No. 524, the WCCP area includes a range of topographical features, including slopes that are greater than 15%. Implementing projects accommodated by the WCCP would be required to demonstrate conformance with State and local regulations in place to mitigate the effects of surface grading, as well as local regulations, ordinances, General Plan policies, and standard conditions or requirements.

The Project revises the WCCP Trails Map that was analyzed in EIR No. 524 to remove and revise trail alignments so that they are generally aligned along existing roadways and other corridors, as well as removing trails from private development. While topographic changes may occur, impacts would be less than those analyzed in Certified EIR No. 524. In addition, all implementing projects would be required to demonstrate conformance with all applicable State and local regulations, ordinances, policies, and standard conditions in place to mitigate the effects of surface grading. Therefore, the Project would not result in new or substantially more severe significant environmental impacts related to topography or ground surface feature changes compared with the analysis of the WCCP in Certified EIR No. 524.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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b) Create cut or fill slopes greater than 2:1 or higher than 10 feet?

As noted above, the WCCP area includes slopes that are greater than 15%. Slope stability would be specific to the physical characteristics of a site, such as underlying soil and rock type, slope steepness, and water content of the soils. All implementing projects within the WCCP area would be required to comply with the requirements of the California Building Standards Code in Title 24, as well as the Temecula Valley Wine Country Design Guidelines. According to Certified EIR No. 524, in areas where steep slopes occur that are susceptible to mudflow hazards, proponents for implementing projects would be required to prepare a site-specific geologic and geotechnical investigation to identify potential impacts and provide recommendations as to slope stability and design requirements to reduce potential hazards.

The Project revises the WCCP Trails Map that was analyzed in EIR No. 524 to remove and revise trail alignments so that they are generally aligned along existing roadways and other corridors. All implementing projects accommodated through the Project would be subject to compliance with General Plan policies and the Temecula Valley Wine Country Design Guidelines regarding site design. All implementing projects would be required to comply with all applicable codes, ordinances, and policies related to geologic hazards, which include hazards related to slopes. Therefore, the Project would not result in new or substantially more severe significant environmental impacts related to slopes compared with the analysis of the WCCP within Certified EIR No. 524.

c) Result in grading that affects or negates subsurface sewage disposal systems?

As indicated in Certified EIR No. 524, WCCP implementation has the potential to increase use of septic systems within the WCCP area; refer to Section 4.13, *Public Services, Recreation, and Utilities* for greater detail. Certified EIR No. 524 determined that impacts would be less than significant with mitigation incorporated.

However, the proposed revisions to the WCCP are limited to trail alignment within the WCCP area. As such, the proposed Project revisions would not result in an increased use of septic systems or other subsurface sewage disposal systems. Therefore, the Project would not result in new or substantially more severe significant environmental impacts related to sewage disposal systems compared with the analysis of the WCCP in Certified EIR No. 524.

Mitigation: No new or modified mitigation measures are required.

Monitoring: No additional monitoring is required.

18. Soils	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Be located on expansive soil, as defined in Section 1802.3.2 of the California Building Code (2007), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Have soils incapable of adequately supporting use of septic tanks or alternative waste water disposal	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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systems where sewers are not available for the disposal of waste water?

Source: U.S.D.A. Soil Conservation Service Soil Surveys, Project Application Materials, On-site Inspection; Temecula Valley Wine Country Community Plan, Certified Environmental Impact Report No. 524 RESOLUTION NO. 2014-044

Findings of Fact:

a) Result in substantial soil erosion or the loss of topsoil?

Certified EIR No. 524 concluded implementing projects in the WCCP area are required to comply with County of Riverside General WCCP Policies S 3.5 and S 3.6 to minimize the potential effects of soil erosion and loss of topsoil. These policies require the identification of design and/or other measures to address onsite and offsite slope instability, debris flow, and erosion hazards on properties where substantial land disturbance is required to allow for the proposed implementing project. As applicable, proposed implementing projects are required to comply with National Pollutant Discharge Elimination System (NPDES) requirements and Best Management Practices (BMPs) to reduce potential effects on downstream water bodies, as the result of erosion. Future implementing projects within the Project area are required to include erosion and sediment control measures as part of the grading plan in order to minimize land modification and potential erosional effects. Specific design measures would be implemented on a project-specific basis, thereby reducing potential impacts caused by erosion and/or the loss of topsoil to less than significant.

As stated, none of the Project's components would introduce a new or more intense use than those considered in the Certified EIR No. 524. The Project revises the proposed WCCP Trails Map that was analyzed in EIR No. 524 to remove and revise trail alignments so that they are generally aligned along existing roadways and other corridors.

Therefore, the Project would not result in new or substantially more severe significant environmental impacts related to soil erosion or loss of top soil as compared with the analysis of the WCCP in Certified EIR No. 524.

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?

Certified EIR No. 524 concluded that expansive soils, as defined in Section 1803.5.3 of the 2010 California Building Code (previously defined in Table 18-1-B of the Uniform Building Code), could occur sporadically throughout the WCCP area. Currently, no comprehensive mapping of expansive soils exists for the WCCP area. If not managed properly, implementing projects occurring on such soils within the WCCP area could pose a significant risk to life and property, in particular structural damage and/or the disruption of utility facilities. Construction activities would also have the potential to create risk to existing structures by disturbing or altering underlying soils or geologic conditions.

Certified EIR No. 524 concluded that all implementing projects within the WCCP area would be required to comply with the requirements of the California Building Standards Code in Title 24 for construction occurring within areas subject to expansive soils. Prior to any construction in such areas, a site-specific geotechnical assessment would be required to identify potential adverse impacts and appropriate recommendations to ensure stability of a specific site. Further, site specific geotechnical analysis and

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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design would be required prior to development of new facilities. Also new development within Riverside County shall adhere to applicable policies and standards contained in the most-recent version of the California Building Code related to the construction of structures and facilities on expansive soils to reduce potential impacts with regard to expansive soils. No additional mitigation is necessary.

As stated, none of the Project's components would introduce a new or more intense use than those considered in the Certified EIR No. 524. The Project revises the WCCP Trails Map that was analyzed in EIR No. 524 to remove and revise trail alignments so that they are generally aligned along existing roadways and other corridors. Therefore, the Project would not result in new or substantially more severe significant environmental impacts related to expansive soil compared with the analysis of the WCCP in Certified EIR No. 524.

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?

Certified EIR No. 524 concluded that unincorporated territory within Temecula Valley Wine Country is located outside of existing special districts that provide sewer services. As a result, implementing projects on such lands would be required to rely on the use of septic tanks or alternative wastewater disposal systems. Within certain areas, soils have moderate to severe limitations that restrict the potential use of septic tanks or alternative wastewater disposal systems (refer to Certified EIR No. 524 Exhibit 4.6-6, *Wine Country NRCS Soils Mapping*).

The Project amends the WCCP Trails Map that was analyzed in EIR No. 524 to remove and revise trail alignments so that they are generally aligned along existing roadways and other corridors. The Project's components would not involve a different or more intense land use than those considered in the Certified EIR No. 524. As a trails improvement project, the Project would not generate wastewater requiring the use of septic tanks or alternative waste water disposal systems. Therefore, the Project would not result in new or substantially more severe significant environmental impacts related to septic system use compared with the analysis of the WCCP in Certified EIR No. 524.

Mitigation: No new or modified mitigation measures are required.

Monitoring: No additional monitoring is required.

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?				
b) Result in any increase in water erosion either on or off site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: U.S.D.A. Soil Conservation Service Soil Surveys; Temecula Valley Wine Country Community Plan, Certified Environmental Impact Report No. 524 RESOLUTION NO. 2014-044

Findings of Fact:

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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According to Certified EIR No. 524, temporary construction-related impacts associated with implementing projects are anticipated to involve grading, signage, lighting, landscaping, and other necessary infrastructure improvements. Due to the rural nature of the WCCP area and large lot land use designations included in the WCCP, the pre-existing drainage patterns would generally be maintained throughout the WCCP area. In the event that a future implementing project is found to impact a specific drainage, it would be subject to County and Riverside County Flood Control Water Conservation District (RCFCWCD) discretionary review relative to flood control and water quality, and review by the Regional Water Quality Control Board (RWQCB), United States Army Corps of Engineers (USACE), California Department of Fish and Wildlife (CDFW) and United States Fish and Wildlife Service (USFWS) relative to effects upon drainage courses and associated wildlife and water quality. As indicated in Certified EIR No. 524, potential construction-related erosion and siltation impacts would be less than significant following compliance with Mitigation Measure HYD-7 and Mitigation Measure HYD-8.

The Project amends the proposed WCCP Trails Map that was analyzed in EIR No. 524 to remove and revise trail alignments so that they are generally aligned along existing roadways and other corridors. As discussed, none of the Project's components would introduce a new or more intense use than those analyzed in the Certified EIR No. 524. Any future implementing projects with the potential to involve erosion or siltation impacts would be subject to RCFCWCD discretionary review, and review by RWQCB, USACE, CDFW, and USFWS, as applicable. Additionally, Mitigation Measure HYD-7 and Mitigation Measure HYD-8 would continue to apply to the Project. Therefore, the Project would not result in new or substantially more severe significant environmental impacts related to erosion or siltation compared with the analysis of the WCCP in Certified EIR No. 524.

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

Refer to Response 18 (a) and 19(a) above.

Mitigation: No new or modified mitigation measures are required.

Monitoring: No additional monitoring is required.

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 20. Wind Erosion and Blowsand from Project either on or off site. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| a) Be impacted by or result in an increase in wind erosion and blowsand, either on or off site? | | | | |

Source: Riverside County General Plan Figure S-8 "Wind Erosion Susceptibility Map," Ord. No. 460, Article XV & Ord. No. 484; Temecula Valley Wine Country Community Plan, Certified Environmental Impact Report No. 524 RESOLUTION NO. 2014-044

Findings of Fact:

a) Be impacted by or result in an increase in wind erosion and blowsand, either on or off site?

According to Certified EIR No. 524, buildout of the WCCP would result in an increase in the disturbance of existing land surfaces from grading, development, or removal of existing vegetation/topsoil. As a result, the potential for erosion caused by wind and/or water would increase. Implementing projects

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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within the WCCP area would be required to comply with County Ordinance No. 484, which provides requirements intended to reduce the potential for blowing sand within areas designated as Agricultural Dust Control Areas. Ordinance No. 484 identifies certain restrictions on land disturbance activities within these areas and identifies procedures necessary to obtain a valid permit. As needed, an erosion control plan would be prepared and submitted to the County to identify methods by which potential soil run-off during rain events and erosion hazards would be minimized to ensure that no adverse effects on water quality occur to downstream properties or water bodies.

The Project amends the WCCP Trails Map that was analyzed in EIR No. 524 to remove and revise trail alignments so that they are generally aligned along existing roadways and other corridors. None of the Project's components would introduce a new use or intensify a use that has been considered under the WCCP and analyzed in the Certified EIR No. 524. Therefore, the Project would not result in new or substantially more severe significant environmental impacts related to wind erosion and blowsand compared with the analysis of the WCCP in Certified EIR No. 524.

Mitigation: No new or modified mitigation measures are required.

Monitoring: No additional monitoring is required.

GREENHOUSE GAS EMISSIONS - Would the Project:

21. Greenhouse Gas Emissions	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Temecula Valley Wine Country Community Plan, Certified Environmental Impact Report No. 524 RESOLUTION NO. 2014-044

Findings of Fact:

a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?

Certified EIR No. 524 concluded that emissions of GHGs were calculated for the worst-case year of WCCP construction in CalEEMod. Construction emissions were calculated in five-year increments to correspond with the expected rate of build-out. Emissions for each 5-year period take into account projected policies regarding construction waste diversion and anticipated advancement in equipment technology. Results of this analysis are presented in Table 4.7-2, *Year 2035 Construction Greenhouse Gas Emissions*. As shown on Table 4.7-2 of the Certified EIR No. 524, the average annual emissions would not likely exceed the GHG interim threshold of 3,000 metric tons, if an equal number of implementing projects are assumed to be constructed in each of the five year spans.

Due to the programmatic nature of the WCCP, the actual rate of construction cannot be accurately estimated. However, a plausible scenario of three times the average construction activity occurring in a single year was considered for determining potential worst-case mass emissions from construction

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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under the WCCP. The GHG emissions resulting from this worst-case construction activity would exceed the SCAQMD's threshold, and result in a potentially significant impact.

Operationally, the WCCP as a whole would result in a change in land use from relatively vacant land to residential, commercial or agricultural use. As a result, the WCCP would generate an increase in long-term GHG emissions from a number of sources as a result of development, including: mobile sources, residential and commercial building energy consumption, water consumption, waste generation, area sources, and wine production. Individual implementing projects built in accordance with the WCCP would achieve reductions in GHG emissions consistent with the State's overall reduction goal compared to "Business as Usual" (BAU) through the implementation of Mitigation Measure AQ-1 and Mitigation Measure AQ-2 which provide a suite of measures that would reduce implementing projects' emissions. However, the construction and long-term operation of these new residences, wineries, and agricultural developments would result in an increase in total GHG emissions as compared to the existing condition, and would result in emissions, when averaged over the new residents and employees, which exceed the per capita threshold of 4.1 MT/yr (adopted from the SCAQMD efficient-based standard for Year 2035) resulting in a potentially significant impact.

Mitigation measures were proposed as part of Certified EIR No. 524 in order to reduce potential GHG impacts for both construction and operation. Mitigation Measure GHG-1 provides a number of measures for reducing construction emissions resulting from equipment operation and Mitigation Measure GHG-2 includes the County's adoption of the Temecula Valley Wine Country Greenhouse Gas Reduction Workbook (EIR No. 524 Appendix E). Mitigation Measure GHG-2 and the GHG Workbook require future implementing projects to demonstrate compliance with minimum performance standards or better reduction in GHG emissions compared to Business as Usual (BAU). Existing General Plan policies, federal and state regulations, SCAQMD climate change policies, County regulations and Mitigation Measure GHG-1 and Mitigation Measure GHG-2 are intended to reduce GHG emissions and represent feasible mitigation.

However, even with implementation of the feasible policies, regulations and mitigation measures, the WCCP would still result in construction and operational GHG emissions in excess of thresholds. There are no further feasible mitigation measures to reduce or avoid this impact. Moreover, the WCCP already includes a number of energy efficiency measures that would reduce the WCCP's GHG emissions in addition to the mitigation measures included in the Air Quality analysis (Mitigation Measure AQ-1 and Mitigation Measure AQ-2). Accordingly, even with all feasible mitigation, Certified EIR No. 524 concluded this impact would remain significant and unavoidable.

Despite these impacts, implementation of WCCP Design Features and Mitigation Measure GHG-1 and Mitigation Measure GHG-2, along with all applicable and feasible federal, state and local policies and regulations, the WCCP would be consistent with and not conflict with the statewide goals of AB 32 and regional targets under SB375. However, because measures implementing AB 32 and the SB 375 require further action by other state and federal agencies and implementation and effectiveness is not assured, as well as the continuing effects of past human-induced GHG emissions, in an abundance of caution the County has determined that the WCCP's incremental contribution to climate change would remain potentially significant and unavoidable. As discussed above, the County has already included as WCCP features or imposed as mitigation all feasible measures to reduce the GHG impact. However, even with those measures, the impact would remain significant and unavoidable.

As discussed, the Project does not include a new more intense use that has been considered to occur in the Certified EIR No. 524. The proposed revisions included in the Project would reduce the overall

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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number of trails within the WCCP area, as well as align trails along existing road ROW's. This represents a reduction in the level of impact versus what was evaluated within the prior EIR. Furthermore, the reduction in available trails would not impact any of the prior GHG conclusions due to alternative transportation offsets as compared to vehicle use. Future implementing projects would be required to ascertain whether or not a site-specific evaluation of greenhouse gasses is required, and Mitigation Measure GHG-1, Mitigation Measure GHG-2, Mitigation Measure AQ-1 and AQ-2 would continue to apply. Therefore, the Project would not result in new or substantially more severe significant environmental impacts related to greenhouse gas emissions compared with the analysis of the WCCP in Certified EIR No. 524.

b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

As discussed in Response 21(a) above, the WCCP has the potential to result in significant and unavoidable impacts pertaining to greenhouse gases. Certified EIR No. 524 concluded that implementation of numerous policies within the SWAP and proposed zoning, the implementing projects would comply with the goals and policies established by AB 32, and would meet or exceed CalGreen requirements for reducing emissions.

In comparison to the existing General Plan, the WCCP would result in a reduction from "business as usual" (BAU) forecasted emission levels when considering WCCP Design Features, existing General Plan policies, and EIR Mitigation Measures GHG-1 and GHG-2. However, even with these reductions the WCCP would still exceed the BAU threshold of 28.5 percent (See Table 4.7.4 of the DEIR). The WCCP includes a Greenhouse Gas Emission Reduction Workbook to ensure future implementing projects achieve the desired GHG emission reduction targets. In addition, the CARB and SCAQMD are each empowered to regulate GHG emissions, with CARB playing a major role due to regulating motor vehicle emissions (which account for over 70% of Project GHG emissions), and SCAQMD regulating the region's major stationary sources such as electricity generating stations. Utilities, such as Southern California Edison, are also regulated by CARB to achieve AB32 targets, including a 33% renewable energy portfolio for all electricity generation by 2020. Therefore, WCCP GHG impacts would be reduced to a less than significant level with respect to GHG-reducing plans, policies, and regulations.

As discussed, none of the Project's components would introduce a new or more intense use than those considered in the Certified EIR No. 524. Further, future implementing projects would be required to ascertain whether or not a site-specific evaluation of greenhouse gasses is required, and Mitigation Measure GHG-1 and Mitigation Measure GHG-2 would continue to apply. Therefore, the Project would not result in new or substantially more severe significant environmental impacts related to greenhouse gas emissions compared with the analysis of the WCCP in Certified EIR No. 524.

Mitigation: No new or modified mitigation measures are required.

Monitoring: No additional 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>
d) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Temecula Valley Wine Country Community Plan, Certified Environmental Impact Report No. 524 RESOLUTION NO. 2014-044

Findings of Fact:

a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?

Certified EIR No. 524 concluded that WCCP implementation would potentially increase the transport, use, storage and manufacture of hazardous materials within in the WCCP area. However, these activities are highly regulated by federal, State and local regulations. As such, Certified EIR No. 524 determined that the WCCP would result in less than significant impacts, with the implementation of Mitigation Measure HAZ-1. Mitigation Measure Haz-1 regulates construction operations on properties with underground storage tanks to reduce potential contaminant release.

The Project revises the WCCP Trails Map that was analyzed in EIR No. 524 to remove and revise trail alignments so that they are generally aligned along existing roadways and other corridors, as well as an overall reduction in the number of trails within the WCCP area. Construction of the proposed Project may result in temporary hazards related to transport and use of hazardous materials, including those used for construction vehicle use and maintenance (i.e., diesel fuel, motor oil, etc.). During construction, contractors would be required to uphold standard best management practices to ensure that all hazardous materials are stored, transported, and disposed of in accordance with federal, State, and local requirements. For example, to ensure land use and siting decisions account for hazardous waste management and risk reduction, implementation of the Project would be required to enforce the policies and siting criteria and implement the programs identified in General Plan Safety Element Policy S 6.1.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Conformance with the existing regulatory framework identified in Certified EIR No. 524 would effectively avoid and minimize significant hazards related to the transport, use, and disposal of hazardous materials and would reduce the project's impacts to less than significant levels.

Project operations (trails and bikeways) would not involve a land use creating a significant hazard to the environment due to the routine transport, use, or disposal of hazardous materials. The Project would not introduce new or more intense uses than what was analyzed in Certified EIR No. 524, as the Project amends the WCCP Trails Map that was analyzed in EIR No. 524 to remove and revise trail alignments. Construction and operation of the Project would not create a significant hazard to the public or the environment, and therefore, the Project would not result in new or substantially more severe significant environmental impacts related to transport, use, storage and manufacture of hazardous materials compared with the analysis of the WCCP in Certified EIR No. 524.

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?

Refer to Response 22(a), above. Future construction activities would introduce the potential for accidental release of hazardous substances, such as petroleum-based fuels, lubricants, and other materials used for construction equipment. However, contractors would be required to implement standard construction safety measures and controls to avoid or minimize the potential for accidental release of hazardous materials. As required by federal, State, and local law, standard construction best management practices would be observed such that any hazardous materials released are appropriately contained and remediated. For example, to ensure land use and siting decisions account for hazardous waste management and risk reduction, implementation of the Project would be required to enforce the policies and siting criteria and implement the programs identified in General Plan Safety Element Policy S 6.1. Conformance with the existing regulatory framework identified in Certified EIR No. 524, including Safety Element Policy S 6.1, would ensure the Project would not result in new or more significant environmental impacts related to the accidental release of hazardous materials.

The Project does not involve a land use requiring the routine use or application of hazardous materials. Construction of any future trails would not create any new hazards that were not previously evaluated in the prior EIR. Thus, operation of the Project would not create a significant hazard to the public or environment due to accidental releases, and therefore would not result in new or more significant impacts than identified in Certified EIR No. 524.

c) Impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan?

The Riverside County Operational Area Emergency Operation WCCP (EOP) addresses the County's planned response to extraordinary emergency situations associated with natural disasters, technological incidents, and national security emergencies. According to Certified EIR No. 524, WCCP implementation would not substantially affect the adopted EOP and its emergency evacuation procedures of Riverside County.

While future construction activities associated with the Project would minimally impact traffic flow, it would not conflict with or interfere with implementation of the EOP. The Project does not involve a land use which would interfere with implementation of the EOP and its emergency evacuation procedures. The Project would not introduce new or more intense uses than what was analyzed in Certified EIR No.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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524, as the Project modifies the WCCP Trails Map that was analyzed in EIR No. 524 to remove and revise trail alignments. No revisions to the adopted EOP would be required as a result of the proposed Project. Therefore, the Project would not interfere with an adopted emergency response plan or emergency evacuation plan, and would not result in new or substantially more severe environmental impacts than identified in Certified EIR No. 524.

d) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

Crowne Hill Elementary School is located within a quarter mile of the WCCP's Residential District, and one existing private school is located within the WCCP area. According to Certified EIR No. 524, compliance with the existing federal, State, and local regulatory framework related to hazardous materials would be sufficient to minimize risks construction risks to school facilities, students, faculty, as well as the general public, and operational land uses are not anticipated to generate or handle hazardous emissions.

As discussed under Response 22(a), minor quantities of hazardous materials may be necessary for construction of the Project. However, the Project components do not present a new or more intense use than what is analyzed in Certified EIR No. 524, as its implementation would amend the WCCP Trails Map that was analyzed in EIR No. 524 to remove and revise trail alignments. The Project would comply with applicable federal, State, and local laws, ordinances, regulations and standards to minimize risks as well as Certified EIR No. 524 Mitigation Measure HAZ-1. Operation activities would not involve the routine use of hazardous materials. Therefore, the Project would not create a significant hazard in the vicinity or existing or proposed schools, and would not result in new or substantially more severe environmental impacts than identified and evaluated in Certified EIR No. 524.

e) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or environment?

According to Certified EIR No. 524, there is one hazardous material site within the WCCP area: the Temecula Bomb Target #107. The Temecula Bomb Target #107 is a 160-acre property historically used as a U.S. Navy artillery firing range between 1944 and 1946. According to the Department of Toxic Substance Control, the site was specifically used as a rocket firing, bombing, and staffing target. The State actively began cleaning the site and disposing of unexploded ordinance on February 15, 2007.

Pursuant to Certified EIR No. 524 Mitigation Measure HAZ-2, all implementing projects within a one mile radius of the Temecula Bomb Site #107 would be required to perform an Unexploded Ordnance Survey to verify the presence or absence of unexploded ordnance prior to any earth disturbing activities. According to HAZ-3, if unexploded ordnances are identified during earth disturbance activities associated with implementing projects, the Riverside County Fire Department would be notified and all safety and remediation actions contained within the U.S. Department of Defense Ammunition and Explosives Safety Standards would be implemented. Certified EIR No. 524 concludes that adherence to the existing programs, ordinances, and General Plan policies would ensure impacts are less than significant.

The Project components do not present a new or more intense use than what is analyzed in Certified EIR No. 524, as it would amend the WCCP Trails Map that was analyzed in EIR No. 524 to remove and

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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revise trail alignments. The Project would comply with Mitigation Measure HAZ-2 and HAZ-3. Additionally, the Project would reduce the number of trails sited within of the Temecula Bomb Target #107. Therefore, the Project would not create a significant hazard to the public or the environment related to known hazardous material sites, and would not result in new or substantially more severe environmental impacts than identified in Certified EIR No. 524.

Mitigation: No new or modified mitigation measures are required.

Monitoring: No additional monitoring is required.

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"/>

a) Result in an inconsistency with an Airport Master Plan?

According to Certified EIR No. 524, the WCCP is not located within an Airport Influence Area and would not result in an inconsistency with an Airport Master Plan. Additionally, it would not require review by an Airport Land Use Commission. The Project revises the WCCP Trails Map that was analyzed in EIR No. 524 to remove and revise trail alignments so that they are generally aligned along existing roadways and other corridors within the WCCP area. As a trails improvement project, the Project does not propose the installation of aboveground structures that could represent a safety hazard to air traffic. Thus, implementation of the Project would not result in an inconsistency with an Airport Master Plan or require review by the Airport Land Use Commission and would not result in new or substantially more severe environmental impacts than identified in Certified EIR No. 524.

b) Require review by the Airport Land Use Commission?

Refer to Response 23(a) above.

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?

According to Certified EIR No. 524, the WCCP area is not within two miles of a public airport or public use airport. Further, as a trails improvement project, the Project does not propose the installation of

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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aboveground structures that could represent a safety hazard to air traffic. Therefore, the Project would not result in a safety hazard for people residing or working in the WCCP area and would not result in new or substantially more severe environmental impacts than identified in Certified EIR No. 524.

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?

Certified EIR No. 524 concluded that one private airstrip (historically known as Billy Joe Airport) is located in the western portion of the WCCP area. The airstrip is paved and is infrequently used. Due to the infrequent use and lack of an existing airport land use plan, safety impacts are considered to be less than significant. Additionally, a private-use heliport was approved by the Planning Commission in 2009 through Conditional Use Permit No. 3551. This site is located in the southerly portion of the WCCP area in the proposed Equestrian District. The Conditions of Approval require the helicopter pad may be operated a maximum of two round trips daily between the hours of 7:00 a.m. to 7:00 p.m., and the Project applicant will demonstrate compliance to the Riverside County Planning Department that all conditions stated by the Federal Aviation Administration (FAA). This facility is not included in the Riverside County Airport Land Use Compatibility Plan Policy Document. Due to the infrequent use of the airstrip and compliance with FAA's conditions of approval, safety impacts would be considered to be less than significant.

The Project would not introduce new or more intense uses than what was analyzed in Certified EIR No. 524. Further, as a trails improvement project, the Project does not propose the installation of aboveground structures that could represent a safety hazard to air traffic. Therefore, the Project would not create new impacts related to airport hazards or safety and would not result in new or substantially more severe environmental impacts than identified in Certified EIR No. 524.

Mitigation: No new or modified mitigation measures are required.

Monitoring: No additional monitoring is required

24. Hazardous Fire Area	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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?				

Source: Riverside County General Plan Figure S-11 "Wildfire Susceptibility," GIS database; Temecula Valley Wine Country Community Plan, Certified Environmental Impact Report No. 524 RESOLUTION NO. 2014-044

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Findings of Fact:

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 residents are intermixed with wildlands?

According to Certified EIR No. 524, impacts related to wildland fire areas would remain less than significant with adherence to the existing programs, ordinances, General Plan policies, and mitigation measures. Certified EIR No. 524 Mitigation Measure HAZ-4 requires all implementing projects located within areas of wildfire susceptibility shall be evaluated by the Fire Department to determine whether the Urban-Wildland Interface requirements should be implemented as part of the development.

The Project revises the WCCP Trails Map that was analyzed in EIR No. 524 to remove and revise trail alignments so that they are generally aligned along existing roadways and other corridors. The Project would not introduce new or more intense uses than what was analyzed in Certified EIR No. 524. Further, the Project does not propose the development of any new residential units or habitable structures which would be at risk to wildland fire. Therefore, the Project does not have the potential to expose people or structures to wildland fires, and would not result in new or substantially more severe environmental impacts than identified in Certified EIR No. 524.

Mitigation: No new or modified mitigation measures are required.

Monitoring: No additional monitoring is required

HYDROLOGY AND WATER QUALITY - Would the Project:

25. Water Quality Impacts	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
HYDROLOGY AND WATER QUALITY - Would the Project:				
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 type="checkbox"/>	<input checked="" type="checkbox"/>
h) Include new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g. increased vectors or odors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County Flood Control District Flood Hazard Report/Condition.; Temecula Valley Wine Country Community Plan, Certified Environmental Impact Report No. 524 RESOLUTION NO. 2014-044

Findings of Fact:

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?

According to Certified EIR No. 524, adherence to the existing General Plan policies, project design features and Mitigation Measure HYD-7 through HYD-8 would ensure that impacts associated with the WCCP remain less than significant. Certified EIR No. 524 Mitigation Measure HYD-7 requires that all implementing projects that fall within the Murrieta Creek Area Drainage WCCP shall be subject to Area Drainage WCCP fees, as enforced by the Riverside County Flood Control and Water Conservation District. Certified EIR No. 524 Mitigation Measure HYD-8 requires projects to incorporate flood control measures.

The Project would not introduce new or more intense uses than what was analyzed in Certified EIR No. 524. In fact, the Project would remove and revise trail alignments such that they are aligned closer to existing public ROW, which would result in reduced impacts related to erosion or siltation and would better preserve existing drainage patterns of individual sites and the WCCP area. Implementing projects accommodated by the Project would also be subject to Mitigation Measure HYD-7 and Mitigation Measure HYD-8, and would be required to demonstrate conformance with the applicable federal, State, and local regulations and requirements identified in Certified EIR No. 524. For these reasons, the Project would not result in new or increased significant environmental impacts related to drainage patterns, erosion or siltation than identified in Certified EIR No. 524.

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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According to Certified EIR No. 524, adherence to the existing federal and State regulations, project design features, and Mitigation Measure HYD-1 through HYD-5 would ensure that any impacts to water quality associated with the WCCP would be less than significant. Certified EIR No. 524 Mitigation Measure HYD-1 requires implementing projects to comply with the County's Water Quality Management WCCP (WQMP) and incorporate Best Management Practices (BMPs). Certified EIR No. 524 Mitigation Measure HYD-2 requires implementing projects exceeding the San Diego Regional Water Quality Control Board threshold to connect to sewer lines when made available by the Eastern Municipal Water District (EMWD). Certified EIR No. 524 Mitigation Measure HYD-3 requires that implementing projects prepare a Stormwater Pollution Prevention Programs (SWPPP) to comply with the National Pollutant Discharge Elimination System (NPDES) General Construction Storm Water Permit. Certified EIR No. 524 Mitigation Measure HYD-4 creates requirements for infiltration to maintain water quality standards. Certified EIR No. 524 Mitigation Measure HYD-5 requires implementing projects increase infiltration and reduce impacts to water quality.

The Project would not introduce new or more intense uses than what was analyzed in Certified EIR No. 524. As the Project modifies the WCCP Trails Map that was analyzed in EIR No. 524 to remove and revise trail alignments, its implementation would not violate any water quality standards or waste discharge requirements. Implementing projects accommodated by the Project would be subject to Mitigation Measure HYD-1 through HYD-5, and would be required to demonstrate conformance with the applicable federal, State, and local regulations and requirements identified in Certified EIR No. 524. Therefore, the Project would not result in new or increased significant environmental impacts related to water quality standards or waste discharge requirements than identified in Certified EIR No. 524.

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)?*

Certified EIR No. 524 states that the local watershed currently faces significant water supply issues and challenges that are common throughout southern California. According to Certified EIR No. 524, compliance with existing regulatory programs, including General Plan policies, project design features, and Mitigation Measure HYD-6 would reduce potential impacts to groundwater supplies or groundwater recharge to less than significant levels. Certified EIR No. 524 Mitigation Measure HYD-6 requires all implementing projects to provide a plan of service analysis in determining the needs for water distribution, fire protection, service pressures, and connection into the Rancho California Water District (RCWD) master planned system.

The Project would introduce impervious surfaces which could affect local groundwater recharge. However, the Project would not introduce new or more intense uses than what was analyzed in Certified EIR No. 524. The Project would remove and revise trail alignments such that they are aligned closer to existing public ROW, which would result in reduced impacts related to groundwater recharge and would better preserve existing drainage patterns within the area. Implementing projects accommodated by the Project would also be subject to Mitigation Measure HYD-6, and would be required to demonstrate conformance with the applicable federal, State, and local regulations and requirements identified in Certified EIR No. 524. For these reasons, the Project would not result in new or increased significant environmental impacts related to substantially depleting groundwater supplies or interfering substantially with groundwater recharge, such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level than identified in Certified EIR No. 524.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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d) Create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?

Refer to Responses 25(a) and 25(b) above. Certified EIR No. 524 concludes that adherence to the General Plan policies, project design features, and mitigation measures HYD-1 through HYD-5, HYD-7, and HYD-8 would reduce impacts related to stormwater runoff to less than significant levels.

The Project would introduce impervious surfaces which could contribute runoff water that would exceed the capacity of existing and planned stormwater drainage systems or provide substantial additional sources of polluted runoff. However, the Project would not introduce new or more intense uses than what was analyzed in Certified EIR No. 524. The Project would remove and revise trail alignments from the WCCP Trails Map that was analyzed in EIR No. 524 such that they aligned closer to existing public ROW, where existing stormwater drainage facilities are more likely to be available. Implementing projects accommodated by the Project would also be subjected to Mitigation Measures HYD-1 through HYD-5, HYD-7, and HYD-8, and would be required to demonstrate conformance with the applicable federal, State, and local regulations and requirements identified in Certified EIR No. 524. Thus, the Project would not create or contribute runoff water that would exceed the capacity of stormwater drainage systems or provide additional sources of polluted runoff and would not result in new or increased significant environmental impacts related to stormwater runoff than identified in Certified EIR No. 524.

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?

According to Certified EIR No. 524, a large portion of the Equestrian District, which is located in the southerly area of the WCCP, is affected by a FEMA 100-Year floodplain. However, Certified EIR No. 524 concludes that adherence to existing ordinances, standard conditions and requirements, General Plan policies, project design features, and mitigation measures HYD-1 through HYD-5, HYD-7, and HYD-8 would reduce flooding related hazards to less than significant levels.

The Project amends the WCCP Trails Map that was analyzed in EIR No. 524 to remove and revise trail alignments, and does not propose the development of any new residential housing or other similar structures. As no housing is proposed, the Project would not result in new or increased significant impacts related to the placement of housing in a flood zone than identified in Certified EIR No. 524.

Mitigation: No new or modified mitigation measures are required.

Monitoring: No additional 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: 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, GIS database; Temecula Valley Wine Country Community Plan, Certified Environmental Impact Report No. 524 RESOLUTION NO. 2014-044

Findings of Fact:

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?

Certified EIR No. 524 concluded that adherence to the existing General Plan policies, project design features and Mitigation Measure HYD-7 and HYD-8 would ensure that impacts associated with the WCCP remain less than significant. Certified EIR No. 524 Mitigation Measure HYD-7 requires that all implementing projects that fall within the Murrieta Creek Area Drainage WCCP shall be subject to Area Drainage WCCP fees, as enforced by the Riverside County Flood Control and Water Conservation District. Certified EIR No. 524 Mitigation Measure HYD-8 requires projects to incorporate flood control measures.

The Project would not introduce new or more intense uses than what was analyzed in Certified EIR No. 524. The Project would remove and revise trail alignments from the WCCP Trails Map that was analyzed in EIR No. 524 such that they would be aligned closer to existing public ROW, which would better preserve existing drainage patterns within the area. Implementing projects accommodated by the Project would also be subjected to Mitigation Measure HYD-7 and Mitigation Measure HYD-8, and would be required to demonstrate conformance with the applicable federal, State, and local regulations and requirements identified in Certified EIR No. 524. For these reasons, the Project would not result in new or increased significant environmental impacts to drainage patterns that would result in flooding on- or off-site than identified in Certified EIR No. 524.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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b) Changes in absorption rates or the rate and amount of surface runoff?

Certified EIR No. 524 concludes that adherence to the existing General Plan policies, project design features, and Certified EIR No. 524 Mitigation Measure HYD-7 and HYD-8 would ensure absorption rates or surface runoff impacts associated with the WCCP remain less than significant.

The Project would introduce impervious surfaces which could alter existing absorption rates and the amount of surface runoff. However, the Project would not introduce new or more intense uses than what was analyzed in Certified EIR No. 524. The Project would remove and revise trail alignments from the WCCP Trails Map that was analyzed in EIR No. 524 such that they would be aligned closer to existing public ROW, which would better preserve existing drainage patterns within the area. Implementing projects accommodated by the Project would also be subjected to Mitigation Measure HYD-7 and Mitigation Measure HYD-8, and would be required to demonstrate conformance with the applicable federal, State, and local regulations and requirements identified in Certified EIR No. 524. Thus, the Project would not result in new or increased significant environmental impacts related to absorption rates and surface runoff than identified in Certified EIR No. 524.

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)?

Refer to Response 25(e) above. According to Certified EIR No. 524, failure of a dam or flood control structure at Vail Lake could cause widespread flooding, as well as risks to life and property. However, these impacts would be reduced to less than significant levels with adherence to existing General Plan policies, standards and regulations, ordinances, standard conditions and requirements, and Mitigation Measure HYD-8 and LU-1.

The Project does not propose aboveground structures which would impede or redirect flood flows, and would not introduce new or more intense uses than what was analyzed in Certified EIR No. 524. Implementing projects accommodated by the Project would also be subject to Mitigation Measure HYD-8 and LU-1, and would be required to demonstrate conformance with the applicable federal, State, and local regulations identified in Certified EIR No. 524. Thus, the Project would not result in new or increased significant environmental impacts related to flooding as a result of failure of a levee or dam than identified in Certified EIR No. 524.

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

Refer to Responses 26(a) through 26(c) above. The Project would not result in changes to the amount of surface water in any water body. Therefore, the Project would not result in new or increased significant environmental effects related to changes in the amount of surface water in a water body than identified in Certified EIR No. 524.

Mitigation: No new or modified mitigation measures are required.

Monitoring: No additional monitoring is required

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

Source: Temecula Valley Wine Country Community Plan, Certified Environmental Impact Report No. 524 RESOLUTION NO. 2014-044

Findings of Fact:

a) Result in a substantial alteration of the present or planned land use of an area?

According to Certified EIR No. 524, WCCP implementation would not result in adverse cumulative impacts to land use and planning within the WCCP area. As described above, the intent of the WCCP is to: protect viticulture potential, rural lifestyle, and equestrian activities; allow appropriate level of commercial tourist activities; coordinate future growth to avoid land use conflicts; provide appropriate level of public facilities, services, and infrastructure with growth; and find a balance allowing growth while enhancing quality of life. According to Certified EIR No. 524, WCCP implementation would reduce the density of land uses currently permitted under the General Plan, SWAP, Citrus Vineyard Policy Area and Valle de los Caballos Policy Area. The incremental impact of the WCCP is not anticipated to result in a cumulatively considerable land use impact; refer to Certified EIR No. 524 Section 4.10, *Land Use and Planning* for greater detail.

The Project revises the WCCP Trails Map that was analyzed in EIR No. 524 to remove and revise trail alignments so that they would be generally aligned along existing roadways and other corridors. The Project does not propose new or more intense uses than what is analyzed in Certified EIR No. 524. The Project is consistent with the Temecula Valley Wine Country Policy Area, and would not result in a substantial alteration of the present or planned use of an area. As the Project would not alter existing land uses, it would not result in new or significant impacts related to land use and planning beyond what was identified in Certified EIR No. 524.

b) Affect land use within a city sphere of influence and/or within adjacent city or county boundaries?

Refer to Response 27(a) above. The Project is limited to the removal and revision of trail alignments within the WCCP area. The Project does not include changes related to modifying boundaries of a public agency's jurisdiction, nor modifications to a sphere of influence. Therefore, the Project would not result in new or significant impacts in this regard.

Mitigation: No new or modified mitigation measures are required.

Monitoring: No additional 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 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"/>

Source: Riverside County General Plan Land Use Element, GIS database Temecula Valley Wine Country Community Plan, Certified Environmental Impact Report No. 524 RESOLUTION NO. 2014-044

Findings of Fact:

a) Be consistent with the site's existing or proposed zoning?

According to Certified EIR No. 524, the WCCP includes land use policies, zoning regulations, development standards, and design guidelines intended to promote land use and community cohesion. The associated General Plan Amendment, Zoning Ordinance Amendment, and Design Guidelines further integrate these uses. All implementing projects would adhere to policies and goals in the General Plan, as well as the County's zoning and land use ordinance (Ordinance No. 348). These regulations are intended to offset any adverse effects associated with land use, thus ensuring that the WCCP is "self-mitigating" and provides the necessary policies, land use control, and design guidelines, to improve physical connectivity and land use divisions.

Further, Certified EIR No. 524 Mitigation Measure LU-1 requires future implementing projects to comply with WCCP policies and regulations, and environmental analysis to be completed prior to approvals. With the implementation of Mitigation Measure LU-1, it was determined zoning-related impacts would be reduced to less than significant.

The Project would not introduce new or more intense uses than what was analyzed in Certified EIR No. 524. The Project is limited to the removal and revision of trail alignments within the WCCP area. The Project does not include zone changes, and therefore would not result in new or significant environmental impacts beyond what was identified and evaluated in Certified EIR No. 524.

b) Be compatible with existing surrounding zoning?

Refer to Response 28(a) and 28(c).

c) Be compatible with existing and planned surrounding land uses?

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Refer to Response 28(a) above. The Project realigns trails along road ROW's with appropriate buffers between adjacent properties. Therefore, the Project would not result in new or significant environmental impacts beyond what was identified and evaluated in Certified EIR No. 524.

d) Be consistent with the land use designations and policies of the General Plan (including those of any applicable Specific WCCP)?

Refer to Response 27(a) and 27(c) above. The Project is compatible with existing and planned surrounding land uses as well as the policies of the General Plan and the Temecula Wine Country Community WCCP, and future implementing projects would be required to demonstrate compliance with the established regulatory framework. Therefore, the Project would not result in new or significant environmental impacts related to land use designations and policies of the General Plan than identified in Certified EIR No. 524.

e) Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?

Refer to Response 27(a) above. According to Certified EIR No. 524, WCCP implementation would not result in the physical division of an established community following compliance with existing General Plan policies. The Project would not disrupt or divide an established community, as the Project modifies the existing trails plan to remove and revise trail alignments. Future implementing projects accommodated by the Project would be required to demonstrate compliance with the established regulatory framework. Therefore, the Project would not result in new or significant environmental impacts related to disrupting or dividing an established community than identified in Certified EIR No. 524.

Mitigation: No new or modified mitigation measures are required.

Monitoring: No additional monitoring is required

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 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"/>

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Riverside County General Plan Figure OS-5 "Mineral Resources Area"; Temecula Valley Wine Country Community Plan, Certified Environmental Impact Report No. 524 RESOLUTION NO. 2014-044

Findings of Fact:

a) Result in the loss of availability of a known mineral resource that would be of value to the region or residents of the State?

According to Certified EIR No. 524, the WCCP area does not include any locally important mineral resource recovery sites. Therefore, WCCP implementation would not result in the loss of any mineral resources.

The Project would not introduce new or more intense uses than what was analyzed in Certified EIR No. 524. The Project would remove and revise trail alignments such that they would align closer to existing public ROW. The Project would not result in new or increased significant environmental impacts related to mineral resources than identified in Certified EIR No. 524.

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?

Refer to Response 29(a) above.

c) Be an incompatible land use located adjacent to a State classified or designated area or existing surface mine?

Refer to Response 29(a) above.

d) Expose people or property to hazards from proposed, existing or abandoned quarries or mines?

Refer to Response 29(a) above.

Mitigation: No new or modified mitigation measures are required.

Monitoring: No additional monitoring is required

NOISE - Would the Project result in:

Definitions for Noise Acceptability Ratings

NA - Not Applicable A - Generally Acceptable B - Conditionally Acceptable
 C - Generally Unacceptable D - Land Use Discouraged

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

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

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:

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

Findings of Fact:

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?

Refer to Responses 23(a) through (d) above. According to Certified EIR No. 524, the WCCP area is not within two miles of a public airport or public use airport. Therefore, the Project would not expose people to excessive noise levels due to airport uses.

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?

Refer to Responses 23(a) through (d) above. According to Certified EIR No. 524, one private airstrip (historically known as Billy Joe Airport) is located in the western portion of the WCCP area. The airstrip is paved and is infrequently used. This facility is not covered by the Riverside County Airport Land Use Compatibility WCCP Policy Document. Due to the infrequent use and lack of an existing airport land use plan, impacts are considered to be less than significant. Additionally, a private-use heliport was approved by the Planning Commission in 2009 through Conditional Use Permit No. 3551. This site is located in the southerly portion of the WCCP area in the proposed Equestrian District. The Conditions of Approval require the helicopter pad may be operated a maximum of two round trips daily between the hours of 7:00 a.m. to 7:00p.m., and the Project applicant would demonstrate compliance to the Riverside County Planning Department that all conditions stated by the FAA have been met. This facility is not included in the Riverside County Airport Land Use Compatibility WCCP Policy Document. Due to the infrequent use of the airstrip and compliance with FAA's conditions of approval, Certified EIR No. 524 concluded impacts would be less than significant.

The Project would not introduce new or more intense uses than what was analyzed in Certified EIR No. 524. Therefore, the Project would not result in new or more significant environmental impacts related to airport noise than identified in Certified EIR No. 524.

Mitigation: No new or modified mitigation measures are required.

Monitoring: No additional monitoring is required

31. Railroad Noise

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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NA <input checked="" type="checkbox"/>	A <input type="checkbox"/>	B <input type="checkbox"/>	C <input type="checkbox"/>	D <input type="checkbox"/>
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Findings of Fact:

a) Railroad Noise

According to Certified EIR No. 524, WCCP implementation would not involve impacts related to railroad noise, as there are no railroads located within the vicinity of the WCCP.

The Project revises the WCCP Trails Map that was analyzed in EIR No. 524 to remove and revise trail alignments so that they are generally aligned along existing roadways and other corridors. The Project would not introduce new or more intense uses than what was analyzed in Certified EIR No. 524. Therefore, the Project would not result in new or increased significant environmental impacts related to railroad noise than identified in Certified EIR No. 524.

Mitigation: No new or modified mitigation measures are required.

Monitoring: No additional monitoring is required

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"/>

Source: On-site Inspection, Temecula Valley Wine Country Community Plan, Certified Environmental Impact Report No. 524 RESOLUTION NO. 2014-044

Findings of Fact:

a) Highway Noise

According to Certified EIR No. 524, WCCP buildout would result in potential cumulative noise level increases along major roadway due to increased traffic. Certified EIR No. 524 identifies several roadway segments that would exceed noise thresholds. There are several General Plan policies that would help reduce the impact of traffic noise on receptors, these would mostly influence noise impacts on new receptors. This is due to the fact that existing receptors cannot easily be redesigned to provide greater noise attenuation, and it is not always feasible to construct barriers between existing development and roadways. As a result, WCCP implementation would contribute to cumulative noise impacts.

The Project would not introduce new or more intense uses than what was analyzed in Certified EIR No. 524. The Project would amend the WCCP Trails Map to remove and revise trail alignments; therefore, future implementing projects would not involve increased vehicular traffic contributing to highway noise. Thus, the Project would not result in new or increased significant environmental impacts related to highway noise than identified and analyzed in Certified EIR No. 524.

Mitigation: No new or modified mitigation measures are required.

Monitoring: No additional monitoring is required

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

NA A B C D

Source: GIS database; Temecula Valley Wine Country Community Plan, Certified Environmental Impact Report No. 524 RESOLUTION NO. 2014-044

Findings of Fact:

a) Other Noise

See Responses 34(a) through (d) for greater detail related to noise impacts. The Project would not introduce new or more intense uses than what was analyzed in Certified EIR No. 524. As the Project would amend the WCCP Trails Map that was analyzed in EIR No. 524 to remove and revise trail alignments, future implementing projects would not increase mobile noise sources or stationary noise sources. Therefore, the Project would not result in new or increased significant environmental impacts related to mobile noise sources or stationary noise sources than identified in Certified EIR No. 524.

Mitigation: No new or modified mitigation measures are required.

Monitoring: No additional monitoring is required

34. Noise Effects on or by the Project	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) A substantial permanent increase in ambient noise levels in the Project vicinity above levels existing without the Project?				
b) A substantial temporary or periodic increase in ambient noise levels in the Project vicinity above levels existing without the Project?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan, Table N-1 ("Land Use Compatibility for Community Noise Exposure"); Temecula Valley Wine Country Community Plan, Certified Environmental Impact Report No. 524 RESOLUTION NO. 2014-044

Findings of Fact:

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

According to Certified EIR No. 524, long-term development facilitated by the WCCP would result in additional traffic on adjacent roadways, thereby increasing the vehicular noise in the vicinity of the

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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existing and proposed land uses. Stationary noise sources within the WCCP area would include special occasion facilities which are used for events such as parties, weddings, and other social gatherings.

Riverside County Ordinance No. 847 Section (c), Audio Equipment, prohibits the operation of audio equipment between the hours of 10:00 p.m. and 8:00 a.m. such that the equipment is audible inside an inhabited dwelling and at any other time such that the equipment is audible at a distance greater than 100 feet from the source. Additionally, Ordinance No. 847 Section (d), Sound Amplifying Equipment and Live Music, prohibits the operation of sound amplifying equipment or performance of live music between the hours of 10:00 p.m. and 8:00 a.m., and at any other time such that the equipment or live music is audible at a distance greater than 200 feet from the source. Ordinance No. 847 Section 7, Exceptions, allows for the application for single or continuous exceptions from the provisions of Ordinance No. 847 which are subject to a fee and the County Planning Director's approval.

The Winery District would promote the establishment of additional commercial activities that support tourism while ensuring long-term viability of the wine industry. WCCP implementation would facilitate construction of additional small, medium, and large wineries which may be located in the vicinity of existing and future rural residential uses and existing institutional uses. Therefore, the potential exists for the generation of long-term noise levels from future implementing projects which propose the development of wineries (in particular from special events, tasting rooms, and shipping facilities) to exceed noise and land use compatibility standards which could impact an adjoining sensitive land use, and potentially resulting in a significant, adverse and unavoidable impact with respect to stationary noise. Accordingly, implementation of Mitigation Measure NOI-3 through Mitigation Measure NOI-6 would be required.

Certified EIR No. 524 Mitigation Measure NOI-3 through Mitigation Measure NOI-6, specifically address operational noise associated with special occasion facilities of the implementing projects, including limitations on hours of operation. Mitigation Measure NOI-3 requires site-specific noise attenuation measures and would minimize noise impacts from shipping facilities. To ensure noise from special events held at winery facilities are further reduced, Mitigation Measure NOI-4 would require special occasion facilities to submit a Noise Study and NOI-3 and NOI-5 would require noise control plans to be formulated prior to the issuance of building permits to reduce noise impacts to a less than significant level. Noise control plan will consider hours of operation, noise-attenuating feature, a noise study, and site design. Mitigation Measure NOI-5 prohibits amplified sound and special events at wineries after 10:00 p.m., restricts special event clean-up activities to no later than midnight, and identifies potential noise-attenuating features to be incorporated into future implementing projects (the County has modified Ordinance No. 348.4729 to prohibit outdoor amplified sound at Special Occasion Facilities, including winery events, unless such outdoor amplified sound is subject to a Noise Ordinance exemption approval pursuant to the existing County Noise Ordinance). NOI-6 ensures proper enforcement of County noise requirements and WCCP conditions of approval.

Adherence to the existing Ordinance No. 847, *General Plan* policies, and Mitigation Measures NOI-3 through NOI-6 would substantially reduce stationary source noise impacts associated with the WCCP (such as special events). However, given that it is not possible to predict the specific nature, frequency or location of all of the wineries or all of the special events, some stationary source activity may still represent unacceptable noise exposure within the Wine Country, particularly for existing sensitive receptors. This unavoidable impact would be reduced, but not eliminated, through compliance with policies, ordinances and mitigation noted above, and would be implemented by the County on a project-by-project basis. The only further means of reducing or avoiding this impact would be to limit stationary source noise emissions (such as those associated with special events) to the point where only one or

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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two special events could occur at any one time. However, because the objective of the WCCP is to encourage winery-related uses in the WCCP area and to draw tourism into the area, it would be infeasible to impose such a limitations. Therefore, this impact would remain significant and unavoidable.

Certified EIR No. 524 concluded that for cumulative noise impact related to mobile sources the buildout of the WCCP would result in potential cumulative noise level increases along major roadways from increases in traffic noise. Certified EIR No. 524 Table 4.12-10, *Traffic Noise Scenarios* (See pages 4.12-31 through 4.12.35) identifies several roadway segments that would exceed noise thresholds as the result of WCCP implementation. Thus, the WCCP would substantially contribute to cumulative mobile source noise impacts.

Potential noise impacts related to exposure to traffic noise of future implementing projects involving residential or other noise-sensitive uses would be evaluated as part of the project-specific environmental analysis that would be needed for such implementing projects and, if necessary dependent upon project-specific conditions, project-level mitigation could be required to mitigate traffic noise from adjacent roadways. However, the WCCP implementation would still result in significant adverse and unavoidable impacts due to the increase in ambient traffic noise as the result of WCCP implementation. This impact is unavoidable since it is a direct result of increased traffic that would be created by implementing projects.

Certified EIR No. 524 concluded that for cumulative noise impact related to stationary sources the WCCP may result in significant stationary source impacts, even with implementation of Mitigation Measure NOI-3 through Mitigation Measure NOI-6 and applicable policies and ordinances. All future implementing projects within the WCCP area and surrounding region would be subject to comply with County, State, and federal guidelines regarding noise abatement and insulation standards. Cumulative stationary source impacts may be significant and unavoidable, depending on site-specific operations for a given implementing project. It may also be possible for multiple stationary sources such as special events or wineries to operate concurrently and in close proximity, which could further add to cumulative noise impacts. These potential stationary noise impacts, including special events, are best mitigated on a policy level as set forth above, including the Noise Study/Acoustical Analysis, noise control plans that considers hours of operation and site design, and noise-attenuation measures as required in Mitigation Measure NOI-3 through Mitigation Measure NOI-6. The WCCP's creation of special districts for each major land use also reduces the potential for future cumulative noise impacts upon sensitive receptors by focusing future residential implementing projects in the Residential District. Due to the potentially significant nature of this impact, mitigation would be required. Adherence to the existing Ordinance No. 847, *General Plan* policies, and Mitigation Measure NOI-1 through Mitigation Measure NOI-6 would substantially reduce stationary source noise impacts associated with the WCCP (such as special events). However, given that it is not possible to predict the specific nature, frequency or location of all of the wineries or all of the special events, some stationary source activity may still represent unacceptable noise exposure within the Wine Country, particularly for existing sensitive receptors. This unavoidable impact would be reduced, but cannot be entirely eliminated, through compliance with policies, ordinances and mitigation noted above, and would be implemented by the County on a project-by-project basis. Therefore, the Certified EIR No. 524 concluded impacts would be potentially significant, adverse and unavoidable.

For temporary noise increases Certified EIR No. 524 concluded that during the future construction of implementing projects within the WCCP area, sensitive receptors may be exposed to periodically high noise levels associated with construction activities, such as jack-hammering and large equipment. Implementing projects would be subject to compliance with Ordinance No. 847, Section 2, which

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exempts construction noise provided that construction of projects located within one-quarter mile from an inhabited dwelling does not occur between the hours of 6:00 p.m. and 6:00 a.m. from June through September, and between the hours of 6:00 p.m. and 7:00 a.m. from October through May. Additionally, WCCP compliance with General Plan Policies N 12.1 through N 12.4 would minimize construction noise impacts by requiring the preparation of a construction noise mitigation plan and requiring construction equipment to utilize noise-reduction features. Nonetheless, noise impacts from construction could be significant from time to time throughout the WCCP area, such that Mitigation Measure NOI-1 is required.

Implementation of Mitigation Measure NOI-1 would reduce construction noise associated with future implementing projects through the use of site-specific, noise-reduction features. Specifically, NOI-1 would require the use of the best available noise control techniques as well as requiring alternatives to pneumatic power tools. Mitigation Measure NOI-2 includes a list of measures to respond to and track complaints related to construction noise. With implementation of Mitigation Measure NOI-1 and NOI-2, as well as compliance with Ordinance No. 847 and General Plan Policies, short-term construction noise impacts would be reduced to less than significant levels.

As discussed, none of the Project components would introduce a new or more intense use than those analyzed in Certified EIR No. 524. Further, all appropriate mitigation measures identified in Certified EIR No. 524 and Ordinance No. 847 would continue to apply to any implementing projects, including any future trail development. Therefore, the Project would not result in new or substantially more severe significant environmental impacts related to noise than identified in Certified EIR No. 524.

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

Refer to Response 34(a) above.

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?

Refer to Response 34(a) above.

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

In regards to groundborne noise and vibration, Certified EIR No. 524 concluded that vibration from grading and earthwork activities would occur during the allowable daytime construction hours and would not interfere with daily activities occurring within Category 1 or 2 land uses described in Certified EIR No. 524 Table 4.12-9, *Groundborne Vibration and Noise Impact Criteria*. However, the WCCP could result in potentially significant groundborne vibrations resulting from proximity between earthmoving equipment and sensitive receptors. Accordingly, Mitigation Measure NOI-7 would be required.

Mitigation Measure NOI-7 would require alternatives or control techniques to reduce vibration. Mitigation Measure NOI-7 also requires that alternative methods be utilized should future pile driving activities take place within 50 feet of an occupied or historic structure. Compliance with Mitigation Measure NOI-7, which requires implementing projects to demonstrate that construction activities are controlled and minimized in order to reduce vibration impacts, would reduce the generation and/or exposure of persons or structures to excessive groundborne vibration to less than significant levels. Blasting, if required, would be subject to the County's standard practices and applicable conditions of

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approval related to site-specific geotechnical and noise studies. Accordingly, impacts associated with groundborne vibration would be less than significant with mitigation.

As discussed, none of the Project components would introduce a new or more intense use than those analyzed in Certified EIR No. 524. Further, the mitigation measures identified in Certified EIR No. 524 – particularly NOI-1 - and Ordinance No. 847 would continue to apply to any implementing projects. Therefore, the Project would not result in new or substantially more severe significant environmental impacts related to ground-borne vibration or noise levels than identified in Certified EIR No. 524.

Mitigation: No new or modified mitigation measures are required.

Monitoring: No additional monitoring is required

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"/>

a) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?

According to Certified EIR No. 524, WCCP implementation would induce growth, but would accommodate future increases in population, housing, and employment. The WCCP also provides a plan for adequate infrastructure, public services and other elements necessary to serve growth. Thus, impacts were determined to be no impact in this regard.

The Project would not introduce new or more intense uses than what was analyzed in Certified EIR No. 524. No residential units or residents would be displaced by the Project. The Project would remove and revise trail alignments such that they would be aligned closer to existing public ROW instead of through or alongside private property. Therefore, the Project would not result in new or increased environmental impacts related to housing displacement than those identified in Certified EIR No. 524.

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b) Create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income?

The Project does not include components that would directly or indirectly impact housing demand (including affordable housing) within the WCCP area. The proposed revisions are limited to trail alignments within the WCCP area. As such, the Project would not result in new or increased impacts related to housing and affordable housing within the WCCP area than those identified in Certified EIR No. 524.

c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?

According to Certified EIR No. 524, implementation of the WCCP would not include changes that would result in the substantial displacement of people or housing; refer to Certified EIR No. 524 Section 8.0, *Effects Found Not to be Significant*.

The Project would not introduce new or more intense uses than what was analyzed in Certified EIR No. 524. The proposed revisions are limited to trail alignments within the WCCP. Due to the nature of the Project (trail alignments), no people would be displaced as a result of construction. The Project would remove and revise trail alignments such that they would be aligned closer to existing public ROW instead of through or alongside private property. Therefore, the Project would not necessitate the construction of replacement housing elsewhere and would not involve new or increased environmental impacts than those identified in Certified EIR No. 524.

d) Affect a County Redevelopment Project Area?

According to Certified EIR No. 524, the WCCP does not include areas designated as a County Redevelopment Project Area. The Project would revise the WCCP Trails Map to remove and realign trails. These revisions would not impact potential County Redevelopment Areas within the WCCP Area. Therefore, implementation of the Project would not result in new or increased environmental impacts in this regard.

e) Cumulatively exceed official regional or local population projections?

According to Certified EIR No. 524, the WCCP represents a substantial increase in population over existing conditions; however, this increase would be less than significant as it would not conflict with adopted regional and local plans (i.e., Southern California Association of Governments Regional Transportation WCCP growth projections and the County's General Plan). The Project would revise the proposed WCCP Trails Map that was analyzed in EIR No. 524 to remove and realign trails. These revisions would not impact the population projections. As such, the Project would not result in new or increased environmental impacts in this regard.

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)?

See Response 35(a) above. According to Certified EIR No. 524, implementation of the WCCP would be viewed as directly and indirectly growth-inducing pursuant to CEQA. As such, the County adopted

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a "Statement of Overriding Considerations" pursuant to CEQA Guidelines Section 15093 requirements prior to approval.

The Project would revise the WCCP Trails Map that was analyzed in EIR No. 524 to remove and realign trails. These revisions would have no impact on the population projections as analyzed within the prior EIR. As such, the Project would not result in new or increased environmental impacts in this regard beyond those analyzed in Certified EIR No. 524 and accounted for in its Statement of Overriding Considerations.

Mitigation: No new or modified mitigation measures are required.

Monitoring: No additional monitoring is required

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

36. Fire Services	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Riverside County General Plan; Temecula Valley Wine Country Community Plan, Certified Environmental Impact Report No. 524 RESOLUTION NO. 2014-044

Findings of Fact:

a) Fire Services

The Riverside County Fire Protection Master Plan requires one new fire station and/or Engine Company per 2,000 new dwelling units and/or 3.5 million square feet of commercial/industrial occupancy. The WCCP impacts to fire services are analyzed in Certified EIR No. 524 Section 4.13, *Public Services, Recreation, and Utilities*. According to Section 4.13, Mitigation Measure FIRE-1 through Mitigation Measure FIRE-5 would reduce the WCCP's impacts to fire services by requiring that implementing projects analyze traffic impacts and effects on emergency response time, participate in a fire mitigation fee program, prepare a fire protection/vegetation monitoring program, ensure fire access to all lots, and provide for water lines and hydrants sufficient to meet fire service needs.

The Project does not involve the construction of housing or commercial uses and would not directly or indirectly induce significant population growth; refer to Responses 35(e) and (f) above. As a trails improvement project only, new demand for the development of new or physically altered fire protection services or facilities would not occur. Furthermore, with greater alignment along existing roadways, the trails would represent a reduced fire risk as compared to what was evaluated within EIR No. 524. As such, the Project would not require additional fire protection services and would not result in new or increased significant impacts related to fire services than those identified in Certified EIR No. 524.

Mitigation: No new or modified mitigation measures are required.

Monitoring: No additional 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 type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan; Temecula Valley Wine Country Community Plan, Certified Environmental Impact Report No. 524 RESOLUTION NO. 2014-044

Findings of Fact:

a) Sheriff Services

According to Certified EIR No. 524, the WCCP would result in less than significant impacts to sheriff services, as future implementing projects would be subject to General Plan Policy LU-9.1, which requires new development proponents to contribute their "fair share" to fund Sheriff Service facilities, and existing General Plan mitigation measures in place to set specific level of services for law enforcement services.

The Project does not involve the construction of housing or commercial uses and would not directly or indirectly induce significant population growth; refer to Responses 35(e) and (f) above. As a trails improvement project only, new demand for the development of new or physically altered police protection services or facilities would not occur. As such, the Project would not require additional police protection services and would not result in new or increased significant impacts related to police services than those identified in Certified EIR No. 524.

Mitigation: No new or modified mitigation measures are required.

Monitoring: No additional monitoring is required.

38. Schools	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Riverside County General Plan; Temecula Valley Wine Country Community Plan, Certified Environmental Impact Report No. 524 RESOLUTION NO. 2014-044

Findings of Fact:

a) Schools

The WCCP is located within the Temecula Valley Unified School District (TVUSD). According to Certified EIR No. 524, implementation of the WCCP would generate 1,433 students at buildout; refer to Table 4.13-9, *Wine Country Student Generation* of EIR No. 524 for greater detail. Additional demands for school services associated with the WCCP would be adequately serviced by TVUSD facilities following payment of school impact fees, which would fully mitigate project impacts on public schools.

The Project does not involve the construction of housing or commercial uses and would not directly or indirectly induce significant population growth; refer to Responses 35(e) and (f) above. As a trails improvement project only, new demand for the development of new or physically altered school services or facilities would not occur. As such, the Project would not require additional school services and would not result in new or increased significant impacts related to school services than those identified in Certified EIR No. 524.

Mitigation: No new or modified mitigation measures are required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Monitoring: No additional monitoring is required

39. Libraries

Source: Riverside County General Plan; Temecula Valley Wine Country Community Plan, Certified Environmental Impact Report No. 524 RESOLUTION NO. 2014-044

Findings of Fact:

a) Libraries

According to EIR No. 524, there are insufficient library facilities in the WCCP area based on the current Riverside County standard of 1.2 volumes and 0.5 square feet of library space per capita. Although the WCCP would reduce the total anticipated population within the WCCP area at buildout and would therefore reduce the area's demand for library services, there would still be a deficiency in library facilities.

The Project does not involve the construction of housing or commercial uses and would not directly or indirectly induce significant population growth; refer to Responses 35(e) and (f) above. As a trails improvement project only, new demand for the development of new or physically altered library services or facilities would not occur. As such, the Project would not require additional library services and would not result in new or increased significant impacts related to library services than those identified in Certified EIR No. 524.

Mitigation: No new or modified mitigation measures are required.

Monitoring: No additional monitoring is required

40. Health Services

Source: Riverside County General Plan; Temecula Valley Wine Country Community Plan, Certified Environmental Impact Report No. 524 RESOLUTION NO. 2014-044

Findings of Fact:

a) Health Services

Certified EIR No. 524 does not analyze the WCCP's impacts to health services. The Project does not involve the construction of housing or commercial uses and would not directly or indirectly induce significant population growth; refer to Responses 35(e) and (f) above. As a trails improvement project only, new demand for the development of new or physically altered health services or facilities would not occur. As such, the Project would not require additional health services and impacts would be less than significant.

Mitigation: No new or modified mitigation measures are required.

Monitoring: No additional monitoring is required

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

41. Parks and Recreation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Would the Project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Would the Project include the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Is the Project located within a Community Service Area (CSA) 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"/>

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?

The County has a Parkland Dedication Standard of five acres of parkland for each 1,000 residents for some areas. According to Certified EIR No. 524, this standard has not been met and a countywide deficiency exists. According to Certified EIR No. 524, buildout of the Trails Map, along with compliance with existing General Plan policies and other County programs, would reduce impacts to recreational facilities to a less than significant level.

Section 4.13 also recommends implementation of Mitigation Measures PSU REC-1 through REC-3, which are intended to reduce impacts to recreational facilities. Mitigation Measure PSU REC-1 requires projects within the WCCP area to participate in any future trails phasing and financing plan developed by the County. Mitigation Measure PSU REC-2 requires that prior to project approvals, a park and recreational facility dedication plan or in-lieu fee shall be submitted to the County Regional Recreation and Parks District for review and approval. Mitigation Measure PSU REC-3 requires the County Regional Recreation and Parks District to negotiate joint use of school recreational facilities.

The Project does not involve the construction of housing or commercial uses and would not directly or indirectly induce significant population growth; refer to Responses 36(e) and (f) above. As a trails improvement project, new demand for the development of new or physically altered recreational facilities would not occur. Further, implementing projects would be subject to conformance with Certified EIR No. 524 Mitigation Measure PSU REC-1 through PSU REC-3, as applicable. Lastly, the Project actually provides for recreational opportunities within the WCCP area. As such, the Project would not require the provision of or expansion of additional recreational facilities.

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?

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Refer to Response 41(a), above. Implementing projects would not create new demand for the development of new or physically altered recreational facilities. Further, implementing projects would be subject to conformance with Certified EIR No. 524 Mitigation Measure PSU REC-1 through PSU REC-3, as applicable. As such, the Project would not require the provision of or expansion of additional recreational facilities.

The Project does not present a new or more intense use than what was analyzed in Certified EIR No. 524. The Project would not include the use of existing neighborhood regional parks or other facilities such that physical deterioration of the facility would occur. Therefore, the Project would not result in new or more significant environmental impacts related to recreation than those identified in Certified EIR No. 524.

c) Is the Project located within a Community Service Area (CSA) or recreation and park district with a Community Parks and Recreation WCCP (Quimby fees)?

Refer to Response 41(a), above. The WCCP is not located within a CSA, and therefore no impact would occur.

Mitigation: No new or modified mitigation measures are required.

Monitoring: No additional monitoring is required

42. Recreational Trails	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Temecula Valley Wine Country Community Plan, Certified Environmental Impact Report No. 524 RESOLUTION NO. 2014-044

Findings of Fact:

a) Recreational Trails

Refer to Response 41(a), above. According to Certified EIR No. 524, implementation of the WCCP would not impact recreational trails. In contrast, the WCCP proposes a network of recreational trails to encourage non-motorized mobility and increase connectivity to regional recreational areas.

The Project does not present a new or more intense use than analyzed in Certified EIR No. 524, as the Project would revise the Trails Map that was originally proposed for WCCP to remove a number of trails along private lands, and modify a limited number of alignments located within the WCCP area. Thus, the Project would not result in a new or more significant environmental impacts related to recreational trails than those identified in Certified EIR No. 524.

Mitigation: No new or modified mitigation measures are required.

Monitoring: No additional monitoring is required

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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TRANSPORTATION/TRAFFIC - Would the Project:

43. Circulation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Alter waterborne, rail or air traffic?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Cause an effect upon, or a need for new or altered maintenance of roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Cause an effect upon circulation during the Project's construction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Result in inadequate emergency access or access to nearby uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Conflict with adopted policies, plans or programs regarding public transit, bikeways or pedestrian facilities, or otherwise substantially decrease the performance or safety of such facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan; Temecula Valley Wine Country Community Plan, Certified Environmental Impact Report No. 524 RESOLUTION NO. 2014-044

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Findings of Fact:

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?

According to Certified EIR No. 524, long-term operational traffic resulting from the WCCP implementation would contribute to degradation to the performance of the circulation system in the WCCP area in comparison to existing conditions. Although the WCCP generally improves operations compared to the adopted General Plan, its implementation would still increase traffic volumes and reduce existing levels of service to unacceptable levels such that it would result in a significant and unavoidable impact to performance of the circulation system.

Additionally, as discussed in Certified EIR No. 524 Section 4.14, *Traffic and Circulation*, the WCCP conflicts with an existing Riverside County Congestion Management Program (CMP). The CMP was prepared by the Riverside County Transportation Commission (RCTC) in consultation with the County and the cities in Riverside County, in an effort to align land use, transportation, and air quality management efforts, to promote reasonable growth management programs. The WCCP implementation would degrade operations from an acceptable LOS C or better to LOS D, E, or F at the following intersections:

- Winchester Road at Nicolas Road
- Margarita Road at Rancho California Road
- Rancho California Road at Ynez Road
- Los Caballos Road at Temecula Parkway
- Camino del Vino at Glen Oaks Road
- Camino del Vino at Monte De Oro
- De Portola Road at Pauba Road
- Pauba Road at Temecula Parkway

The WCCP adds traffic to Anza Road south of Rancho California Road operating at an unacceptable LOS F.

Future implementing projects would be required to demonstrate conformance with Certified EIR No. 524 mitigation measures. Additional site-specific conditions of approval would be developed during the development review process, as required by Mitigation Measure TRF-1. Specifically, TRF-1 requires future development within the WCCP to prepare a focused traffic study that would assess the following to ensure consistency with the assessment prepared for the WCCP:

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Pursuant to Mitigation Measure TRF-1, implementing projects accommodated by the WCCP would prepare supplemental traffic impact assessments to assist in assessing the development phasing and identify when transportation-related improvements are necessary to accommodate new development so that adequate LOS is maintained.

Adherence to the existing General Plan policies, WCCP Design Features and Mitigation Measures TRF-1 through TRF-3 would substantially reduce impacts associated with the WCCP. Mitigation Measure TRF-2 specifically indicates consideration of a shuttle for special events, pursuant to the required Traffic Management WCCP. Further, TRF-3 requires that the County implementing a Traffic Impact Fee Program for the area in order to acquire sufficient funding to pay for traffic improvements. Future implementing projects would require separate discretionary review as described in measures TRF-1 through TRF-3, and as specifically set forth in measure LU-1.

Ultimately, however, the County lacks legal authority to guarantee implementation of mitigation measures and associated road improvements located within the jurisdiction and control of the City of Temecula and/or Caltrans, and, consequently, cannot assure that such improvements would be in place to avoid unacceptable LOS levels. Therefore, because measures outside of the County's jurisdiction are legally infeasible for the County to enforce, these potential impacts must be considered significant and unavoidable.

In addition to EIR measures TRF-1 through TRF-3, Certified EIR No. 524 also includes measures GHG-1 and GHG-2 which serve to reduce traffic impacts through trip reduction measures including encouraging transit and other non-vehicular travel. However, not all impacts would be reduced to a level that is less than significant. Therefore, a potentially significant impact with regard to conflicts with existing applicable plans and performance of the circulation system, as well as conflict with the County Congestion Management program, is still likely to occur.

According to Certified EIR No. 524, the WCCP may, in combination with existing conditions and other future implementing projects, result in potentially significant unavoidable cumulative impacts in the areas of:

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

The WCCP incorporates various WCCP Design Features to avoid or reduce these potential impacts, which are best addressed at a regional level through the County's General Plan and development review process. The WCCP's traffic analysis compares General Plan buildout under the "Project" and "No Project" scenarios, both of which identify significant unavoidable impacts. The WCCP's impacts, although significant and unavoidable relative to existing conditions, represent less traffic and fewer associated impacts when compared to the current General Plan and policy areas. Adherence to the existing General Plan policies, WCCP Design Features and mitigation measures TRF-1 through TRF-3 would substantially reduce impacts associated with the WCCP.

These unavoidable impacts are due primarily either to intentionally "down-sizing" certain roadway segments to maintain the WCCP's rural nature (and therefore road widening is not feasible) or due to certain improvements being outside the County's jurisdiction (e.g., in Temecula, or in Caltrans jurisdiction, where the County cannot ensure the timeliness or nature of future improvements). In addition, the County cannot guarantee that ROW necessary to make needed road improvements can

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be obtained timely to make such improvements in order to avoid unacceptable LOS occurring as a result of new development.

None of the Project's components would introduce a new or more intense use beyond those considered in Certified EIR No. 524. While the Project does include improvements to existing roadways, the proposed trail alignments would be located outside of the existing road and would not reduce vehicular roadway capacity. All implementing projects would be subject to the mitigation measures identified under Certified EIR No. 524, as well as any additional mitigation requirements identified through a site-specific environmental analysis. The Project would not increase any of the traffic impacts already identified and evaluated in Certified EIR No. 524. Therefore, the Project would not result in new or substantially more severe significant environmental impacts compared with the analysis of the WCCP in Certified EIR No. 524.

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?

Refer to Response 43(a) above. The Project would not increase any of the traffic impacts already identified and evaluated in Certified EIR No. 524. Therefore, the Project would not result in new or substantially more severe significant environmental impacts compared with the analysis of the WCCP in Certified EIR No. 524.

c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?

Refer to Responses 23(a) through (d) and 30(a) and (b) above. According to Certified EIR No. 524, the closest municipal airport to the WCCP is the French Valley Airport, located approximately three (3) miles northwest of the Project boundary. The WCCP is outside of the French Valley Airport's zone of influence, and thus would not result in a change in the air traffic patterns for French Valley Airport. The WCCP area has one or more small private airstrips or heliports that would not be affected by the WCCP, in terms of changing air traffic activity levels. Hot air balloon rides takes place within the WCCP's area; however, implementing projects would not increase the use of the balloons beyond what is currently contemplated in the County's General Plan.

The proposed Project does not include modifications that would influence air traffic patterns as all proposed changes are limited to trails within the WCCP area. Therefore, the Project would not result in new or substantially more severe significant environmental impacts related to air traffic patterns as compared to those identified in Certified EIR No. 524.

d) Alter waterborne, rail or air traffic?

In regards to air travel, refer to Responses 23(a) through (d), 30(a) and (b), and 43(c) above.

In regards to waterborne and rail travel, the WCCP area does not contain either waterborne or rail travel. As such, no impacts would occur in this regard.

e) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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According to Certified EIR No. 524, the WCCP would not authorize the construction of specific roadway projects. Rather, it presents a process and basic framework within which priorities are established, and specific projects and action would be undertaken in the future within the WCCP area. Nonetheless, to assure that any future traffic improvements do not introduce hazardous design features, Certified EIR No. 524 prescribes Mitigation Measure TRF-4. Mitigation Measure TRF-4 requires all transportation related improvements in the WCCP area be consistent with the County ordinances (e.g. Ordinance No. 348, 460, 461, 499, 512, 585 etc.) and the WCCP; therefore, this impact is considered to be less than significant with implementation of Mitigation Measure TRF-4. Further, all future roadway projects would be required to comply with design standards set forth by the County and the WCCP, and adherence to these standards would not permit any hazardous design features or incompatible uses on roadways in the WCCP area.

The Project revises the WCCP Trails Map that was analyzed in EIR No. 524 to remove and revise trail alignments so that they are generally aligned along existing roadways and other corridors. The Project includes general guidance for future trail alignments and characteristics; however, it does not include project-specific design features. All implementing projects would be subject to future design review before implementation. As such, the Project would not result in new or substantially more significant environmental impacts related to traffic hazards as compared with the analysis of the WCCP in Certified EIR No. 524.

f) Cause an effect upon, or a need for new or altered maintenance of roads?

As determined in Certified EIR No. 524, buildout of the WCCP could result in development of future roadways, which may have an impact on roadway maintenance; refer to Response 43(a) above. However, the proposed Project amends the WCCP Trails Map that was analyzed in EIR No. 524 to remove and revise trail alignments so that they are generally aligned along existing roadways and other corridors. As such, the Project would not result in new or substantially more severe significant environmental impacts related to road maintenance compared with the analysis of the WCCP in Certified EIR No. 524.

g) Cause an effect upon circulation during the Project's construction?

Refer to Response 43(c) above. As discussed, supplemental traffic impact assessments for individual developments within the WCCP would assist in assessing the phasing of development within the WCCP area and would assist in identifying when the construction of improvements is necessary to accommodate new development as it occurs over time so that adequate LOS is maintained. The Project amends the in WCCP Trails Map that was analyzed in EIR No. 524 to remove and revise trail alignments so that they are generally aligned along existing roadways and other corridors. In the event that construction of an individual implementing project could impact traffic, a project-specific traffic impact assessment would be prepared. As such, the Project would not result in new or substantially more significant environmental impacts related to circulation as compared with the analysis of the WCCP in Certified EIR No. 524.

h) Result in inadequate emergency access or access to nearby uses?

According to Certified EIR No. 524, the WCCP includes a series of roadways to provide for servicing emergency personnel and the WCCP is not anticipated to result in inadequate emergency access. Detailed emergency response time information is provided in Certified EIR No. 524 Section 4.13, *Public Services, Recreation and Utilities*. Nonetheless, to ensure that future implementing projects do not

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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result in unanticipated significant impacts to emergency services, implementation of Certified EIR No. 524 Mitigation Measure TRF-2 and Mitigation Measure TRF-5 would be required.

All implementing projects in the WCCP would be reviewed by appropriate emergency services personnel to ensure adequate emergency access is provided, as part of the County's discretionary application review process. The WCCP is not anticipated to result in inadequate emergency access or impacts to public transit following implementation of Certified EIR No. 524 Mitigation Measure TR-2 and Mitigation Measure TRF-5. Mitigation Measure TRF-2 requires site-specific traffic management plans for each individual implementing project at the time of project design to reduce traffic and circulation impacts resulting from operation and construction. Mitigation Measure TRF-5 would reduce programmatic impacts related to emergency service access by requiring that emergency services personal review each implementing project to ensure that proper access is provided. Furthermore, operation of implementing projects requires review by appropriate emergency services personnel to ensure adequate emergency access is provided.

GPA No. 1216 amends the WCCP Trails Map that was analyzed in EIR No. 524 to remove and revise trail alignments so that they are generally aligned along existing roadways and other corridors. Implementing projects facilitated by GPA No. 1216 would be subject to conformance with Mitigation Measure TRF-2 and TRF-5, as well as emergency access review, as applicable. Therefore, implementation of the GPA No. 1216 would not result in new or substantially more significant environmental impacts related to emergency access as compared with the analysis of the WCCP in Certified EIR No. 524.

j) Conflict with adopted policies, plans or programs regarding public transit, bikeways or pedestrian facilities, or otherwise substantially decrease the performance or safety of such facilities?

According to Certified EIR No. 524, the WCCP would not conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, and would comply with existing public transit, bicycle and pedestrian facility plans. Nonetheless, to ensure that future implementing projects do not result in unanticipated significant impacts to traffic planning or public transit, implementation of Certified EIR No. 524 Mitigation Measures TRF-1 through TRF-5 would be required.

The WCCP would also include measures and policies that support use of alternative modes of travel, including provision for transit along key circulation corridors. For example, SWAP Policy 1.7 reinforces the County's commitment to develop an integrated regional trails network. The County would also require special events, where appropriate, to utilize shuttle services and/or coordinated use of the City's Old Town parking structure. Therefore, Certified EIR No. 524 determined this impact to be less than significant.

The Traffic and Circulation mitigation measures addressed above reduce traffic impacts to less than significant levels because proposed implementing projects would be required to comply with existing regulations, ordinances and the mitigation measures stated in the Mitigation Monitoring and Reporting Program (MMRP) TRF-1 through TRF-5. These measures require implementing projects to provide traffic impact studies and traffic management plans that would ensure compliance with existing regulations, ordinances, and would require County approval and approval by appropriate emergency services personnel, which would ensure adequate improvements are provided. These measures also require implementing projects to contribute to the payment of Traffic Impact Fees that would fund

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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improvements to freeways, roadways and intersections that would ease traffic congestion potentially created by implementing projects.

The Project amends the WCCP Trails Map that was analyzed in EIR No. 524 to remove and revise trail alignments so that they are generally aligned along existing roadways and other corridors. None of the Project's components would introduce a new use or intensify a use that has been considered to occur under the WCCP and analyzed in the Certified EIR No. 524. All of the prior mitigation measures identified under EIR No. 524 would continue to apply to any implementing projects, including any future trail development. Further, future implementing projects would be subject to a site-specific analysis, as applicable, where any additional site-specific mitigation would be identified. The Project would not result in new or substantially more significant environmental impacts to public transit, bicycle, or pedestrian facilities as compared with the analysis of the WCCP in Certified EIR No. 524.

Mitigation: No new or modified mitigation measures are required.

Monitoring: No additional monitoring is required

44. Bike Trails

Source: Riverside County General Plan; Temecula Valley Wine Country Community Plan, Certified Environmental Impact Report No. 524 RESOLUTION NO. 2014-044

Findings of Fact:

Certified EIR No. 524 Mitigation Measure AQ-2 requires compliance with the trails and bikeway policies for the General Plan and Mitigation Measure AQ-3 requires the incorporation of bicycle parking and horse hitch posts (where applicable) to mitigate impacts to air quality. The WCCP requires implementation of the existing trails and bikeway network of the General Plan to encourage non-motorized mobility and connectivity to regional recreational areas.

The Project amends the WCCP Trails Map that was analyzed in EIR No. 524 to remove and revise trail alignments so that they are generally aligned along existing roadways and other corridors. As discussed above, none of the Project's components would involve a new use or intensify a use that has been considered to occur under the WCCP and analyzed in the Certified EIR No. 524. Further, as a trails improvement project, implementing projects facilitated by the Project would involve a beneficial impact to bike trails, particularly as they apply to the ROW along existing and future roadways. Therefore, the Project would not result in new or substantially more significant environmental impacts to bike trails compared with the analysis of the WCCP in Certified EIR No. 524.

Mitigation: No new or modified mitigation measures are required.

Monitoring: No additional monitoring is required