EAP	Existing Plus Ambient Growth Plus Project
EAPC	Existing Plus Ambient Growth Plus Project Plus Cumulative
ECC	Emergency Command Center
EDR	Estate Residential
EDR/RR	Estate Density Residential and Rural Residential
EIR	Environmental Impact Report
EIS	Environmental Impact Statement
EMWD	Eastern Municipal Water District
EnA	Exeter Sandy Loam, 0 To 2 Percent Slopes
EO	Executive Order
EoB	Exeter Sandy Loam, Slightly Saline-Alkali, 0 To 5 Percent Slopes
EPA	Environmental Protection Agency
EpA	Exeter Sandy Loam, Deep, 0 To 2 Percent Slopes
EPD	Environmental Programs Department
EPS	Emission Performance Standard
ERCI	Emergency Responses, Complaints and Investigation
ERNS	Emergency Response Notification System
ESA	Environmental Site Assessment
EwB	Exeter Very Fine Sandy Loam, 0 To 5 Percent Slopes
EyB	Exeter Very Fine Sandy Loam, Deep, 0 To 5 Percent Slopes
°F	Fahrenheit
FBFMs	Flood Boundary & Floodway Maps
FEMA	Federal Emergency Management Act
FHBM	Flood Hazard Boundary Map
FHWA	Federal Highway Administration
FIA	Fiscal Impact Analysis
FIRM	Flood Insurance Rate Map
FMMP	Farmland Mapping & Monitoring Program
FPER	Fire Protection and Emergency Response Services
FPPA	Farmland Protection Policy Act
FTA	Federal Transit Administration
GHG	Greenhouse Gas
g/m3	Micrograms Per Cubic Meter
GMZs	Groundwater Management Zones
GP	General Plan
GPA	General Plan Amendment
gpd/ac	Gallons-Per-Day Per Acre
GPEIR	General Plan Environmental Impact Report
GWP	Global Warming Potential
HANS	Habitat Evaluation and Acquisition Negotiation Strategy

HAP	Hazardous Air Pollutants
HCD	Housing and Community Development
HCM	Highway Capacity Manual
HCOC	Hydrologic Conditions of Concern
HCP	Habitat Conservation Plan
HECW	High-Efficiency Clothes Washers
HETs	High-Efficiency Toilets
HFCs	Hydroflourocarbons
HPLV	High Pressure Low Volume
HOV	High-Occupancy Vehicle
HOA	Home Owners Association
HRA	Health Risk Assessment
HQTA	High Quality Transportation Area
HVAC	Heating, Ventilation, And Air Conditioning Units
HWCL	Hazardous Waste Control Law
Hz	Hertz
I-15	Interstate 15
I-215	Interstate 215
IA	Implementing Agreement
IBC	International Building Code
IC/EC	Institutional Controls / Engineering Controls registries
ICLEI	International Council for Local Environmental Initiatives
IGR	Inter-Governmental Review
I-P	Industrial Park
IPCC	Intergovernmental Panel on Climate Change
IRAs	Identified Resource Areas
IS	Initial Study
IS/EA	Initial Study/Environmental Assessment
IS/NOP	Initial Study/Notice of Preparation
ITE	Institute of Transportation Engineers
JD	Jurisdictional Delineation
kW	Kilowatt
KWh	Kilowatt Hours
LAFCO	Local Agency Formation Commission
LBP	Lead Based Paint
LCA	Life-Cycle Analysis
LCC	Land Capability Classification
LE	Land Evaluation
LESA	Land Evaluation & Site Assessment
Leq	Equivalent Energy Level

LI	Light Industrial
LID	Low Impact Development
LOS	Level of Service
LST	Localized Significance Thresholds
MAC	Municipal Advisory Council
MBTA	Migratory Bird Treaty Act
MDR	Medium Density Residential
MFCS	Matthew Fagan Consulting Services, Inc.
MGD	Million Gallons Per Day
MLD	Most Likely Descendent
MM	Mitigation Measure
MMT	Million Metric Tons
MOU	Memorandum of Understanding
MPH	Miles Per Hour
MPOs	Metropolitan Planning Organizations
MRZ	Mineral Resources Zones
M-SC	Manufacturing-Service Commercial
MSHCP	Western Riverside County Multiple Species Habitat Conservation Plan
MSL	Mean Sea Level
$MTCO_2e$	Metric Tons of Carbon Dioxide Equivalent
MUTCD	Manual on Uniform Traffic Control Devices
MWD	Metropolitan Water District of Southern California
MWh	Megawatt-Hour
N_2O	Nitrous Oxide
NAAQS	National Ambient Air Quality Standards
NAHC	Native American Heritage Commission
NCHRP	National Cooperative Highway Research Program Report
NDIR	Non-Dispersive Infrared Photometry
NEPA	National Environmental Policy Act
NEPSSA	Narrow Endemic Plants Survey Area
NEV	Neighborhood Electric Vehicle
NFIP	National Flood Insurance Program
NFRAP	No Further Assessment Planned Site List
NMTP	Non-Motorized Transportation Plan
NO_2	Nitrogen Dioxide
NOA	Naturally Occurring Asbestos
NOAA	National Oceanic and Atmospheric Administration
NOP	Notice of Preparation
NO_x	Oxides of Nitrogen
NPDES	National Pollution Discharge Elimination System

NPL	National Priority List
NR	Noise Reduction
NRCS	Natural Resources Conservation Service
NPMS	National Pipeline Mapping System
NPS	Non-Point Source
O_3	Ozone
OAL	Office of Administrative Law
OEHHA	Office of Environmental Health Hazard Assessment
OES	Office of Emergency Services
OFP	Ozone Forming Potential
OHP	Office of Historic Preservation
OHWM	Ordinary High Water Mark
OPR	Office of Planning and Research
OSC-70	Open Space and Conservation Policy 70
OSHA	Occupational Safety and Health Administration
OSHPD	Office of Statewide Health Planning and Development
OS-R	Open Space - Recreation
OS-W	Open Space - Water
Pb	Lead
P-C	Production-Consumption
pc/mi/ln	Passenger Cars Per Mile Per Lane
PEIR	Program EIR
PeMS	Performance Measurement System
PFCs	Perfluorocabons
PHS	Preliminary Hydrology Study
PM	Particulate Matter
$PM_{2.5}$	Fine Particulate Matter
PM_{10}	Respirable Particulate Matter
Ppb	Parts Per Billion
Ppm	Parts Per Million
PPV	Peak Particle Velocity
PRC	Public Resources Code
PVC	Polyvinyl Chloride
PV	Photovoltaic
Qoal	Older Alluvium
R-1	One Family Dwelling
R-4	Planned Residential
R-A	Residential Agriculture
R-A-5	Residential Agricultural - 5 Acre Minimum
RBBD	Southwest Road and Bridge Benefit District

RC	Rural Community
RC: EDR	Rural Community: Estate Density Residential
RCFC&WCD	Riverside County Flood Control and Water Conservation District
RCFD	Riverside County Fire Department
RCHCA	Riverside County Habitat Conservation Agency
RCIP	Riverside County Integrated Project
RCIT	Riverside County Information Technology
RC-LDR	Low Density Residential
RCNM	Roadway Construction Noise Model
RCP	Reinforced Concrete Pipe
RCRA	Resource Conservation and Recovery Act
RCSD	Riverside County Sheriff's Department
RCTC	Riverside County Transportation Commission
RC-VLDR	Very Low Density Residential
RCWD	Rancho California Water District
REC	Recognized Environmental Condition
RHNA	Regional Housing Needs Assessment
RivTAM	Riverside County Transportation Analysis Model
RMS	Root Mean Squared
ROG	Reactive Organic Gases
ROW	Right-of-Way
R-R	Rural Residential
RDA	Redevelopment Agency
RTA	Riverside Transit Authority
RTP	Regional Transportation Plan
RTP/SCS	Regional Transportation Plan/Sustainable Communities Strategy
RV	Recreational Vehicle
RWQCB	Regional Water Quality Control Board
RWRF	Regional Wastewater Reclamation Facility
SA	Site Assessment
SABER	Safeguard Artifacts Being Excavated in Riverside County
SARA	Superfund Amendments and Reauthorization Act
SARWQCB	Santa Ana Regional Water Quality Control Board
SB	Senate Bill
SCAB	South Coast Air Basin
SCAG	Southern California Association of Governments
SCAQMD	South Coast Air Quality Management District
SCE	Southern California Edison
SCG	Southern California Gas Company
SCH	State Clearinghouse

SCHWMA	Southern California Hazardous Waste Management Authority
SCS	Sustainable Communities Strategy
SF_6	Sulfur Hexafluoride
SFHA	Special Flood Hazard Area
SFP	School Facilities Program
SHMA	Seismic Hazard Mapping Act
SHS	State Highway System
SKR	Stephen's Kangaroo Rat
SIP	State Implementation Plan
SLIC	Spills, Leaks, Investigations and Cleanup
SO2	Sulfur Dioxide
SO_x	Oxides of Sulfur
SMARA	The Surface Mining and Reclamation Act of 1975
SMGB	State Mining and Geology Board
SO_2	Sulphur Dioxide
SO_x	Sulphur Oxides
SoCAB	South Coast Air Basin
SOP	Standard Operating Procedures
SP	Specific Plan
Sq. Ft.	Square Feet
SRA	Source Receptor Area
STC	Sound Transmission Class
s/v	Seconds Per Vehicle
SWFP	Solid Waste Facility Permit
SWP	State Water Project
SWPPP	Storm Water Pollution Prevention Plan
SWRCB	State Water Resource Control Board
SZ	Scientific Resource Zone
TAC	Toxic Air Contaminant
TCP	Traffic Control Plan
TCR	Tribal Cultural Resource
TDS	Total Dissolved Solids
TIA	Traffic Impact Analysis
TIS	Traffic Impact Study
TLMA	Transportation Land Management Agency
Tpd	Tons per day
TSD	Treatment, Storage and Disposal facility list
TTCP	Traditional Tribal Cultural Places
TTM	Tentative Tract Map
TUMF	Transportation Uniform Mitigation Fee

UBC	Uniform Building Code
ULFT	Ultra-Low-Flush Toilets
U.S.	United States
USACE	U.S. Army Corps of Engineers
USC	United States Code
USDA	United States Department of Agriculture
USEPA	U.S. Environmental Protection Agency
USFWS	United States Fish and Wildlife Service
USGS	U.S. Geological Survey
UST	Underground Storage Tank
UWMP	Urban Water Management Plan
V/C	Volume to Capacity
VCP	Vitrified Clay Pipe
VEC	Vapor Encroachment Condition
VES	Vapor Encroachment Screen
VLF	Vehicle License Fee
VMT	Vehicle Miles Traveled
VOC	Volatile Organic Compound
VPD	Vehicles Per Day
Wd	Waukena Loam, Saline-Alkali
WDL	Water Data Library
WDR	Waste Discharge Requirement
WMD	Waste Management Department
WMWD	Western Municipal Water District
WQMP	Water Quality Management Plan
WRCOG	Western Riverside Council of Governments
WRP	Waste Recycling Plan
WSA	Water Service Agreement
WSA	Water Supply Assessment
WSCP	Water Shortage Contingency Plan
WSP	Water Supply Plan

COUNTY OF RIVERSIDE
ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (E.A.) Number: CEQ180061
Project Case Type (s) and Number(s): Plot Plan No. 180019
Lead Agency Name: Riverside County Planning Department
Address: P.O. Box 1409, Riverside, CA 92502-1409
Contact Person: Tim Wheeler
Telephone Number: 951-955-6060
Applicant's Name: RTN Development, c/o Rick & Ted Neugebauer
Applicant's Address: 28465 Old Town Front Street - Suite 311, Temecula, CA 92590

Project Description:

The Project site is located south of Avenida Verde, north of De Portola Road and also immediately west of De Portola Road, and east of Pauba Road, unincorporated Rancho California, Temecula Valley Wine Country, in the County of Riverside, State of California. The Project address is 37440 De Portola Road. Reference **Figure 1, *Regional Location Map* and Figure 2, *Vicinity Map***.

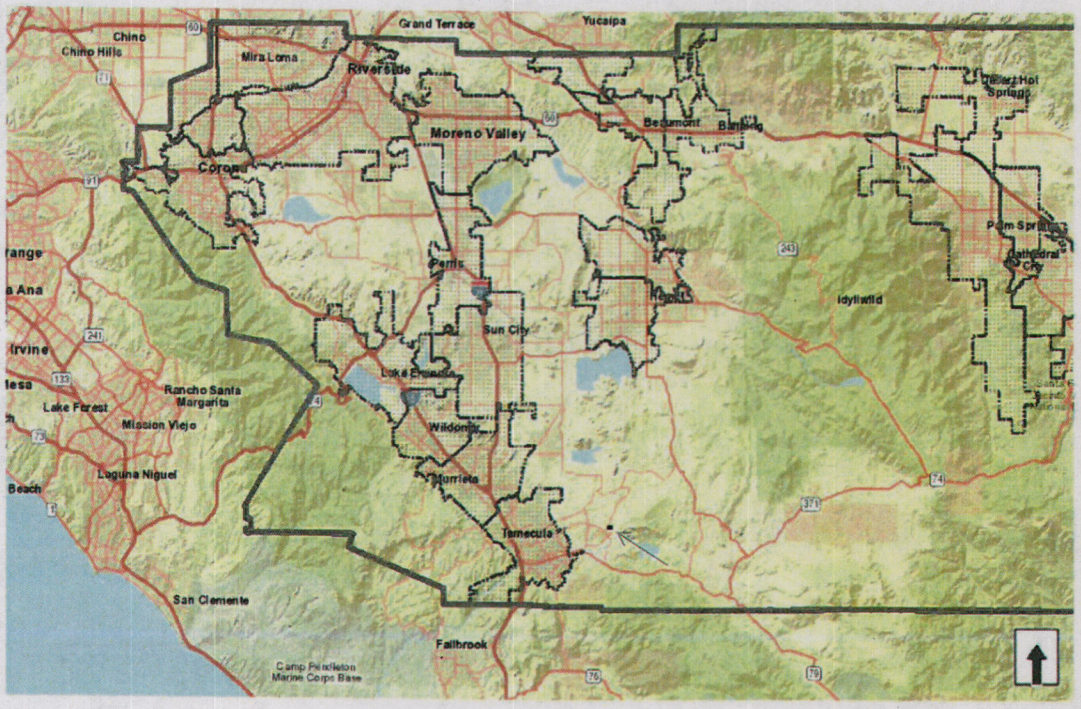
Plot Plan No. 180019 proposes a Class V Winery "Project" in two (2) phases on 22.2 gross acres. Phase One will consist of a two-story wine tasting room and bar with a restaurant and covered patio attached on the first floor with restrooms. Next to the tasting room will be a covered BBQ area. Second floor will consist of a VIP lounge and deck seating, offices, and a conference room. Additionally, Phase One will consist of a wine production building with an entry way, wine lab and conference area, and employee restrooms. Outside the building will be production equipment comprised of vats, coolers, de-stemmers, and crush pads. There will also be a subterranean basement for storage with the production building. Special occasions (weddings/events) will also be offered on the Project site with a trellis stage area. Phase Two will consist of a three-story, 44 room Wine Country Hotel with a hotel lobby foyer, public lounge area, hotel laundry services, and storage on the lower level. The second floor will have a restaurant, spa treatment facilities, offices, conference room suites, hotel rooms, and VIP suites. The third floor will have a roof deck viewing patio and more hotel rooms. The hotel will also offer an outdoor pool and spa and fire pit areas. Additionally a type 42 ABC license (on-sale wine for Public Premises) and/or other ABC type licenses will be required for the Class V Winery. The Project offers 189 parking spaces including 9 ADA parking spaces and winery signage. **Noise Exception No. 1800002** has been applied for in relation to the special occasion facility (outdoor events, weddings, and/or live music with amplified sound) to allow for continuous event exceptions as it pertains to noise as required per Ordinance No. 348, Section 14.93.C.4. Reference **Figure 3, Plot Plan No. *180019***.

Hours of Operation:

- Tasting room: 11 a.m. to 6 p.m., 7 days a week.
- Restaurant: 11 a.m. to 8 p.m., 7 days a week.
- Hotel: 24 hours, 7 days a week.
- Special Occasions or Events: 9 a.m. to 10 p.m. Special events will be held as allowed per Ordinance 348.4885, Article XIVd Wine Country Zones (WC), Section 14.93. Development Standards, C. Special Occasion Facility Standards, and/or any other appropriate governing ordinances. No special occasions or events will occur after 10 p.m. for any reason.

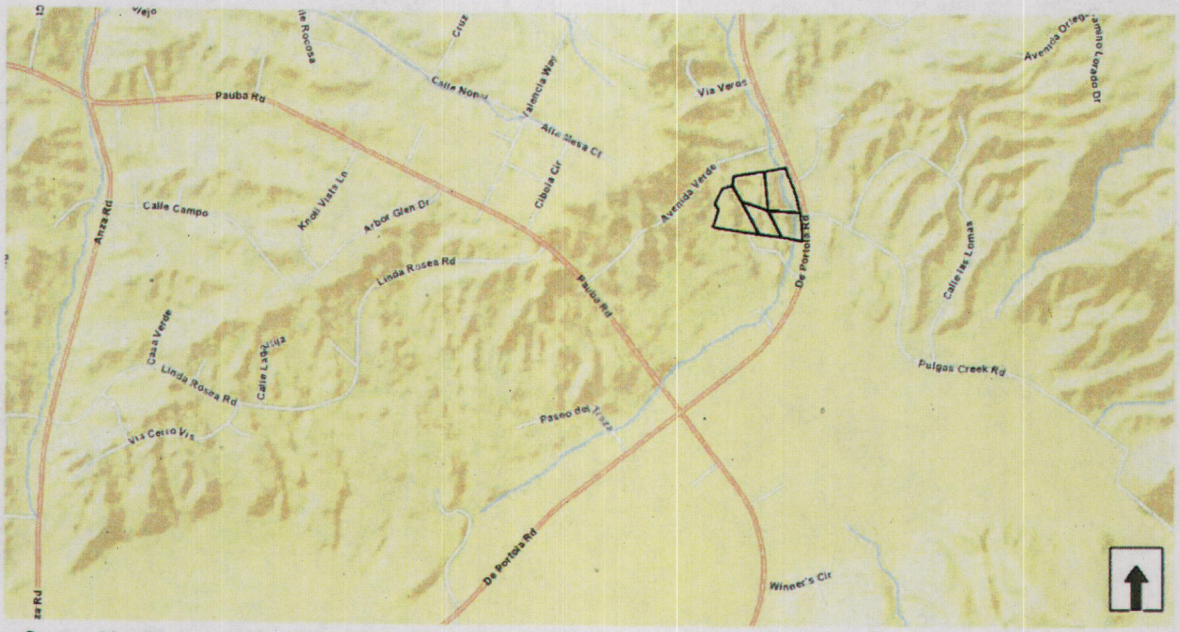
Approximately 15.72 acres, or 75.5% of the total site area, will be planted in wine grapes and/or olive trees. Reference **Figure 4, *PPT 180019 Landscape Plan***.

Figure 1, *Regional Location Map*



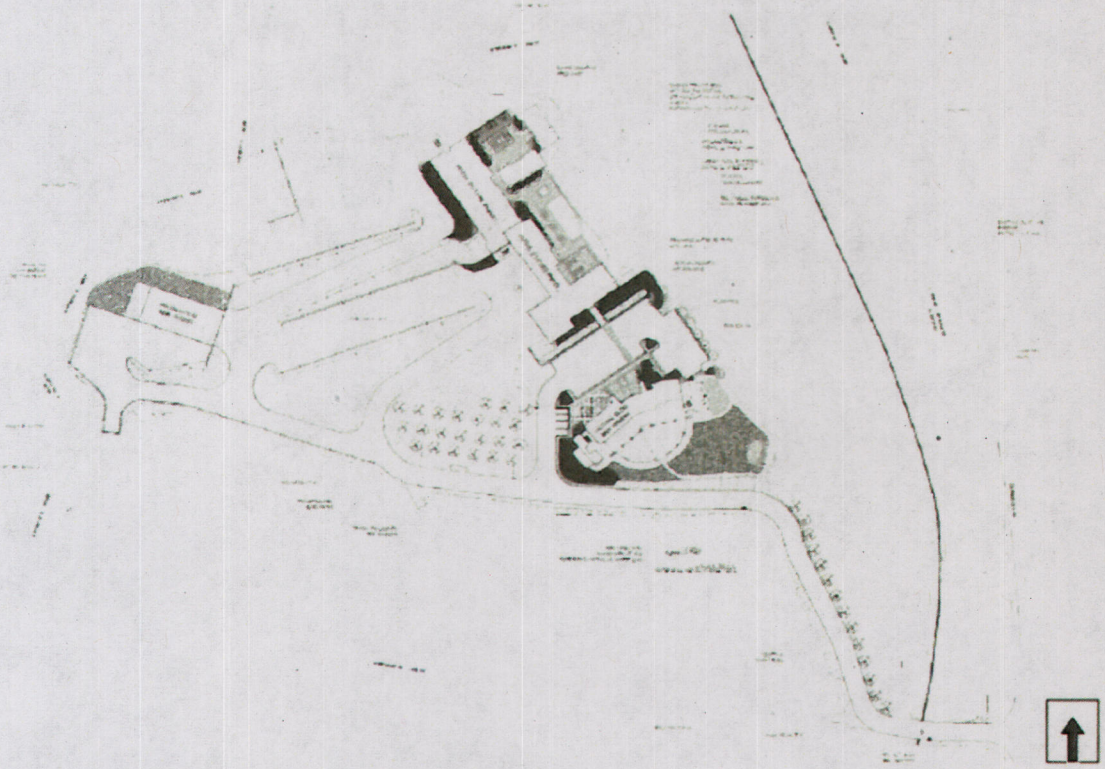
Source: Map My County https://gis.countyofriverside.us/Html5Viewer/?viewer=MMC_Public

Figure 2, Vicinity Map



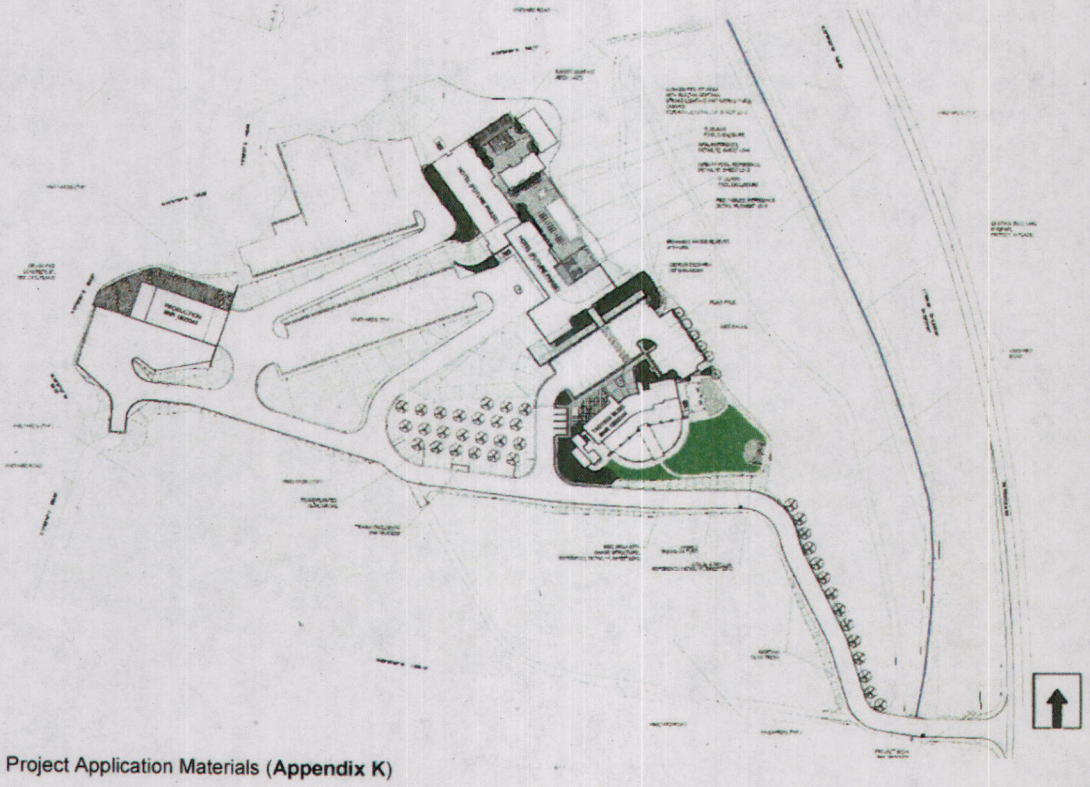
Source: Map My County https://gis.countyofriverside.us/Html5Viewer/?viewer=MMC_Public

Figure 3, Plot Plan No. 1800019



Source: Project Application Materials (**Appendix K**)

Figure 4, *PPT 180019 Landscape Plan*



Source: Project Application Materials (**Appendix K**)

Building Architecture and Materials

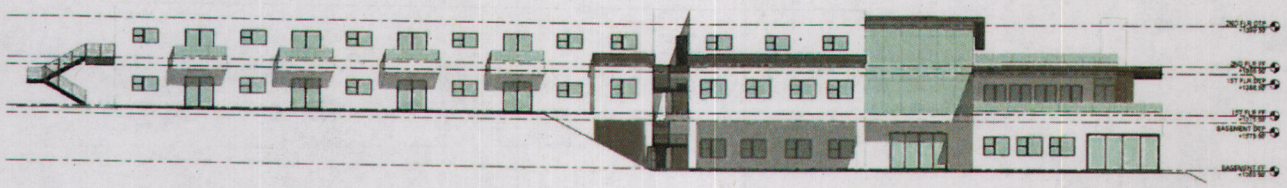
The proposed Project architecture reflects a modern contemporary Spanish style. The open patios and decks will allow natural light to filter in and share the exterior with the interior elements. Massing of the buildings will be articulated though varied roof heights and changes in materials and colors. Materials will include stucco, stone, metal, and siding. Reference **Figures 5a-5f, *PPT 180019 Elevations*** and Project Application Materials (**Appendix K**).

Circulation

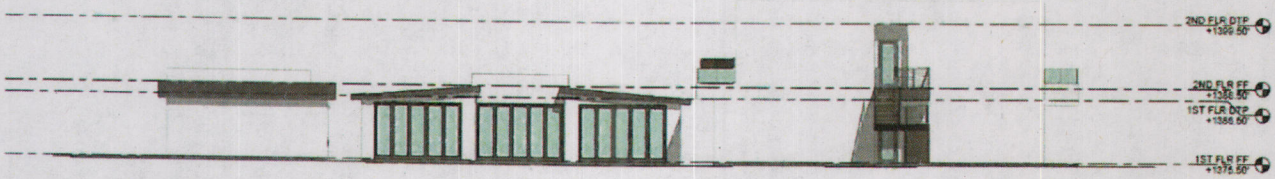
The proposed Project will take access off of De Portola Road. De Portola Road has an existing 36' of paving within a 110' right-of-way (ROW). The Project will construct an approximately 8' wide acceleration/deceleration lane at the Project entry. The road widening extends about 195' north of the driveway, plus an additional 185' transition back to the existing edge of pavement. Refer to **Figure 6, *De Portola Road Section***.

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

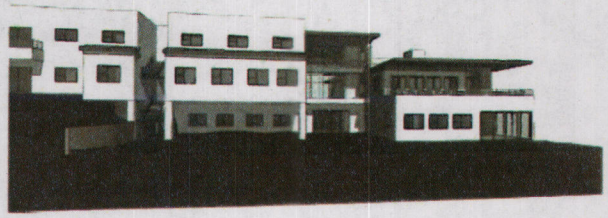
Figure 5a, *PPT 180019 Elevations*



Hotel - West Elevation



Hotel - North Elevation

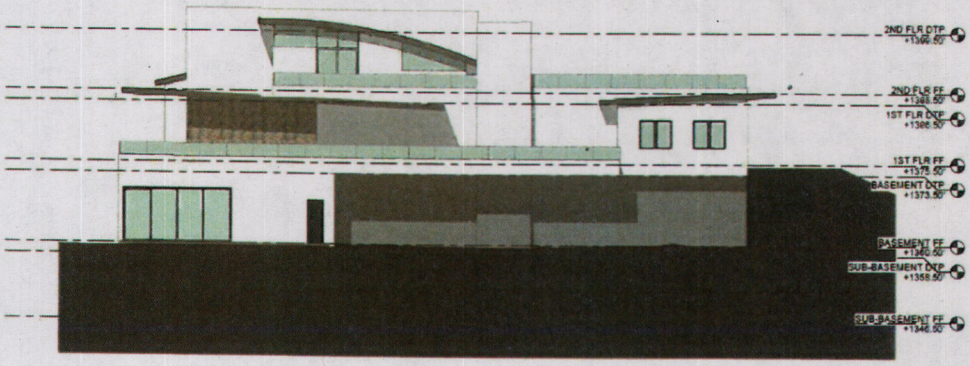


Hotel - Entrance

Source: Project Application Materials (**Appendix K**)

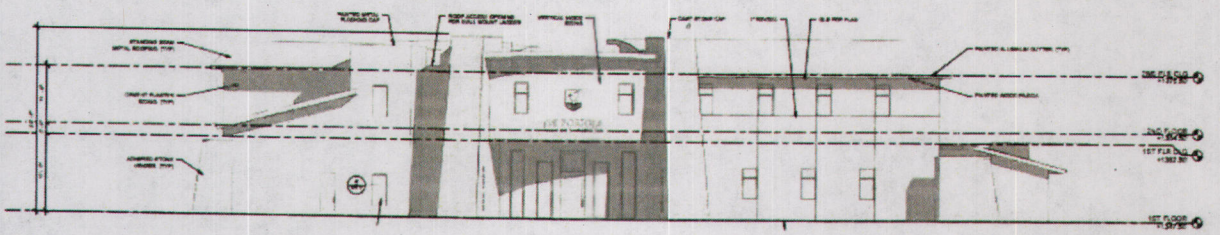
Figure 5b, ***PPT 180019 Elevations***

Hotel - East Elevation

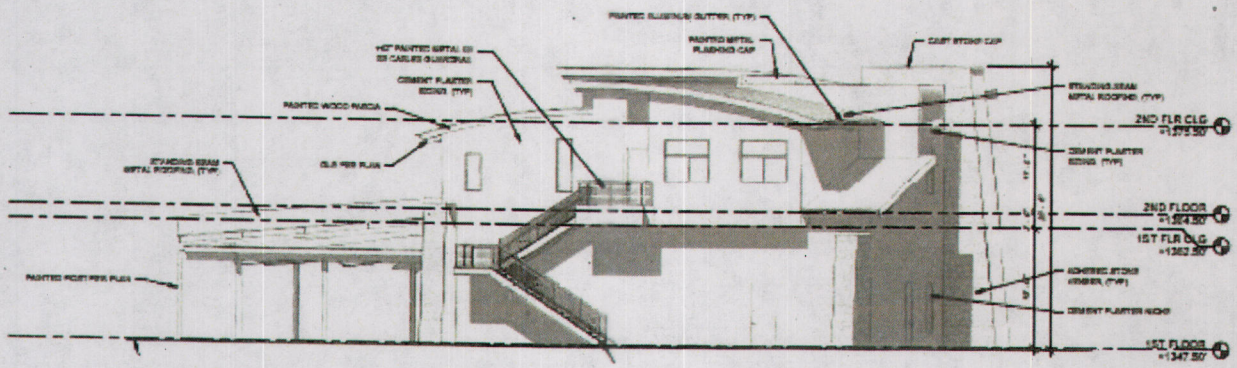


Hotel - South Elevation

Figure 5c, *PPT 180019 Elevations*



Tasting - North Elevation



Tasting - East Elevation

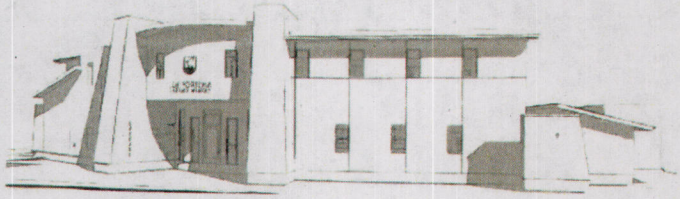
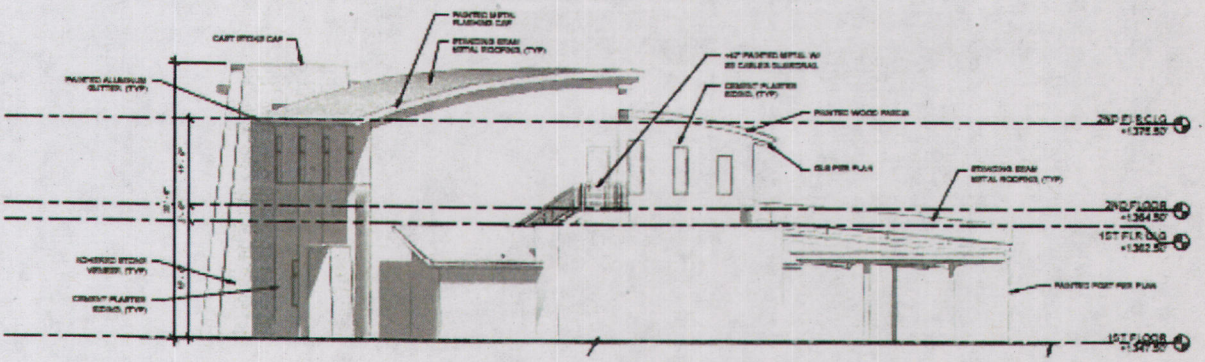
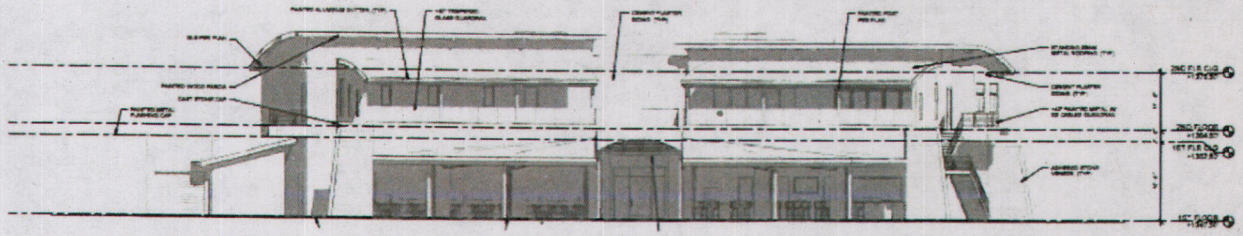


Figure 5d, *PPT 180019 Elevations*

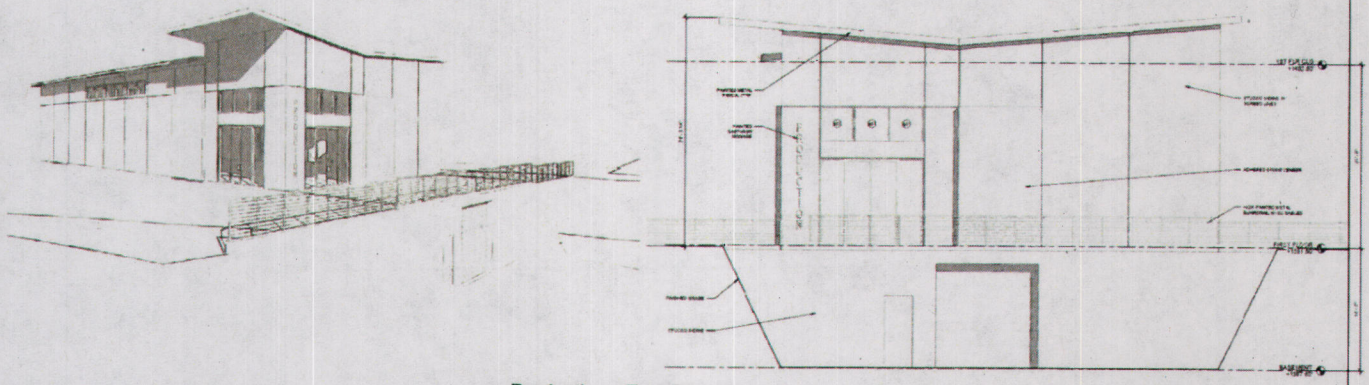


Tasting - West Elevation

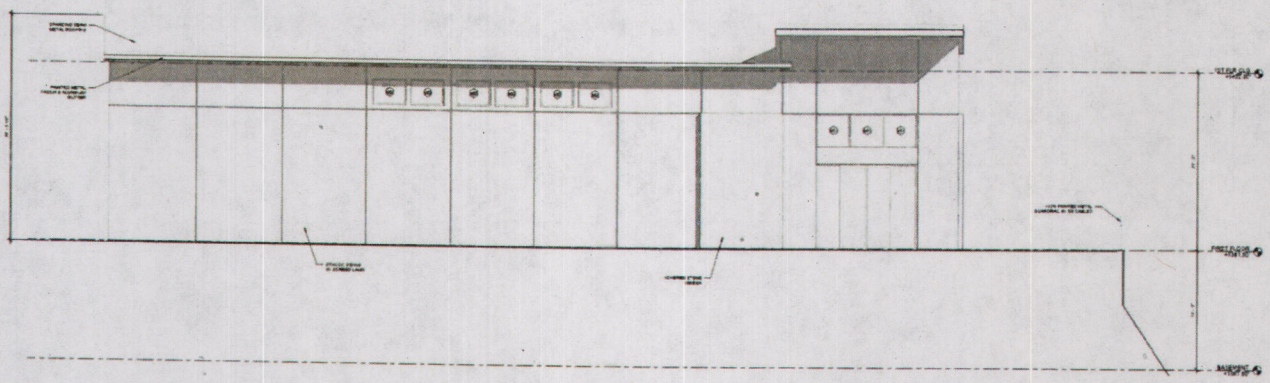


Tasting - South Elevation

Figure 5e, *PPT 180019 Elevations*

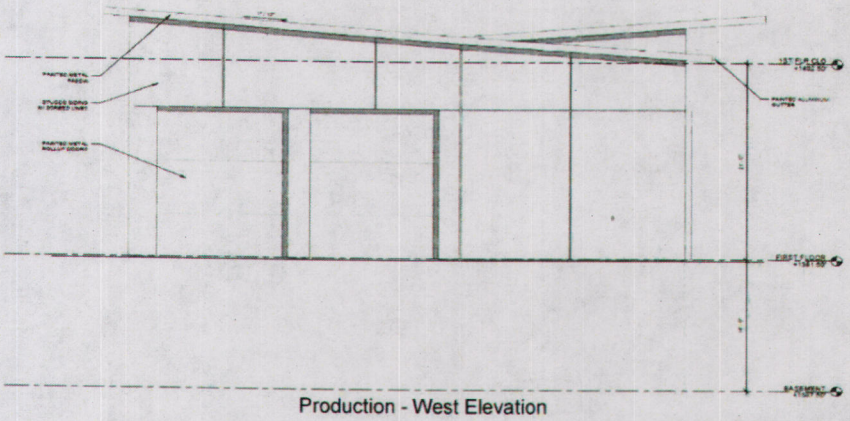


Production - East Elevation

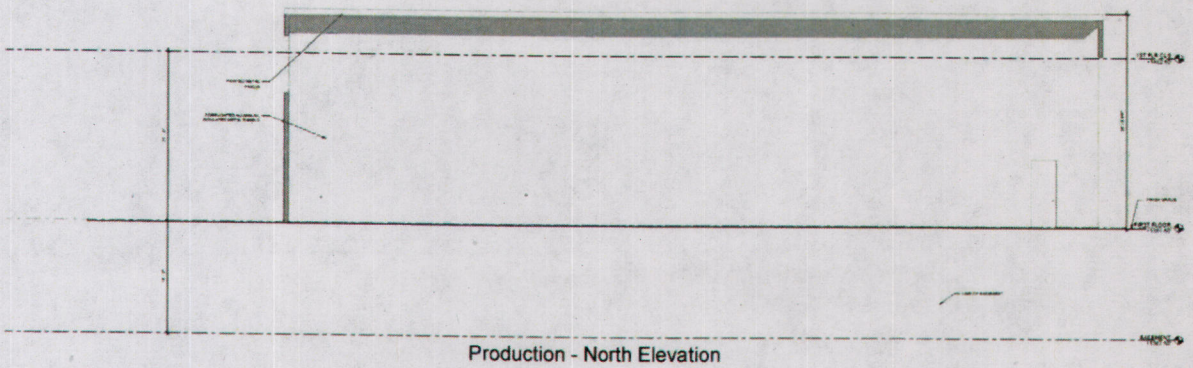


Production - South Elevation

Figure 5f, *PPT 180019 Elevations*

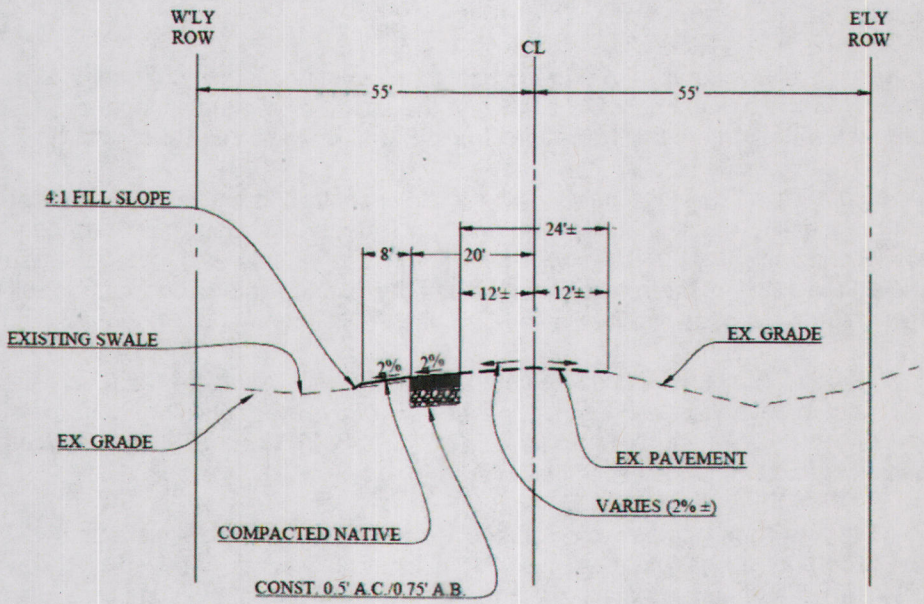


Production - West Elevation



Production - North Elevation

Figure 6, *De Portola Road Section*



TYPICAL SECTION: DEPORTOLA ROAD

NOT TO SCALE
R-VALUE = 50
T.I.= 9.5
PAVEMENT SECTION: 6" A.C. / 9" A.B.

Source: Project Application Materials (**Appendix K**)

Drainage / Hydrology / Water Quality

The existing ground on the Project site is divided into a steep sloping hillside facing east towards De Portola Road that drains down to an existing blue line stream that crosses the site from north to south, roughly parallel with De Portola Road, and a gentler sloping area on the western portion that is currently being used for growing grapes. The majority of the development will be within this westerly portion of the site.

The westerly portion of the site where the development will occur drains generally to the south. There is an existing storm drain system on the Project site that captures and conveys runoff from this portion of the site to the existing blue line stream near the southerly property line. The easterly facing slope and the existing blue line stream on the easterly portion of the site will not be disturbed by the construction of the Project. The site will use an existing crossing over the stream near the southerly property line for access. The existing crossing will not require any expansion for its intended use.

Runoff from the site generally flows to the east to an existing blue line stream that runs parallel to De Portola Road. The channel slopes down to the south following the slope on De Portola Road. Eventually the runoff enters the Temecula Creek downstream of Vail Lake.

After development the drainage pattern will remain essentially the same with the inclusion of more inlets on the existing storm drain system and two Harvest and Use Best Management Practices (BMPs). The inclusion of the BMPs will limit the runoff from the developed portions of the Project to no more than 110% of the runoff from the Project site in its natural condition for all storms up to the 10-year storm event as per the Santa Margarita WQMP report (MS 4 permit).

BMP-1: A Storage Tank located near the entrance to the site. A total of 1.760 acres, including 1.01 acres of paved driveway, parking lot, patios, walkways and building roofs, drain to BMP-1 (Reference **Figure 7, *PPT 180019 WQMP Site Plan***). BMP-1 is a 48' long by 8' diameter storage tank that is connected to the sites irrigation system.

BMP-2: A Storage Tank located in the center of the site between the tasting room and the production building. A total of approximately 6.4 acres, including 3.5 acres of paved driveway, parking lot, patios, walkways and building roofs, drain to BMP-2. BMP-2 is a 168' long by 8' diameter storage tank that is connected to the sites irrigation system

Grading

Phase 1 of the Project will include grading the site and construction of the tasting room, wine production building with wine production facility outside the building and storage below in a sub-terrain basement and associated parking. Phase 2 of the Project will include the construction of the hotel and paving of the remainder of the parking facilities. The proposed impervious coverage for the completed site will be about 4.19 acres, or 20 percent of the total Project site.

The Project rough grading will involve approximately 54,100 cubic yards (CY) of cut and fill. The Project will result in a balance of earthwork. Of the 20.9 net acres on the Project site, approximately 7.6 acres will be disturbed by the grading operation. The remainder of the site will not be affected by the development and will remain in its current condition.

The site currently ranges in elevation from approximately 1,288 feet near the southeast corner of the Project site to 1,401 feet near the northwestern corner of the site. The proposed grading for the Project will occur mainly in the central part of the site and not affect the high and low elevations for the site.

There will be limited off-site grading to widen De Portola Road at the entrance to the Project site. The estimated grading for the street widening is 110 CY of cut and fill. Reference **Figure 8, *PPT 180019, Grading Plan – Index Map***.

The Project is expected to begin construction in 2019 and take approximately 13 months to complete. Construction activities are expected to consist of site preparation, grading, building construction, paving, and architectural coating.

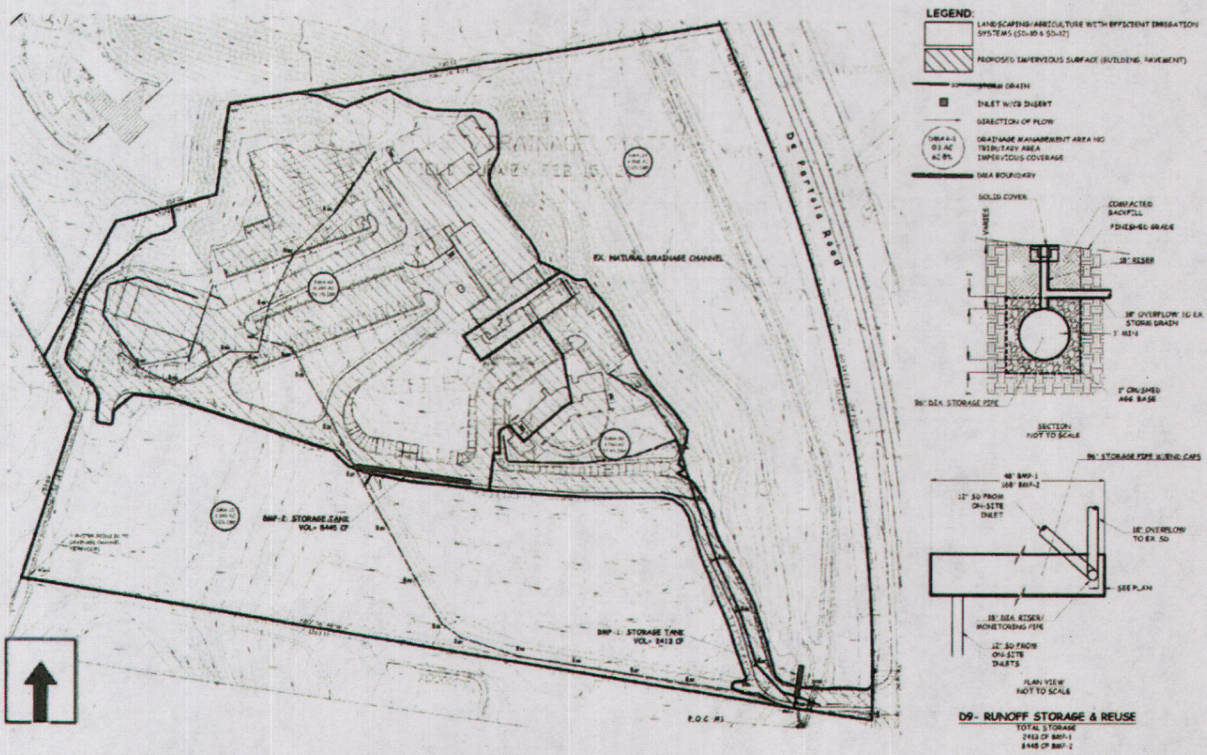
The construction activities (phase) and the equipment fleet are contained in the **Table 1, *Construction Equipment Assumptions Phase***, below:

Table 1
Construction Equipment Assumptions Phase

Phase[1]	Equipment[1]	Amount[1]	Hours Per Day[1]	Soil Disturbance Rate (Acres/ 8hr-Day)	Equipment Daily Disturbance Footprint (Acres)	Total Phase Daily Disturbance Footprint (Acres)
Site Preparation	Rubber Tired Dozers	3	8	0.5	1.5	3.5
	Tractors/Loaders/Backhoes	4	8	0.5	2.0	
Grading	Excavators	1	8	0.5	0.5	3.0
	Graders	1	8	0.5	0.5	
	Rubber Tired Dozers	1	8	0.5	0.5	
	Tractors/Loaders/Backhoes	3	8	0.5	1.5	
Building Construction	Cranes	1	7	0.0	0.0	1.3
	Forklifts	3	8	0.0	0.0	
	Generator Sets	1	8	0.0	0.0	
	Tractors/Loaders/Backhoes	3	7	0.5	1.3	
	Welders	1	8	0.0	0.0	
Paving	Pavers	2	8	0.0	0.0	0.0
	Paving Equipment	2	8	0.0	0.0	
	Rollers	2	8	0.0	0.0	
Architectural Coating	Air Compressors	1	6	0.0	0.0	0.0

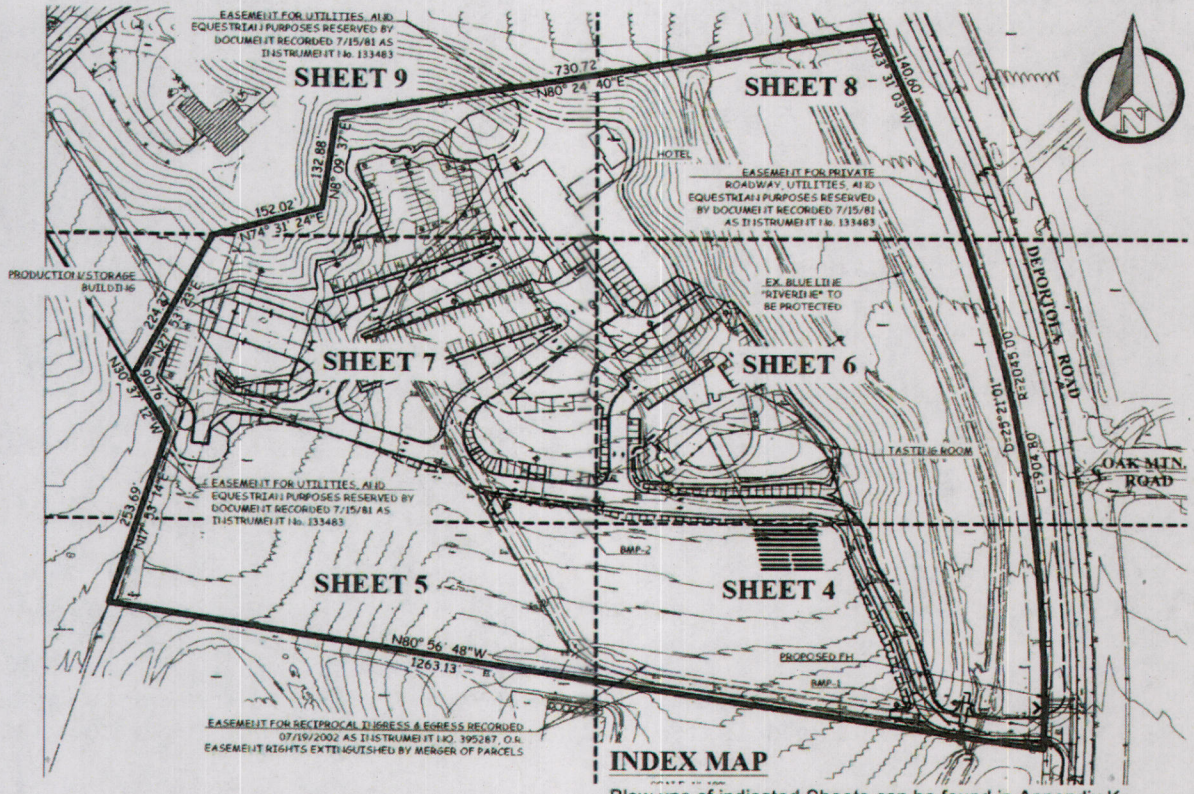
[1] CalEEMod Defaults

Figure 7, *PPT 180019 WQMP Site Plan*



Source: WQMP Report (**Appendix H1**)

Figure 8, *PPT 180019, Grading Plan – Index Map*



Source: Project Application Materials (**Appendix K**)

Blow ups of indicated Sheets can be found in Appendix K

Sewer and Water Facilities

The proposed Project will tie into existing water Rancho California Water District (RCWD) water facilities. The Project will extend an existing 12" water line approximately 700 feet southerly to the Project site. Wastewater treatment will be handled by an on-site Advanced Treatment Unit (ATU) septic system.

Utilities

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

- Electricity: Southern California Edison
- Water: Rancho California Water District
- Sewer: Advanced Treatment Unit (ATU) septic system
- Cable: Verizon
- Gas: On-site Propane
- Telephone: Verizon

I. PROJECT INFORMATION

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

B. Total Project Area:

Residential Acres: N/A	**Lots:** N/A	**Units:** N/A	**Projected No. of Residents:** N/A
Commercial Acres: 20.9 net	**Lots:** 3 Legal Lots; 5 APNs	**Sq. Ft. of Bldg. Area:** 68,000	**Est. No. of Employees:** 100 Construction Jobs/100 Full-time jobs
Industrial Acres: N/A	**Lots:** N/A	**Sq. Ft. of Bldg. Area:** N/A	**Est. No. of Employees:** N/A
Other: N/A			

A. Assessor's Parcel No(s). (APN): 927-640-008, -009, -011, -012 and -015. Reference **Figure 9, *APN Map***.

B. Street References: The Project is located north of Pauba Road, southeast of Avenida Verde, and west of De Portola Road. The Project address is 37440 De Portola Road. Reference **Figure 2, *Vicinity Map***.

C. Section, Township & Range Description or reference/attach a Legal Description: Township 7 and 8 South, Range 1 West in Section 31 and 6 RHO.

D. Brief description of the existing environmental setting of the Project site and its surroundings: Regionally, the Project site is located in the unincorporated Rancho California, Temecula Valley Wine Country, east of the City of Temecula, south of Lake Skinner and west of Vail Lake. The Project site is situated in the southeast portion of the Temecula Valley Wine Country – Winery District. More specifically, the Project site is located on the west side of De Portola Road, approximately 350 feet south of Avenida Verde, across from the "t" intersection of De Portola Road and Oak Mountain Road (aka Pulgas Creek Rd). Vehicular access to the site is provided via over 1,000 lineal feet of frontage along De Portola Road. Currently, a cut graded dirt service road extends west from De Portola Road near the southerly boundary of the Project site. The southern property boundary is contiguous to the existing ±12-acre Renzoni Winery, followed by the ±10-acre Fenzelli Vineyards Winery and the ±14-acre Keyways Winery.

Adjacent northeast of the Project site, across De Portola Road, is the Gershon Bachus Winery, followed by the ±10-acre Oak Mountain Winery on the north side of Via Verde, and the ±20-acre Leonesse Cellars Winery on the east side of De Portola Rd extending from Galloway Downs Drive to Los Alamitos Drive. Reference **Figure 10, *Aerial Photo***.

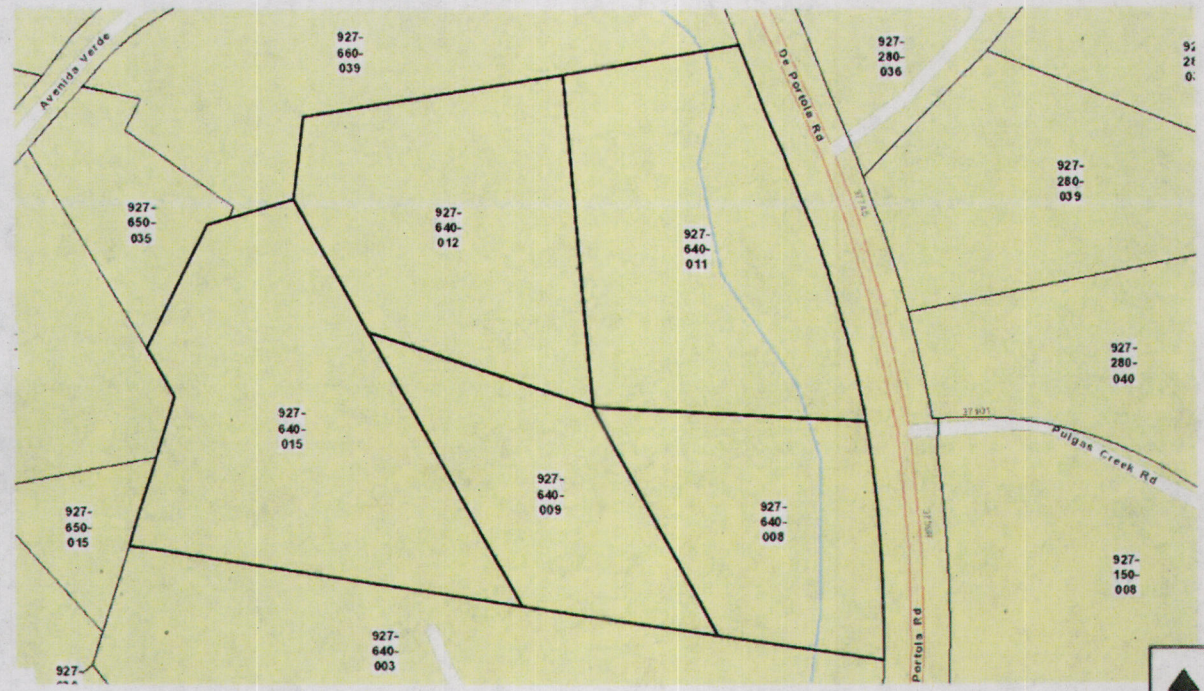
Topographically, most of the Project site is a relatively flat established vineyard ranging from approximately 1292 to 1375-feet above mean sea level (MSL), generally draining in a south/southeast direction. There is a modest south by southeast trending hill comprising roughly 20 to 25 percent (20-25%) of the Project site extending through the central/central east portion of the site with a smaller leg extending along the north/northwest boundary of the site. The hill tops out at an elevation of approximately 1412 above MSL and offers views to the surrounding area from several different potential future pad areas on site. It is also noted that a blue line stream extends in a generally north / south direction through the east portion of the Project site between the hillside and De Portola Road.

The existing vineyard is the dominant use of the 20.9 net acre Project site. There are five basic vegetation land cover categories on site, including 10.96 acres of Active Agriculture (the vineyard), 7.76 acres of Disturbed/Ruderal (dirt roads & bare ground), 0.94 acre of European Olive trees (established and irrigated at various locations throughout the Project site), 0.56 acre of Coastal Sage Scrub (two relatively small patches on the hill sides at the north boundary of the Project site), and 0.47 acre Non-native Grassland (located along the USGS-designated intermittent stream consisting of an unvegetated sandy wash bottom and open rip-rap on the banks in the eastern portion of the Project site).

Soils comprise sandy and clayey loam that contains some stream-rolled cobbles and small angular rocks. No bedrock exposures or sources of natural surface water are located within the boundaries of the Project site. Disturbance throughout the Project site is consistent with on-going agricultural activities. Disturbed areas include cut/graded dirt service roads, the vineyard, and an associated subterranean irrigation system.

The Project is surrounded by other vineyards, several wineries, and estate-residential uses.

Figure 9, *APN Map*



Source: Map My County https://gis.countyofriverside.us/Html5Viewer/?viewer=MMC_Public

Figure 10, Aerial Photo

Source: Map My County https://gis.countyofriverside.us/Html5Viewer/?viewer=MMC_Public

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

1. **Land Use:** The proposed project is consistent with the Agriculture: Agriculture (A: AG) (10 Acre minimum) land use designation and is a part of the Temecula Valley Wine Country Policy Area – Winery District and Southwest Area Plan (SWAP). All other land use designations and other applicable land use policies within the General Plan.

2. **Circulation:** Adequate circulation facilities exist and are proposed to serve the Project. The proposed Project meets with all other applicable circulation policies of the General Plan.

3. **Multipurpose Open Space:** No natural open space land was required to be preserved within the boundaries of this Project. The Project does contain an existing blue line stream that will not be disturbed nor significantly impacted during either construction or operations. The proposed Project meets with all other applicable Multipurpose Open Space element policies.

4. **Safety:** The proposed Project is not located within a flood plain, but is within a subsidence susceptible area. The proposed Project is not located within any other special hazard zone (including fault zone, dam inundation zone, area with moderate liquefaction potential, etc.). The proposed Project has allowed for sufficient provision of emergency response services to the Project through the project design and payment of development impact fees. The proposed Project meets with all other applicable Safety element policies.

5. **Noise:** Sufficient mitigation against any foreseeable noise sources in the area have been provided for in the design of the Project. A Noise Exception to Ordinance No. 847 (NE1800002) has been applied for. Proposed with the Class V Winery is a hotel and special occasion facility with outdoor events. Amplified sounds that will occur on the Project site have been analyzed through a Noise Study submitted for the Project. The Project meets all other applicable Noise Element Policies.

6. **Housing:** The Project is consistent with the policies of the Housing Element of the General Plan.

7. **Air Quality:** The proposed Project has been conditioned to control any fugitive dust during grading and construction activities. The proposed Project meets all other applicable Air Quality element policies.

8. **Healthy Communities:** The proposed Project has a 20 foot trails easement along De Portola Road and meets all other applicable Healthy Community element policies.

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

C. Foundation Component(s): Agriculture.

D. Land Use Designation(s): Agriculture (AG) (10 Acre Minimum). Reference **Figure 11, *General Plan Land Use Designations***.

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

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

G. **Adjacent and Surrounding:**

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

2. **Foundation Component(s):** Agriculture.

3. **Land Use Designation(s):** Agriculture (AG).

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

5. **Policy Area(s), if any:** Temecula Valley Wine Country Policy Area – Winery District and Equestrian District to the extreme southeast across De Portola Road.

H. **Adopted Specific Plan Information:**

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

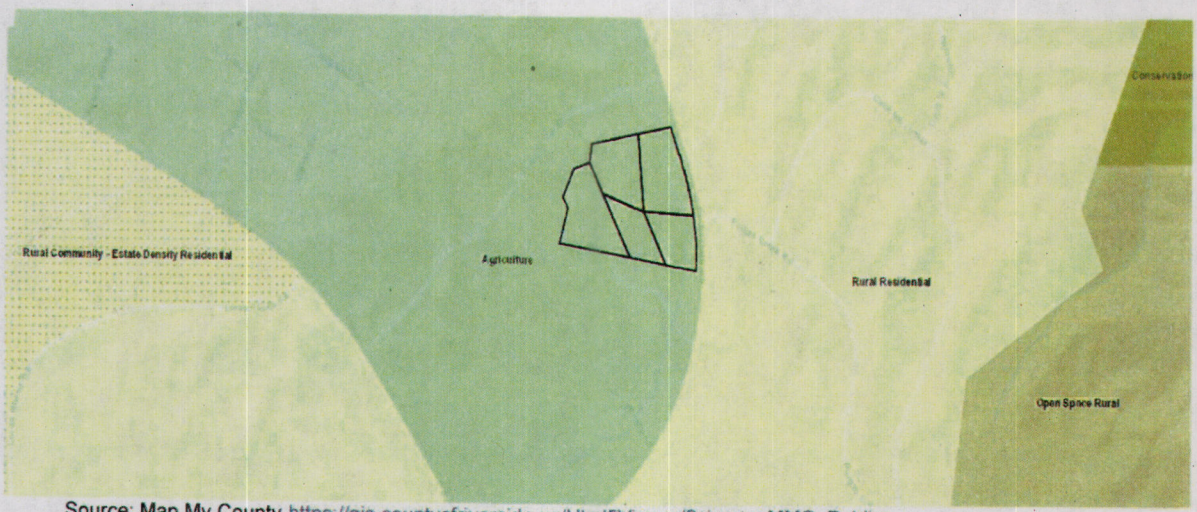
2. **Specific Plan Planning Area, and Policies, if any:** N/A.

I. **Existing Zoning:** Wine Country-Winery (WC-W) Reference **Figure 12, *Zoning Classifications***.

J. **Proposed Zoning, if any:** N/A.

K. **Adjacent and Surrounding Zoning:** Citrus/Vineyard (C/V) to the north and west. To the south is Wine Country-Winery Existing (WC-WE). To the east is Wine Country-Winery (WC-W) and Rural Residential (R-R).

Figure 11, *General Plan Land Use Designations*



Source: Map My County https://gis.countyofriverside.us/Html5Viewer/?viewer=MMC_Public

Figure 12, *Zoning Classifications*

A-2 - Heavy Agriculture
C/V - Citrus Vineyard
WC-W - Wine Country - Winery
WC-WE - Wine Country-Winery Existing
WC-E - Wine Country – Equestrian
R-A - Residential Agricultural

Source: Map My County https://gis.countyofriverside.us/Html5Viewer/?viewer=MMC_Public

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.

☐ Aesthetics	☐ Hydrology / Water Quality	☒ Transportation / Traffic
☐ Agriculture & Forest Resources	☐ Land Use / Planning	☐ Tribal Cultural Resources
☐ Air Quality	☐ Mineral Resources	☐ Utilities / Service Systems
☒ Biological Resources	☐ Noise	☐ Other:
☐ Cultural Resources	☐ Paleontological Resources	☐ Mandatory Findings of Significance
☐ Geology / Soils	☐ Population / Housing	
☐ Greenhouse Gas Emissions	☐ Public Services	
☐ Hazards & Hazardous Materials	☐ Recreation	

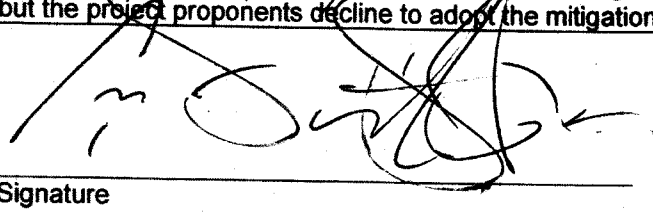
IV. DETERMINATION

On the basis of this initial evaluation:

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

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED
☐ I find that although the proposed project could have a significant effect on the environment, **NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED** because (a) all potentially significant effects of the proposed project have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, (b) all potentially significant effects of the proposed project have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration, (c) the proposed project will not result in any new significant environmental effects not identified in the earlier EIR or Negative Declaration, (d) the proposed project will not substantially increase the severity of the environmental effects identified in the earlier EIR or Negative Declaration, (e) no considerably different mitigation measures have been identified and (f) no mitigation measures found infeasible have become feasible.
☐ I find that although all potentially significant effects have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, some changes or additions are necessary but none of the conditions described in California Code of Regulations, Section 15162 exist. An **ADDENDUM** to a previously-certified EIR or Negative Declaration has been prepared and will be considered by the approving body or bodies.
☐ I find that at least one of the conditions described in California Code of Regulations, Section 15162 exist, but I further find that only minor additions or changes are necessary to make the previous EIR adequately apply to the project in the changed situation; therefore a **SUPPLEMENT TO THE ENVIRONMENTAL IMPACT REPORT** is required that need only contain the information necessary to make the previous EIR adequate for the project as revised.

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



Signature

October 16, 2018
Date

Tim Wheeler,
Project Planner
Printed Name

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

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

V. ENVIRONMENTAL ISSUES ASSESSMENT

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
AESTHETICS. Would the Project:				
1. Scenic Resources a) Have a substantial effect upon a scenic highway corridor within which it is located?	☐	☐	☐	☒
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?	☐	☐	☒	☐

Source(s): Southwest Area Plan (*SWAP*) – *SWAP* Figure 9, *Southwest Area Plan Scenic Highways*; Riverside County General Plan (*General Plan*); *Map My County* (**Appendix A**); Site Photos, prepared August 30, 2018 (**Appendix B**); *HANS 170001 Western Riverside County MSHCP Compliance Document* prepared by Searl Biological Services, August 30, 2018 (**Appendix D**); and **Figure 11, *General Plan Land Use Designations.***

Findings of Fact:

a) Would the Project have a substantial effect upon a scenic highway corridor within which it is located?

No Impact

The Project site is located in the *SWAP*. According to the *SWAP*, three (3) highways have been designated for Scenic Highway status:

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

The Project site is located approximately 9.7 miles from I-215, approximately 7.4 miles from I-15, and approximately 2.4 miles from SR79S, at its closest point. Therefore, implementation of the proposed Project will not have a substantial effect upon a scenic highway corridor within which it is located. No impacts will occur.

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

b) *Would the Project 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?*

Less Than Significant Impact

The Project site is located in an unincorporated area of Riverside County. The existing character of the Project site is defined as 10.96 acres of vineyard, 0.56 acres of Coastal Sage Scrub, and 7.76 acres of disturbed/ruderal, 0.94 acres of European Olive Trees and 0.47 acres of Non-native Grassland. The proposed Project has views of the Santa Rosa Mountains to the west, the Santa Margarita Mountains and Agua Tibia range to the south, and the Black Hills to the east.

The Project site does not contain scenic resources, including, but not limited to, trees, rock outcroppings and unique or landmark features, as these features do not exist on the Project site. Due to the location of the proposed Project site, the proposed Project will not obstruct any prominent vistas, views of the vineyard, or result in the creation of an aesthetically offensive site open to public view. This is reflected by the Site Photos (**Appendix B**), as the area is primarily agricultural in nature and there are no unique landforms on the Project site or the immediate environs. Long term views to surrounding hills and mountains will not be obscured by the Project.

Approximately 75.5% of the proposed Project site will ultimately be planted in vineyards. The phased developments will also be designed in a pleasing manner and will be consistent with other wineries in the general area. Therefore, implementation of the proposed Project will not substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and unique or landmark features; obstruct any prominent scenic vista or view open to the public; or result in the creation of an aesthetically offensive site open to public view. Impacts are considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

2. **Mt. Palomar Observatory.** Would the Project: a) Interfere with the nighttime use of the Mt. Palomar Observatory, as protected through Riverside County Ordinance No. 655?	☐	☐	☒	☐

Source(s): *SWAP*, Figure 6, *SWAP Mt. Palomar Nighttime Lighting Policy Area*; *Map My County* (**Appendix A**); and Ordinance No. 655 (An Ordinance of the County of Riverside Regulating Light Pollution).

Findings of Fact:

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

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

Less Than Significant Impact

According to *SWAP*, Figure 6, *SWAP Mt. Palomar Nighttime Lighting Policy Area*; the Project site is located within Zone A of the designated Special Lighting Area that surrounds the Mt. Palomar Observatory. At its closest point the Project site is approximately 13.8 miles northwest from the Observatory.

The following policy is contained in the *SWAP*:

- **SWAP 13.1:** Adhere to the lighting requirements of county ordinances for standards that are intended to limit light leakage and spillage that may interfere with the operations of the Mount Palomar Observatory.

Ordinance No. 655 was adopted by the County Board of Supervisors on June 7, 1988 and went into effect on July 7, 1988. The intent of Ordinance No. 655 is to restrict the permitted use of certain light fixtures emitting into the night sky undesirable light rays which have a detrimental effect on astronomical observation and research at the Palomar Observatory. Ordinance No. 655 contains approved materials and methods of installation, definitions, general design requirements, requirements for lamp source, and shielding, prohibitions and exceptions.

Adherence to Ordinance No. 655 is typically a standard condition of approval and is not considered unique mitigation pursuant to CEQA, as it applies to all development projects uniformly. Outdoor lighting sources include: parking lot lights, wall mounted lights and illuminated signage. With conformance with Ordinance No. 655, any impacts are expected to be less than significant from implementation of the Project.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

3. Other Lighting Issues. Would the Project: 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?	☐	☐	☒	☐

Source(s): *SWAP*, Figure 6, *SWAP Mt. Palomar Nighttime Lighting Policy Area*; *Map My County* (**Appendix A**); Ordinance No. 655; and Ordinance No. 915 (An Ordinance of the County of Riverside Regulating Outdoor Lighting); and **Figure 10, *Aerial Photo***.

Findings of Fact:

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

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

Less Than Significant Impact

Currently, there are no light sources at the Project site. New lighting sources will be created associated with construction activities. These additional artificial light sources are typically associated with security lighting since all exterior construction activities are limited to daylight hours in the County. In addition, workers, either arriving to the site before dawn, or leaving the site after dusk, will generate additional construction light sources. The amount and intensity of light anticipated from these construction sources would generally be similar to the lighting of adjacent developed wineries. Additionally, these impacts will be temporary, of short-duration, and will cease when Project construction is completed.

The Project will result in new sources of light and glare from the addition of the winery, tasting room, hotel and restaurant, as well as vehicular lighting from cars traveling on adjacent roadways under the proposed Project. Once operational, the Project will be required to comply with Ordinance No. 655 and Ordinance No. 915, which restricts lighting hours, types, and techniques of lighting. Outdoor lighting sources include: house lights, streetlights, parking lot lights, and wall mounted lights. Ordinance No. 655 requires the use of low-pressure sodium fixtures and requires hooded fixtures to prevent spillover light or glare, and has been discussed in detail in Section 2.a, above.

Ordinance No. 915 requires all outdoor luminaires to be located, adequately shielded, and directed such that no direct light falls outside the parcel of origin, onto the public right-of-way. Ordinance No. 915 also prohibits blinking, flashing and rotating outdoor luminaires, with a few exceptions. The Project will be required to comply with the County of Riverside conditions of approval that requires lighting restrictions. These are typically standard conditions of approval and are not considered unique mitigation pursuant to CEQA. With conformance with Ordinance No. 655 and Ordinance No. 915, any impacts will be less than significant from implementation of the Project.

b) *Would the Project expose residential property to unacceptable light levels?*

Less Than Significant Impact

The closest existing residences are located 145 feet immediately to the northwest of the Project site (property line) with an additional 40 feet from the closest parking space (totaling 185 feet of distance). The Project site is approximately 50 feet lower in height than this residence. As discussed in Threshold 2.a., above, construction impacts will be temporary, of short-duration, and will cease when Project construction is completed. Once operational, lighting will be required to be in conformance with Ordinance No. 655, and Ordinance No. 915. Any impacts will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

AGRICULTURE & FOREST RESOURCES. Would the Project:				
4. Agriculture a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and	☐	☐	☐	☒

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Monitoring Program of the California Resources Agency, to non-agricultural use?				
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?	☐	☐	☒	☐
c) Cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm")?	☐	☐	☒	☐
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?	☐	☐	☐	☒

Source(s): Riverside County General Plan Figure OS-2 "Agricultural Resources;" *Map My County* (**Appendix A**); Ordinance No. 348 (Article XIVd – Wine Country Zones); and Project Application Materials, June 2018 (**Appendix K**).

Findings of Fact:

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

No Impact

According to *Map My County* the proposed Project site is designated as either: Prime Farmland, Unique Farmland, Farmland of Local Importance, Farmland of Statewide Importance, or Other Lands. The proposed Project site is currently 10.96 acres of vineyard, 0.56 acres of Coastal Sage Scrub, 7.76 acres of disturbed/ruderal, 0.94 acres of European Olive Trees and 0.47 acres of Non-native Grassland. Approximately 75.5% of the proposed Project site will be planted in vineyards. With the incorporation of an operational winery (with production and tasting) and the ancillary use of a hotel accompany an operational winery; this will be a benefit and will add a long-term and continues site use of vineyard or farmland to the inventory of farmland in the area. Implementation of the proposed Project will not convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use. No impacts will occur.

b) *Would the Project conflict with existing agricultural zoning, agricultural use or with land subject to a Williamson Act contract or land within a Riverside County Agricultural Preserve?*

Less Than Significant Impact

As stated above, the proposed Project site is currently 10.96 acres of vineyard, 0.56 acres of Coastal Sage Scrub, 7.76 acres of disturbed/ruderal, and 0.94 acres of European Olive Trees and 0.47 acres of Non-native Grassland. Approximately 75.5% of the proposed Project site will be planted vineyards. This will be a benefit and will maintain farmland in the inventory of farmland in the area. Therefore, implementation of the proposed Project will not conflict with existing agricultural zoning or agricultural use. Any impacts are considered to be less than significant.

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

According to *Map My County*, the proposed Project site is not subject to a Williamson Act contract and is not within a Riverside County Agriculture Preserve. No impacts will occur.

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

Less Than Significant Impact

Although the Project proposes commercial uses (tasting room, restaurant, hotel), the proposed Project would maintain the primarily agricultural uses as a winery with the production of wine. The commercial uses are determined to be secondary and incidental to the agricultural production occuring on the Project site, and actually helps support and enhance the use of the site for long-term agricultural purposes. The Project is consistent with the development standards of the Wine Country – Winery Zone, which has been established to preserve the distinctive character of the area and to protect against the location of uses that are incompatible with agrciultural uses. Approximately 75.5% of the proposed Project site will be planted vineyards. Any impacts will be considered less than significant.

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

No Impact

Implementation of the proposed Project will not involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use. The Project actually helps support agricultural uses within the area. No impacts will occur.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

5. Forest. Would the Project:	☐	☐	☐	☒
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))?				
b) Result in the loss of forest land or conversion of forest land to non-forest use?	☐	☐	☐	☒
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?	☐	☐	☐	☒

Source(s): *Map My County* (**Appendix A**); **Figure 10, *Aerial Photo***; and Project Site Visit – August 8, 2018 by Matthew Fagan.

Findings of Fact:

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

a) *Would the Project 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))?*

No Impact

Public Resources Code Section 12220(g) identifies forest land as:

> *"Land that can support 10-percent native tree cover of any species, including hardwoods, under natural conditions, and that allows for management of one or more forest resources, including timber, aesthetics, fish and wildlife, biodiversity, water quality, recreation, and other public benefits."*

The Project site and surrounding properties are not currently being defined, zoned, managed, or used as forest land as identified in Public Resources Code Section 12220(g). No impacts will occur.

b) *Would the Project result in the loss of forest land or conversion of forest land to non-forest use?*

No Impact

As discussed in Section 5.a, above, there is no forest land on the Project site or surrounding properties. Therefore, there will be no loss of forest land or conversion of forest land to non-forest use as a result of the Project. No impacts will occur.

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

No Impact

There are no other changes in the existing environment, which, due to their location or nature, could result in conversion of *forest land to non-forest use* (other than those discussed in Sections V.a and V.b, above). No impacts will occur.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

AIR QUALITY. Would the Project:				
6. Air Quality Impacts. a) Conflict with or obstruct implementation of the applicable air quality plan?	☐	☐	☒	☐
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	☐	☐	☒	☐
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	☐	☐	☒	☐

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?				
d) Expose sensitive receptors which are located within 1 mile of the project site to project substantial point source emissions?	☐	☐	☒	☐
e) Involve the construction of a sensitive receptor located within one mile of an existing substantial point source emitter?	☐	☐	☐	☒
f) Create objectionable odors affecting a substantial number of people?	☐	☐	☒	☐

Source(s): *De Portola Estate Winery Air Quality and Greenhouse Gas Analysis,* prepared by RK Engineering Group, Inc., August 9, 2018 (*AG/GHG Analysis,* **Appendix C**).

Note: Any tables or figures in this section are from the *AG/GHG Analysis*, unless otherwise noted.

Findings of Fact:

a) Would the Project conflict with or obstruct implementation of the applicable air quality plan?

Less Than Significant Impact

The Project site is located in the South Coast Air Basin (SCAB), in the SCAQMD Coastal General Forecast Area, and in the Metropolitan Riverside South Coastal Air Monitoring Area – 23. The South Coast Air Quality Monitoring District has established air quality emissions thresholds for criteria air pollutants for the purposes of determining whether a project may have a significant effect on the environment. By complying with the thresholds of significance, the Project would be in compliance with the SCAQMD Air Quality Management Plan (AQMP) and the federal and state air quality standards.

CEQA requires a discussion of any inconsistencies between a proposed project and applicable General Plans and Regional Plans. The SCAQMD Air Quality Management Plan (AQMP) is the regional plan that applies to the proposed Project.

The purpose of this discussion is to set forth the issues regarding consistency with the assumptions and objectives of the AQMP and discuss whether the proposed Project would interfere with the region's ability to comply with Federal and State air quality standards.

The SCAQMD CEQA Handbook states that "New or amended General Plan Elements (including land use zoning and density amendments), Specific Plans, and significant Projects must be analyzed for consistency with the AQMP." Strict consistency with all aspects of the plan is usually not required. A proposed Project should be considered consistent with the AQMP if it furthers one or more policies and does not obstruct other policies.

The SCAQMD CEQA Handbook identifies two key indicators of consistency:

(1) Whether the project will result in an increase in the frequency or severity of existing air quality violations or cause or contribute to new violations or delay timely attainment of air quality standards or the interim emission reductions specified in the AQMP.

(2) Whether the project will exceed the assumptions in the AQMP in 2016 or increments based on the year of project buildout and phase.

- **Criterion 1 - Increase in the Frequency or Severity of Violations**

The results of the short-term construction emission levels and long-term operational emission levels show that the Project would not result in significant impacts based on the SCAQMD regional and local thresholds of significance. Reference the discussion in 6.b, below. Therefore, the proposed Project would not contribute to the exceedance of an air pollutant concentration standard and is found to be consistent with the AQMP for the first criterion.

- **Criterion 2 - Exceed Assumptions in the AQMP**

Consistency with the AQMP assumptions is determined by performing an analysis of the proposed Project with the assumptions in the AQMP. The emphasis of this criterion is to ensure that the analyses conducted for the proposed Project are based on the same forecasts as the AQMP. The 2016-2040 Regional Transportation/Sustainable Communities Strategy, prepared by Southern California Association of Governments (SCAG) in 2016, includes chapters on: the challenges in a changing region, creating a plan for our future, and the road to greater mobility and sustainable growth. These chapters currently respond directly to federal and state requirements placed on SCAG. Local governments are required to use these as the basis of their plans for purposes of consistency with applicable regional plans under CEQA.

The proposed Project is consistent with the County's General Plan and with the land use projections in the Temecula Valley Wine County Community Plan. Therefore, the proposed Project is consistent with the assumptions in the latest version of the AQMP and the impact is considered less than significant.

Based on the above, the proposed Project would not conflict with the implementation of the SCAQMD AQMP. Therefore, impacts are considered to be less than significant impact.

b) *Would the Project violate any air quality standard or contribute substantially to an existing or projected air quality violation?*

Less Than Significant Impact

As discussed above, the Project site is located in the SCAB. State and federal air quality standards are often exceeded in many parts of the SCAB. Please reference *AQ/GHG Analysis* for a description of the current atmospheric setting, pollutants, air quality management, and air quality standards. A discussion of the Project's potential short-term construction impacts and long-term operational impacts is provided below.

Construction Emissions

The following provides a discussion of the methodology used to calculate regional construction air emissions and an analysis of the proposed Project's short-term construction emissions for the criteria pollutants.

Methodology

Construction of the Project is assumed to begin in the year 2019 and last approximately 13 months. The construction schedule is based on default timing assumptions in CalEEMod. Construction activity will consist of site preparation, grading, building construction, paving, and architectural coating. Construction phases are not expected to overlap.

The CalEEMod default construction equipment list is based on survey data and the size of the site. The parameters used to estimate construction emissions, such as the worker and vendor trips and trip lengths, utilize the CalEEMod defaults. **Table 6-1, *Construction Equipment Assumptions Phase***, and a construction list from that Table are shown below.

The quantity of fugitive dust estimated by CalEEMod is based on the pieces of equipment used during site preparation and grading. CalEEMod estimates the worst-case fugitive dust impacts will occur during the site preparation phase. The maximum daily disturbance footprint would be 3.5 acres per 8-hour day with all equipment in use.

Project design features for construction have been included in the analysis below.

Table 6-1
Construction Equipment Assumptions Phase

Phase[1]	Equipment[1]	Amount[1]	Hours Per Day[1]	Soil Disturbance Rate (Acres/ 8hr-Day)	Equipment Daily Disturbance Footprint (Acres)	Total Phase Daily Disturbance Footprint (Acres)
Site Preparation	Rubber Tired Dozers	3	8	0.5	1.5	3.5
	Tractors/Loaders/Backhoes	4	8	0.5	2.0	
Grading	Excavators	1	8	0.5	0.5	3.0
	Graders	1	8	0.5	0.5	
	Rubber Tired Dozers	1	8	0.5	0.5	
	Tractors/Loaders/Backhoes	3	8	0.5	1.5	
Building Construction	Cranes	1	7	0.0	0.0	1.3
	Forklifts	3	8	0.0	0.0	
	Generator Sets	1	8	0.0	0.0	
	Tractors/Loaders/Backhoes	3	7	0.5	1.3	
	Welders	1	8	0.0	0.0	
Paving	Pavers	2	8	0.0	0.0	0.0
	Paving Equipment	2	8	0.0	0.0	
	Rollers	2	8	0.0	0.0	
Architectural Coating	Air Compressors	1	6	0.0	0.0	0.0

[1] CalEEMod Defaults

Air Quality Regional Significance Thresholds

The SCAQMD has established air quality emissions thresholds for criteria air pollutants for the purposes of determining whether a project may have a significant effect on the environment per Section 15002(g) of the CEQA Guidelines. By complying with the thresholds of significance, the Project would be in compliance with the SCAQMD Air Quality Management Plan (AQMP) and the federal and state air quality standards.

Table 6-2, *SCAQMD Regional Significance Thresholds*, below, lists the air quality significance thresholds for the six criteria air pollutants analyzed in this report. Lead is not included as part of this analysis as the Project is not expected to emit lead in any significant measurable quantity.

Table 6-2
SCAQMD Regional Significance Thresholds

Pollutant	Construction (lbs./day)	Operation (lbs./day)
NO_X	100	55
VOC	75	55
PM_{10}	150	150
$PM_{2.5}$	55	55
SO_X	150	150
CO	550	550

Regional Air Quality Impacts from Construction

Regional air quality emissions include both on-site and off-site emissions associated with construction of the Project. Regional daily emissions of criteria pollutants are compared to the SCAQMD regional thresholds of significance.

As shown in **Table 6-3**, ***Regional Construction Emissions***, below, regional daily emissions of criteria pollutants are expected to be below the allowable thresholds of significance. The maximum daily emissions during summer or winter in **Table 6-3** includes both on-site and off-site Project emissions.

Table 6-3
Regional Construction Emissions

Maximum Daily Emissions (lbs./day)						
Activity	VOC	NO_x	CO	SO_2	PM_{10}	$PM_{2.5}$
Site Preparation	4.43	45.64	22.86	0.04	9.50	6.05
Grading	2.66	28.40	16.96	0.03	4.07	2.62
Building Construction	2.67	23.28	19.55	0.04	1.93	1.40
Paving	2.40	21.17	19.00	0.04	1.75	1.23
Architectural Coating	34.03	1.71	2.19	0.00	0.21	0.14
Maximum[1]	34.03	45.64	22.86	0.04	9.50	6.05
SCAQMD Threshold	75	100	550	150	150	55
Exceeds Threshold (?)	**No**	**No**	**No**	**No**	**No**	**No**

The Project must follow all standard SCAQMD rules and requirements with regards to fugitive dust control, as described below. Compliance with the dust control is considered a standard requirement

and included as part of the Project's design features, not mitigation, as this is a regulatory requirement.

The Project's daily construction emissions will be below the applicable SCAQMD regional air quality standards and thresholds of significance. As a result, the Project would not contribute substantially to an existing or projected air quality violation. Furthermore, by complying with the SCAQMD standards, the Project would not contribute to 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).

The Project's short-term construction impact on regional air resources is less than significant with compliance with SCAQMD requirements, as stated above.

Localized Construction Emissions

CalEEMod calculates construction emissions based on the number of equipment hours and the maximum daily disturbance activity possible for each piece of equipment. The *AQ/GHG Analysis* identifies the following parameters in the Project design or applicable mitigation measures in order to compare CalEEMod reported emissions against the localized significance threshold lookup tables:

1) The off-road equipment list (including type of equipment, horsepower, and hours of operation) assumed for the day of construction activity with maximum emissions.
2) The maximum number of acres disturbed on the peak day.
3) Any emission control devices added onto off-road equipment.
4) Specific dust suppression techniques used on the day of construction activity with maximum emissions.

Air quality emissions were analyzed using the SCAQMD's Mass Rate Localized Significant Threshold (LST) Look-up Tables. **Table 6-4, *SCAQMD Localized Significance Thresholds (LST)*, below,** lists the Localized Significance Thresholds (LST) used to determine whether a project may generate significant adverse localized air quality impacts. LSTs represent the maximum emissions from a project that are not expected to cause or contribute to an exceedance of the most stringent applicable federal or state ambient air quality standard. LSTs are developed based on the ambient concentrations of four applicable air pollutants for source receptor area (SRA) 26 – Temecula Valley. The nearest existing sensitive receptors are located approximately 150 feet (45 meters) away. To be conservative, the receptor distance is assumed to be 25 meters for LST threshold analysis purposes. The daily disturbance area is calculated to be 3.5 acres, however LST thresholds are only based on 1, 2 and 5-acre sites. A linear progression model was used to estimate the threshold for a 3.5-acre site based on the established LST thresholds.

Table 6-4
SCAQMD Localized Significance Thresholds (LST)

Pollutant	Construction (lbs./day)	Operational (lbs./day)
NO_X	298	298
CO	1,522	1,522
PM_{10}	9.80	2.9
$PM_{2.5}$	6.10	1.6

Table 6-4, above, illustrates the construction related localized emissions and compares the results to SCAQMD LST thresholds.

Fugitive Dust - Construction

The Project is required to comply with regional rules that assist in reducing short-term air pollutant emissions associated with suspended particulate matter, also known as fugitive dust. Fugitive dust emissions are commonly associated with land clearing activities, cut-and-fill grading operations, and exposure of soils to the air and wind. SCAQMD Rule 403 requires that fugitive dust is controlled with best-available control measures so that the presence of such dust does not remain visible in the atmosphere beyond the property line of the emission source. In addition, SCAQMD Rules 402 and 403 require implementation of dust suppression techniques to prevent fugitive dust from creating a nuisance off site.

Table 6-5
Localized Construction Emissions

Maximum Daily Emissions (lbs./day)[1]				
Activity	**NOx**	**CO**	**PM_{10}**	**$PM_{2.5}$**
On-site Emissions	45.57	22.06	9.30	6.00
SCAQMD Construction Threshold[2]	298	1,522	9.80	6.10
Exceeds Threshold (?)	**No**	**No**	**No**	**No**

As shown in **Table 6-5**, ***Localized Construction Emissions***, above, the emissions will be below the SCAQMD thresholds of significance for localized construction emissions.

Diesel Particulate Matter – Construction

The greatest potential for toxic air contaminant emissions from the Project would be related to diesel particulate matter (DPM) emissions associated with heavy diesel equipment used during construction. According to SCAQMD methodology, health effects from carcinogenic air toxics are usually described in terms of "individual cancer risk". "Individual Cancer Risk" is the likelihood that a person exposed to concentrations of toxic air contaminants over a 30-year lifetime will contract cancer, based on the use of standard risk-assessment methodology.

As shown in **Table 6-3, *Regional Construction Emissions***, and in **Table 6-5, *Localized Construction Emissions***, above, construction-based particulate matter (PM) emissions (including diesel exhaust emissions) do not exceed regional or local thresholds. Given the short-term construction schedule, the proposed Project's construction activity is not expected to be a long-term (i.e., 30 years) substantial source of toxic air contaminant emissions and corresponding individual cancer risk and a health risk assessment is not warranted.

In September 2000, the CARB adopted the Diesel Risk Reduction Plan, which recommends several control measures to reduce the risks associated with diesel particulate matter (DPM). The key elements of the Plan are to clean up existing engines through engine retrofit emission control devices, to adopt stringent standards for new diesel engines, to lower the sulfur content of diesel fuel, and implement advanced technology emission control devices on diesel engines.

To ensure the level of DPM exposure is reduced as much as possible, the Project shall implement the best available pollution control strategies to minimize potential health risks. These are reflected in SCAQMD requirements, as stated above. Impacts from DPM are considered less than significant.

Asbestos - Construction

Asbestos is a mineral fiber that has been used commonly in a variety of building construction materials for insulation and as a fire-retardant. When asbestos-containing materials are damaged or disturbed by repair, remodeling or demolition activities, microscopic fibers become airborne and can be inhaled into the lungs, where they can cause significant health problems.

Based on the California Division of Mines and Geology General Location Guide for Ultramafic Rocks in California - Areas More Likely to Contain Naturally Occurring Asbestos, naturally occurring asbestos, found in serpentine and ultramafic rock, has not been shown to occur within in the vicinity of the Project site. Therefore, the potential risk for naturally occurring asbestos (NOA) during Project construction is small. However, in the event NOA is found on the site, the Project will be required to comply with the NESHAP standards. An Asbestos NESHAP Notification Form shall be completed and submitted to the CARB immediately upon discovery of the contaminant.

The Project will be required to follow NESHAP standards for emissions control during site renovation, waste transport and waste disposal. A person certified in asbestos removal procedures will be required to supervise on-site activities. By following the required asbestos abatement protocols, the Project impacts will be considered less than significant.

Operational Emissions

Operational Assumptions

Operational emissions occur over the life of the Project and are considered "long-term" sources of emissions. Operational emissions include both direct and indirect sources.

Regional Operational Emissions

Long-term operational air pollutant impacts from the Project are shown in **Table 6-6, *Regional Operational Emissions***, below.

Table 6-6

Regional Operational Emissions

Maximum Daily Emissions (lbs./day)[1]						
Activity	**VOC**	**NO_x**	**CO**	**SO_2**	**PM_{10}**	**$PM_{2.5}$**
Mobile Sources	2.14	14.10	18.43	0.07	4.49	1.24
Energy Sources	0.18	1.60	1.35	0.01	0.12	0.12
Area Sources	1.62	0.00	0.01	0.00	0.00	0.00
Total[1]	3.93	15.71	19.79	0.08	4.62	1.37
SCAQMD Threshold[2]	55	55	550	150	150	55
Exceeds Threshold (?)	**No**	**No**	**No**	**No**	**No**	**No**

The maximum daily emissions analyzed in **Table 6-6**, above, include both on-site and off-site Project emissions.

The Project's daily operational emissions will be below the applicable SCAQMD regional air quality standards and thresholds of significance, and the Project would not contribute substantially to an existing or projected air quality violation. Furthermore, by complying with the SCAQMD standards, the project would not contribute to 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).

Localized Operational Emissions

Table 6-7, *Localized Operational Emissions*, below, shows the localized operational emissions and compares the results to SCAQMD LST thresholds of significance.

Table 6-7
Localized Operational Emissions

Maximum Daily Emissions (lbs./day)				
LST Pollutants	**NOx (lbs./day)**	**CO (lbs./day)**	**PM_{10} (lbs./day)**	**$PM_{2.5}$ (lbs./day)**
On-site Emissions (mobile source)	2.31	2.28	0.3	0.18
SCAQMD Operation Threshold	298	1,522	2.9	1.6
Exceeds Threshold (?)	**No**	**No**	**No**	**No**

As shown in **Table 6-7**, above, emissions will be below the SCAQMD thresholds of significance for localized operational emissions. The Project will result in less than significant localized operational emissions impacts with the incorporation of Temecula Valley Wine County Community Plan,

including the GHG Workbook Mass Emissions thresholds, and the current Title 24 building code requirements, (see discussion in Section 20, Greenhouse Gasses, below).

Toxic Air Contaminants – Operations

A TAC is defined as air pollutants that may cause or contribute to an increase in mortality or serious illness, or which may pose a hazard to human health, and for which there is no concentration that does not present some risk. Typically, the primary source of TAC emissions for commercial land uses would be from on-site operations of diesel trucks. Diesel trucks emit diesel particulate matter (DPM) which is a known source of toxic air contaminants (TAC).

While the commercial tasting room, hotel and wine production facility may attract occasional diesel truck trips for shipping and delivery purposes, based on the Project's trip generation and estimated fleet mix, the proposed Project is not expected to be a significant and continuous generator of truck traffic. Therefore, the Project is not considered to include major sources of toxic air contaminant (TAC) emissions that would result in significant exposure of sensitive receptors to substantial pollutant concentrations. Furthermore, the Project would not exacerbate existing conditions, and the Project impact is considered less than significant.

Operations-Related Local Air Quality Impacts

Project-related air emissions may have the potential to exceed the State and Federal air quality standards in the Project vicinity, even though these pollutant emissions may not be significant enough to create a regional impact to the South Coast Air Basin. The proposed Project has been analyzed for the potential local CO emission impacts from the Project generated vehicular trips and from the potential local air quality impacts from on-site operations. The following analysis analyzes the vehicular CO emissions, local impacts from on-site operations.

Local CO Emission Impacts from Project-Generated Vehicular Trips

A CO hot spot is a localized concentration of carbon monoxide (CO) that is above the state one-hour standard of 20 ppm or the eight-hour standard of 9 ppm. At the time of the publishing of the 1993 CEQA Air Quality Handbook, the SCAB was designated nonattainment, and projects were required to perform hot spot analyses to ensure they did not exacerbate an existing problem. Since this time, the SCAB has achieved attainment status and the potential for hot spots caused by vehicular traffic congestion has been greatly reduced. In fact, the SCAQMD AQMP found that peak CO concentrations were primarily the result of unusual meteorological and topographical conditions, not traffic congestion. Additionally, the 2003 SCAQMD AQMP found that, at four of the busiest intersections in SCAB, there were no CO hot spots concentrations.

Based on the Project trip generation, it is reasonable to conclude that the Project would not significantly increase traffic congestion in the vicinity of the Project site that would lead to the formation of CO Hot Spots. The Project impact to CO Hot Spots is less than significant.

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

c) *Would the Project 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)?*

Less Than Significant Impact

"Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects. As shown in the analysis in response to Section 6.b, above, local and regional Project construction and operational impacts are less than significant. Therefore, implementation of the proposed Project will not 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). Any impacts are less than significant.

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

Less Than Significant Impact

Sensitive receptors are considered land uses or other types of population groups that are more sensitive to air pollution exposure. Sensitive population groups include children, the elderly, the acutely and chronically ill, and those with cardio-respiratory diseases. For CEQA purposes, the SCAQMD considers a sensitive receptor to be a location where a sensitive individual could remain for 24-hours or longer, such as residencies, hospitals, and schools.

The nearest existing sensitive receptors to the Project site are existing residential dwelling units located approximately 150 feet (45 meters) to the north-northwest of the site. Impacts were analyzed at a distance of 25 meters in order to demonstrate that the Project will comply with the most stringent localized thresholds.

As shown in the analysis in response to Section 6.b, above, local and regional Project construction and operational impacts are less than significant. Therefore, implementation of the proposed Project will not expose sensitive receptors which are located within 1 mile of the Project site to substantial point source emissions resulting from the Project. Those impacts are also less than significant.

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

No Impact

Sensitive receptors and the facilities that house them in proximity to localized CO sources, toxic air contaminants, or odors are *point source emitters* of particular concern. High levels of CO are associated with major traffic sources such as freeways and major intersections and toxic air contaminants are normally associated with manufacturing and commercial operations. Land uses considered to be sensitive receptors include long term health care facilities rehabilitation centers convalescent centers retirement homes, residences, schools, playgrounds, child care centers, and

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

athletic facilities. The Project is not a sensitive receptor and is not located within one mile of an existing substantial point source emitter. As discussed in 6.b, above, there are no CO hot spots located in proximity to the Project site. No impact will occur.

f) *Would the Project create objectionable odors affecting a substantial number of people?*

Less Than Significant Impact

Odors – Construction

Heavy-duty equipment in the Project area during construction will emit odors; however, the construction activity would cease to occur after individual construction is completed. The Project is required to comply with Rule 402 during construction, which states that a person shall not discharge from any source whatsoever such quantities of air contaminants or other material which cause injury, detriment, nuisance, or annoyance to any considerable number of persons or to the public, or which endanger the comfort, repose, health or safety of any such persons or the public, or which cause, or have a natural tendency to cause, injury or damage to business or property. No other sources of objectionable odors have been identified for the proposed Project. Therefore, the Project impact from odor emissions is less than significant.

Odors – Operations

Land uses that commonly receive odor complaints include agricultural uses (farming and livestock), chemical plants, composting operations, dairies, fiberglass molding facilities, food processing plants, landfills, refineries, rail yards, and wastewater treatment plants. The proposed Project does not contain land uses that would typically be associated with significant odor emissions.

The Project will be required to comply with standard building code requirements related to exhaust ventilation, as well as comply with SCAQMD Rule 402. Rule 402 requires that a person may not discharge from any source whatsoever such quantities of air contaminants or other material which cause injury, detriment, nuisance, or annoyance to any considerable number of persons or to the public, or which endanger the comfort, repose, health or safety of any such persons or the public, or which cause, or have a natural tendency to cause, injury or damage to business or property. Project related odors are not expected to meet the criteria of being a nuisance. The operation of the Project would result in less than significant odor impacts.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

BIOLOGICAL RESOURCES Would the Project:				
7. Wildlife & Vegetation				
a) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan?	☐	☒	☐	☐
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	☐	☒	☐	☐

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12)?				
c) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U. S. Wildlife Service?	☐	☒	☐	☐
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?	☐	☒	☐	☐
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?	☐	☒	☐	☐
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?	☐	☒	☐	☐
g) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	☐	☐	☐	☒

Source(s): *Map My County* (**Appendix A**); Project Site Visit – August 8, 2018 by Matthew Fagan; *HANS 170001 Western Riverside County MSHCP Compliance Document* prepared by Searl Biological Services, August 30, 2018 (*HANS/MSHCP Compliance Document*, **Appendix D**); and Ordinance No. 559 (An Ordinance of the County of Riverside Regulating the Removal of Trees).

Findings of Fact:

a) *Would the Project conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?*

Less Than Significant with Mitigation Incorporated

The discussions below provide a summary demonstrating how the Project is consistent with MSHCP requirements for each of the above-listed issue areas.

MSHCP Reserve Assembly Requirements

The Property was located within the western portion of Criteria Cell Group C outside of the 60%-70% targeted Additional Reserve Lands (ARL). This notwithstanding, the Property is not required to contribute to the goals for SU3, Criteria Cell Group C, Proposed Core 7, or Proposed Constrained Linkage 24 as ARL since it is located outside of the targeted ARL.

MSHCP Section 6.1.2 (Protection of Species Associated with Riparian/Riverine Areas and Vernal Pools)

One potential Riverine feature, Feature A, was present in the eastern portion of the site. This ephemeral, human-created ditch was of low biological value; however, it was a USGS-designated ephemeral stream and does convey flow during rainfall events. Feature A was not suitable and does not provide functions and values for MSHCP Section 6.1.2 Planning Species. Feature A flows exit the Feature as surface flow south of the site onto De Portola Road and transition to sheetflow along the road shoulder. Based on field evidence, flow from Feature A was not tributary to Temecula Creek. This notwithstanding, the proposed Project will avoid impacts to Feature A. The proposed street improvements/access road in the southeastern portion of the site will improve only the surface of the road with the two 36-inch culverts remaining in place and Feature A "as-is." The proposed Project will place a deed restriction over the "Avoidance Area" in order to demonstrate that the area will be protected in perpetuity with the finalization of the deed restriction as a condition of Project approval by Riverside County. This is included as **Mitigation Measure MM-BIO-1**. The Project is consistent with MSHCP Section 6.1.2.

MSHCP Section 6.1.3 (Protection of Narrow Endemic Plant Species)

The Property was not located within a MSHCP-designated assessment area for Narrow Endemic Plants. The Project is consistent with MSHCP Section 6.1.3.

MSHCP Section 6.1.4 (Guidelines Pertaining to the Urban/Wildlands Interface)

The Property was not located immediately adjacent to targeted ARL; however, the proposed Project will incorporate measures to reduce the potential of adverse effects from drainage, toxics, etc. with the implementation of the SWPPP, and WQMP. These standard conditions are applicable to all development; therefore, they are not considered mitigation for CEQA implementation purposes. The Project is consistent with MSHCP Section 6.1.4.

MSHCP Section 6.3.2 (Additional Survey Needs and Procedures)

Burrowing Owl (BUOW)

The site is located within a BUOW assessment area. The site is not located within a MSHCP Section 6.3.2 Criteria Area Plants, Small Mammal or Amphibian assessment areas.

No BUOW or BUOW signs were detected on the Project site. No BUOW were detected on or within 150-meters of the property.

A 30-day pre-construction survey is required by the MSHCP prior to any Project-related ground disturbance activities. Pre-construction take avoidance surveys shall be proposed in accordance with MSHCP requirements and is included as **Mitigation Measure MM BIO-2** and **Mitigation Measure MM BIO-3**. Impacts will be reduced to a less than significant level with the incorporation of mitigation.

The proposed Project is consistent with MSHCP Section 6.3.2.

As outlined in Section 6 of the MSHCP, "Payment of the mitigation fee and compliance with the

requirements of Section 6.0 are intended to provide full mitigation under the California Environmental Quality Act (CEQA), National Environmental Policy Act (NEPA), Federal Endangered Species Act, and California Endangered Species Act for impacts to the species and habitats covered by the MSHCP pursuant to agreements with the U.S. Fish and Wildlife Service, the California Department of Fish and Wildlife and/or any other appropriate participating regulatory agencies and as set forth in the Implementing Agreement for the MSHCP."

The Western Riverside County Multiple Species Habitat Conservation Plan Mitigation Fee has been established to provide mitigation for biological impacts from projects within the MSHCP area. All building permit applicants may pay their Western Riverside County MSHCP mitigation fees at any time after having an approved land development permit for the County of Riverside Planning Division (ex: conditional use permit, public use permit, plot plan) and have also paid for building permit plan review or permit fees. Payment of this fee is included as **Standard Condition SC-BIO-1**. This is not considered unique mitigation under CEQA.

In conclusion, the proposed Project is consistent with all applicable sections of the MSHCP. Implementation of **Mitigation Measure MM-BIO-1**, **Mitigation Measure MM-BIO-2**, and **Mitigation Measure MM-BIO-3**, ensure consistency with the MSHCP. Thus, the proposed Project will not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan. Therefore, impacts are less than significant with adherence to standard conditions and mitigation measures.

The Riverside County Planning Department's Environmental Programs Division (EPD) and the Western Riverside County Regional Conservation Authority (RCA) have both reviewed the project and determined that the project is consistent with both the Criteria and all other plan requirements set out within the MSHCP. The U.S. Fish and Wildlife Services and the California Department of Fish and Wildlife (collectively the Wildlife Agencies) have also reviewed the project and find that while they "concur removal of the proposed project site from conservation will not impair the linkage and habitat goals for Cell Group C," they "do not agree that development of the proposed Project site is consistent with the existing Reserve Assembly requirements for Cell Group C" due to acreage shortfalls within the Cell Group, and recommend that a Criteria Refinement be completed for this project. Riverside County does not agree with the Wildlife Agencies' assessment and maintains that the project is consistent with all requirements of the MSHCP.

b) *Would the Project 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)?*

Less Than Significant with Mitigation Incorporated

Implementation of the proposed Project would not have a substantial adverse effect, either directly or through habitat modifications, on any endangered, or threatened species as discussed in Sections 7.a., above, and Sections 7.c., 7.d, and 7.e, below, with the incorporation of **Mitigation Measure MM-BIO-1**, and **Mitigation Measure MM BIO-2**, and **Mitigation Measure MM-BIO-3** any impacts will be reduced to a less than significant level. The Project will be required to pay the applicable MSHCP Mitigation Fees pursuant to Ordinance No. 810.2. These are standard fees and are not considered unique mitigation under CEQA. Any impacts will remain less than significant.

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

Less than Significant with Mitigation Incorporated

Discussion is referenced in Section 7.a., above, and Sections 7.d, 7.e., and 7.f, below. Based on this data, the Project will not have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U. S. Wildlife Service. The Project would avoid impacts to Feature A, and the remaining site has already been actively cultivated for agricultural uses. Additional mitigation related to burrowing owl and nesting species, as well as payments of MSHCP fees, would ensure all impacts would remain less than significant.

d) *Would the Project 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?*

Less than Significant with Mitigation Incorporated

Nesting bird species are protected by California Fish and Game Code Sections 3503 and 3503.5 and by the MBTA of 1918 (16 USC 703-711), which make it unlawful to take, possess, or needlessly destroy the nest or eggs of any migratory bird or bird of prey.

The Project site, and areas in the immediate vicinity of the Project contains trees, shrubs, and grasslands that provide suitable nesting habitat for a number of migratory bird species known to nest in the Project area.

Impacts to nesting bird species must be avoided at all times. The period from approximately 15 February to 31 August is the expected breeding season for bird species occurring in the Project area. Under **Mitigation Measure MM-BIO-2**, and **Mitigation Measure MM-BIO-3**, if Project activity or vegetation removal must be initiated during the breeding season, a qualified biologist shall check for nesting birds within three days prior to such activity. If active bird nests are found, avoidance buffers of 1,000 feet for large birds of prey, 500 feet for small birds of prey, and 250 feet for songbirds, decided by CDFW on a case-by-case basis, will need to be observed and implemented. With these measures, impacts to nesting birds will be less than significant. No other species are anticipated to be impacted under this impact.

e) *Would the Project have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or US Fish and Wildlife Service?*

Less Than Significant with Mitigation Incorporated

No habitat meeting the criteria of a vernal pool was detected on the property. The property does not support depression areas, and no evidence of long-lasting ponds (i.e., cracked mud, crusty soil, etc.) was detected. Saline-alkali or clay soils, a common component of vernal pools, were also

absent. Plants typically associated with vernal pools, or remnants thereof, such as alkaline popcorn flower (*Plagiobothrys leptocladus*), western marsh cudweed (*Gnaphalium palustre*), Parish's glasswort (*Arthrocnemum subterminale*), and swamp pickle grass (*Crypsis schoenoides*) were also not detected on the Site.

No suitable habitat for fairy shrimp was detected on the property. Similar to the vernal pool assessment, no areas were detected on the site that contained evidence of supporting long-lasting pools, and depression areas were absent from the Property. Additionally, road ruts that contained evidence of ponding, and stock ponds were also not detected on the property.

One potential Riverine feature, Feature A, was present in the eastern portion of the site. This ephemeral, human-created ditch was of low biological value; however, it was a USGS-designated ephemeral stream and does convey flow during rainfall events. Feature A flows exit the Feature as surface flow south of the site onto De Portola Road and transition to sheetflow along the road shoulder. Flow from Feature A is ultimately tributary to Temecula Creek; however, it does not support any downstream habitat, riparian or otherwise. This notwithstanding, the proposed Project will avoid any physical environmental impacts to Feature A. The proposed street improvements/access road in the southeastern portion of the site will improve only the surface of the road, with the two 36-inch culverts remaining in place and maintaining Feature A "as-is." The proposed Project will place a deed restriction over the "Avoidance Area" in order to demonstrate that the area will be protected in perpetuity with the finalization of the deed restriction as a condition of Project approval by Riverside County. This is included as **Mitigation Measure MM-BIO-1**.

Therefore, implementation of the Project will not have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or U. S. Fish and Wildlife Service with the incorporation of **Mitigation Measure MM-BIO-1**.

f) *Would the Project 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?*

Less Than Significant with Mitigation Incorporated

One potential Riverine feature, Feature A, was present in the eastern portion of the site. This ephemeral, human-created ditch was of low biological value; however, it was a USGS-designated ephemeral stream and does convey flow during rainfall events. Feature A flows exit the Feature as surface flow south of the site onto De Portola Road and transition to sheetflow along the road shoulder. Flow from Feature A is ultimately tributary to Temecula Creek; however, it does not support any downstream habitat, riparian or otherwise. This notwithstanding, the proposed Project will avoid any physical environmental impacts to Feature A. The proposed street improvements/access road in the southeastern portion of the site will improve only the surface of the road, with the two 36-inch culverts remaining in place and maintaining Feature A "as-is." The proposed Project will place a deed restriction over the "Avoidance Area" in order to demonstrate that the area will be protected in perpetuity with the finalization of the deed restriction as a condition of Project approval by Riverside County. Additionally, standard conditions that require the preparation and implementation of a SWPPP and WQMP provide further requirements to ensure impacts to any federally protected wetlands are minimized. This is included as **Mitigation Measure MM-BIO-1**.

No habitat meeting the criteria of a vernal pool was detected on the property. The property does not support depression areas, and no evidence of long-lasting ponds (i.e., cracked mud, crusty soil, etc.) was detected. Saline-alkali or clay soils, a common component of vernal pools, were also absent. Plants typically associated with vernal pools, or remnants thereof, such as alkaline popcorn flower (*Plagiobothrys leptocladus*), western marsh cudweed (*Gnaphalium palustre*), Parish's glasswort (*Arthrocnemum subterminale*), and swamp pickle grass (*Crypsis schoenoides*) were also not detected on the Site.

No suitable habitat for fairy shrimp was detected on the property. Similar to the vernal pool assessment, no areas were detected on the site that contained evidence of supporting long-lasting pools, and depression areas were absent from the Property. Additionally, road ruts that contained evidence of ponding, and stock ponds were also not detected on the property.

Therefore, implementation of the Project will not 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 with the incorporation of **Mitigation Measure MM-BIO-1**.

g) *Would the Project conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?*

No Impact

The existing vineyard is the dominant use of the 20.9 acre Project site. There are five basic vegetation land cover categories on site, including 10.96 acres of Active Agriculture (the vineyard), 7.76 acres of Disturbed/Ruderal (dirt roads & bare ground), 0.94 acre of European Olive trees (established and irrigated at various locations throughout the Project site), 0.56 acre of Coastal Sage Scrub (two relatively small patches on the hill sides at the north boundary of the Project site), and 0.47 acre Non-native Grassland (located along the USGS-designated intermittent stream consisting of an unvegetated sandy wash bottom and open rip-rap on the banks in the eastern portion of the Project site).

There are no oak trees on the Project site. The County's Oak Tree Management Guidelines would not be applicable. The provisions of Ordinance No. 559 would not apply since the Project site is not above 5,000 feet in elevation. No other tree preservation policy or ordinance apply.

Therefore, the proposed Project shall not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance. No impacts will occur.

Mitigation Measures

MM-BIO-1 Prior to the issuance of a grading permit, the Project applicant will place a deed restriction over the "Avoidance Area" as identified in the *HANS/MSHCP Compliance Document*. This deed restriction will assure that the "Avoidance Area" be protected in perpetuity.

MM-BIO-2 If grading is to occur during the nesting season (February 15 – August 31), a nesting bird survey shall be conducted within ten (10) days prior to grading permit issuance. This survey shall be conducted by a qualified biologist holding a Memorandum of

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

Understanding (MOU) with Riverside County. The findings shall be submitted to the County of Riverside Planning Department for review and approval.

MM-BIO-3 Preconstruction survey for burrowing owl. A 30-day preconstruction survey for burrowing owl is required by the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) to confirm the continued presence of burrowing owl within the survey area. The survey shall be conducted by a qualified biologist no more than 30 days prior to ground disturbance in accordance with MSHCP survey requirements to avoid direct take of burrowing owl. If burrowing owl are determined to occupy the Project site or immediate vicinity, the County of Riverside Planning Department will be notified, and avoidance measures will be implemented, as appropriate, pursuant to the MSHCP, the California Fish and Game Code, the MBTA, and the mitigation guidelines prepared by the CDFW (2012).

The following measures are recommended in the CDFW guidelines to avoid impacts on an active burrow:

- No disturbance should occur within 50 meters (approximately 160 feet) of occupied burrows during the non-breeding season.
- No disturbance should occur within 75 meters (approximately 250 feet) of occupied burrows during the breeding season.

For unavoidable impacts, passive or active relocation of burrowing owls would need to be implemented by a qualified biologist outside the breeding season, in accordance with procedures set by the MSHCP and in coordination with the CDFW.

CULTURAL RESOURCES. Would the Project:				
8. Historic Resources				
a) Alter or destroy an historic site?	☐	☐	☒	☐
b) Cause a substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5?	☐	☐	☒	☐

Source(s): *Phase I Historical/Archaeological Resources Survey De Portola Estate Winery Project,* prepared by CRM TECH, August 27, 2018 (*H/ARS,* **Appendix E**).

Findings of Fact:

a) *Would the Project alter or destroy an historic site?*

Less Than Significant Impact

No potential "historical resources" were previously recorded within or adjacent to the Project area, and none were found during the survey of the Project site. In addition, no notable cultural features were known to be present within the Project boundaries throughout the historic period, and Native American input obtained during this study did not identify any sites of traditional cultural value in the project vicinity. Furthermore, the *Geotechnical Interpretive Report* (**Appendix F1**) for the proposed Project observes that "undocumented artificial fill materials were encountered throughout the site within the upper 0 to 6 feet," and that the sediments underneath the fill belong to the Pauba

Formation of Pleistocene age, which was deposited before human occupation of inland southern California.

Since the bedrock outcrops as the hill across the central portion of the property, the total depth of soil deposit at the project location appears to be limited. Considering the presence of the artificial fill and the lack of any surface manifestation of archaeological remains, the subsurface sediments in the Project area are unlikely to contain any intact, potentially significant cultural deposits from the prehistoric or historic period. Based on these findings, it was concluded that no "historical resources" exist within the Project area and, thus, no impacts would occur. However, based on input provided by the Pechanga Band regarding historical events in the area, there is a potential for unanticipated resources at this site. Hence, based on this possibility and the historic sensitivity of the area, to ensure impacts to this potential unanticipated resource and out of an abundance of caution, monitoring will be performed. With the inclusion of a condition of approval for monitoring, impacts in this regard will be less than significant.

b) *Would the Project cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?*

Less Than Significant Impact

According to Public Resources Code (PRC) §5020.1(j), "'historical resource' includes, but is not limited to, any object, building, site, area, place, record, or manuscript which is historically or archaeologically significant, or is significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California."

More specifically, CEQA guidelines state that the term "historical resources" applies to any such resources listed in or determined to be eligible for listing in the California Register of Historical Resources, included in a local register of historical resources, or determined to be historically significant by the lead agency (Title 14 CCR §15064.5(a)(1)-(3)). Regarding the proper criteria for the evaluation of historical significance, CEQA guidelines mandate that "generally a resource shall be considered by the lead agency to be 'historically significant' if the resource meets the criteria for listing on the California Register of Historical Resources" (Title 14 CCR §15064.5(a)(3)). A resource may be listed in the California Register if it meets any of the following criteria:

1. Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage.
2. Is associated with the lives of persons important in our past.
3. Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values.
4. Has yielded, or may be likely to yield, information important in prehistory or history. (PRC §5024.1(c))

The proposed Project site does not satisfy any of the criteria for a historic resource defined in Section 15064.5 of the State CEQA Guidelines.

The Project site is not listed with the State Office of Historic Preservation or the National Register of Historic Places.

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

However, based on input provided by the Pechanga Band regarding historical events in the area, there is a potential for unanticipated resources at this site. Hence, based on this possibility and the historic sensitivity of the area, to ensure impacts to this potential unanticipated resource and out of an abundance of caution, monitoring will be performed. With the inclusion of a condition of approval for monitoring, impacts in this regard will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

9. Archaeological Resources a) Alter or destroy an archaeological site?	☐	☐	☒	☐
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to California Code of Regulations, Section 15064.5?	☐	☐	☒	☐
c) Disturb any human remains, including those interred outside of formal cemeteries?	☐	☐	☒	☐
d) Restrict existing religious or sacred uses within the potential impact area?	☐	☐	☐	☒

Source(s): *Phase I Historical/Archaeological Resources Survey De Portola Estate Winery Project,* prepared by CRM TECH, August 27, 2018 (*H/ARS*, **Appendix E**).

In addition to the analysis below, as it pertains to archaeological resources, please reference the discussion contained in Section 45, Tribal Cultural Resources, of this Initial Study.

Findings of Fact:

a) *Would the Project alter or destroy an archaeological site?*

Less Than Significant Impact

As discussed in 8.a, above, it has been determined that there will be no impacts to known significant archaeological resources as defined in California Code of Regulations, Section 15064.5 because they are not present on the Project site. However, in the event unanticipated resources are identified, a condition of approval has been entered for the Project with the procedures to be followed in the event an unanticipated resource is identified during ground disturbing activities. This requirement is a standard condition and is not considered unique mitigation pursuant to CEQA.

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

Less Than Significant Impact

As discussed in 8.a, above, it has been determined that there will be no impacts to known significant archaeological resources as defined in California Code of Regulations, Section 15064.5 because they are not present on the Project site. However, in the event unanticipated resources are identified, a condition of approval has been entered for the Project with the procedures to be followed in the event an unanticipated resource is identified during ground disturbing activities. This

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

requirement is a standard condition and is not considered unique mitigation pursuant to CEQA. Impacts are considered less than significant.

c) *Would the Project disturb any human remains, including those interred outside of formal cemeteries?*

Less Than Significant Impact

Based on input provided by the Pechanga Band, there is a potential for human remains to be present in this area.

Thus, in order to reduce potentially significant impacts to previously unknown human remains that may be unexpectedly discovered during Project implementation County conditions of approval and State Law requires that in the unlikely event that human remains are uncovered the contractor is required to halt work in the immediate area of the find and to notify the County Coroner, in accordance with Health and Safety Code § 7050.5, who must then determine whether the remains are of forensic interest. If the Coroner, with the aid of a supervising archaeologist, determines that the remains are or appear to be of a Native American, he/she must contact the Native American Heritage Commission for further investigations and proper recovery of such remains, if necessary. Impacts will be less than significant with implementation of mitigation

Further, pursuant to Public Resource Code Section 5097.98(b) remains shall be left in place and free from disturbance until a final decision as to the treatment and disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted within the period specified by law (24 hours). Subsequently, the Native American Heritage Commission shall identify the "most likely descendant". The most likely descendant shall then make recommendations and engage in consultation concerning the treatment of the remains as provided in Public Resources Code Section 5097.98. Thus, compliance with the above-referenced state laws will reduce impacts to less than significant levels.

d) *Would the Project restrict existing religious or sacred uses within the potential impact area?*

No Impact

At the current time, the Project site is currently not used for religious or sacred purposes. Therefore, the Project will not restrict existing religious or sacred uses within the potential impact area because none are occurring. Therefore, there will be no impact.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

GEOLOGY AND SOILS Would the Project:				
10. Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zones	☐	☐	☐	☒
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death?				

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

Source(s): Riverside County General Plan Figure S-2 "Earthquake Fault Study Zones;" *Map My County* (**Appendix A**); *Revised Preliminary Geotechnical Interpretive Report, Proposed De Portola Winery, Parcel 1 of Parcel Merger No 180006, West of De Portola Road and Pulgas Creek Road, Temecula Area, Riverside County, California,* prepared by CW Soils, June 11, 2018 (*Geotechnical Interpretive Report*, **Appendix F1**).

Note: Any tables or figures in this section are from the *Geo Investigation*, unless otherwise noted.

Findings of Fact:

a) *Would the Project expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death due to being located within an Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zones?*

No Impact

The Project site is not located within an Alquist-Priolo Earthquake Fault Zone. There are no faults geologically mapped within or projecting toward the Project site and the Project site is not within a County Fault Hazard Zone. No impacts will occur.

b) *Would the Project 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?*

No Impact

The Project site is not located within an Alquist-Priolo Earthquake Fault Zone and no known fault lines are present on or adjacent to the Project site.

The nearest known faults to the Project site are shown in **Table 10-1, *Regional Faults in the Vicinity of the Project Site that are Capable of Producing a Moment Magnitude Exceeding 6.0***, below, with the closest fault, the Elsinore-Temecula Fault, being 5.7 miles away from the Project site.

Table 10-1
Regional Faults in the Vicinity of the Project Site that are Capable of Producing a Moment Magnitude Exceeding 6.0

Fault – Section Name	Approximate Distance from Project Site		Slip Rate Category	Slip Rate (Millimeters/ Year)	Probable Magnitude
	Miles	Kilometers			
Elsinore Fault					6.5 - 7.5
Temecula Section	5.7	9.2	Btw 1.0 and 5.0	5.00	--
Julian Section	8.6	13.8	Btw 1.0 and 5.0	5.00	--
Glen Ivy Section	16.6	26.7	>5.0 mm/yr	5.00	--
San Jacinto Fault					6.5 - 7.5
Anza Section	15.9	25.6	>5.0 mm/yr	12.00	--
San Jacinto Valley Section	16.6	26.7	>5.0 mm/yr	12.00	--
San Bernardino Valley Section	33.9	54.6	>5.0 mm/yr	12.00	--
San Andreas Fault					6.8 - 8.0
San Bernardino Mtns Section	36.6	58.9	>5.0 mm/yr	14 – 30	--
Coachella Section	43.5	70.0	>5.0 mm/yr	23 – 35	--

Source(s):
1. Quaternary Fault and Fold Database of the United States, Earthquake Hazards Program, U.S. Geological Survey (USGS); https://earthquake.usgs.gov/hazards/qfaults/.
2. Caltech's Southern California Earthquake Date Center (SCEDC); http://scedc.caltech.edu/significant/sanandreas.html, http://scedc.caltech.edu/significant/sanjacinto.html, and http://scedc.caltech.edu/significant/elsinore.html.
3. Appendix F: Summary of Geologic Data and Development of A Priori Rupture Models for the Elsinore, San Jacinto, and Garlock Faults, USGS Open File Report 2007-1437F, CGS Special Report 203F, SCEC Contribution #1138F, Version 1.0, 2008, U.S. Department of the Interior, U.S. Geological Survey California Department of Conservation, California Geological Survey; https://pubs.usgs.gov/of/2007/1437/f/of2007-1437f.pdf.
4. Google Earth/KML Files for Quaternary Faults and Folds in the U.S.; https://earthquake.usgs.gov/learn/kml.php

Therefore, there is no potential for rupture of a known 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 on the Project site. Regardless, the Project will be required to adhere to the stringent requirements of the California Building Code (CBC). As CBC requirements are applicable to all commercial development they are not considered mitigation for CEQA implementation purposes. Impacts will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

11. Liquefaction Potential Zone a) Be subject to seismic-related ground failure, including liquefaction?	☐	☐	☒	☐

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

Source(s): Riverside County General Plan Figure S-3 "Generalized Liquefaction;" *Revised Preliminary Geotechnical Interpretive Report, Proposed De Portola Winery, Parcel 1 of Parcel Merger No 180006, West of De Portola Road and Pulgas Creek Road, Temecula Area, Riverside County, California,* prepared by CW Soils, June 11, 2018 (*Geotechnical Interpretive Report*, **Appendix F1**); Ordinance No. 457 (An Ordinance of the County of Riverside Relating to the Building Requirements and Adopting the 1997 Edition of The Uniform Administrative Code Adopted by The International Conference of Building Officials; The 2001 California Building Code Including the Appendix and Standards Adopted by The California Building Standards Commission; the 1997 Edition of The Uniform Housing Code Adopted by The International Conference Of Building Officials; the 1997 Edition of The Uniform Code For The Abatement Of Dangerous Buildings Adopted by The International Conference of Building Officials; the 2001 California Plumbing Code, including the Appendix and Standards Adopted by The California Building Standards Commission; the 2001 California Mechanical Code, including the appendix and Standards Adopted by The California Building Standards Commission; the 2000 Edition Of The Uniform Swimming Pool, Spa and Hot Tub Code Adopted by The International Association of Plumbing and Mechanical Officials; the 2001 California Electrical Code Adopted by The California Building Standards Commission; the 1997 Edition of The Uniform Sign Code Adopted by The International Conference of Building Officials; and The 1997 Edition of The Code for Building Conservation Adopted by The International Conference Of Building Officials as the Standards of Said Ordinance); and EA 42712.

Findings of Fact:

a) *Would the Project be subject to seismic-related ground failure, including liquefaction?*

Less Than Significant Impact

Liquefaction commonly occurs when three conditions are present simultaneously: (1) high groundwater; (2) relatively loose, cohesionless (sandy) soil; and (3) earthquake-generated seismic waves. The presence of these conditions may cause a loss of shear strength and, in many cases, the settlement of subsurface soils.

Groundwater was not observed during the field exploration of the Project site conducted to a maximum depth of eight (8) feet in Test Pit 7. Historically, groundwater in this area has been located at a depth of over 50 feet.

Subsurface exploration of the Project site was performed on January 10, 2018. A backhoe was mobilized to excavate nine (9) test pits throughout the Project area to a maximum of 8 feet. As set forth in the *Geotechnical Interpretive Report*, the most relevant local geologic units and dominant soils that comprise the Project site include:

- Artificial Fill, Undocumented (Afu); and
- Quaternary Pauba Formation (Qps).

Figure 11-1, *Regional Geologic Map*, depicts the Project site and the surrounding geologic units.

Figure 11-2, *Geotechnical Map*, shows locations of the nine (9) test pits excavated on the Project

site.

The two dominant soil types that comprise the Project site are described in greater detail as follows:

1. Artificial Fill, Undocumented (Afu)

Undocumented artificial fill materials were encountered throughout the site within the upper 0 to 6 feet during exploration. These materials are typically locally derived from the native materials and consist generally of light brown to medium brown silty sand in a moist, loose state. These materials are generally inconsistent, poorly consolidated fills.

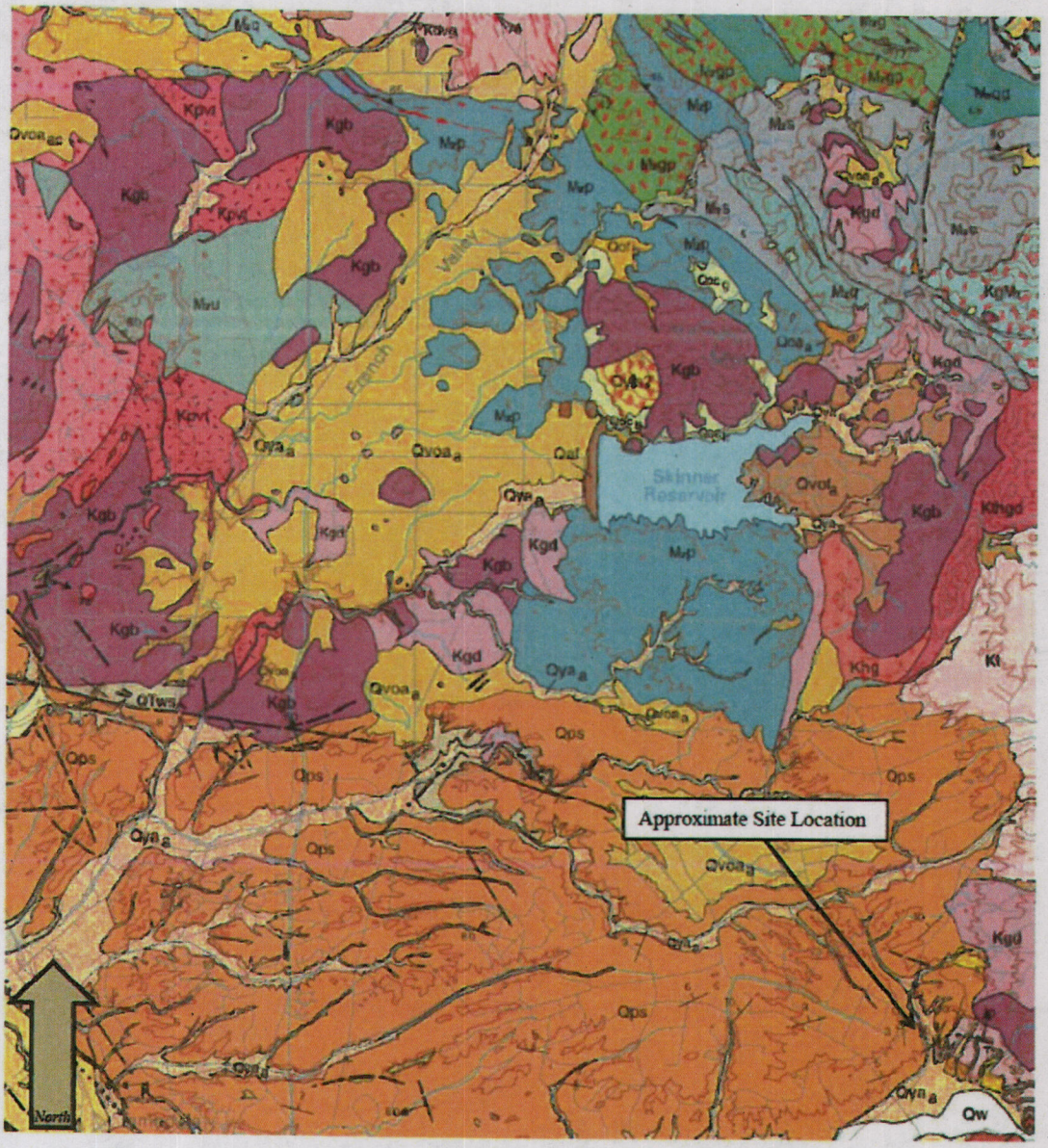
2. Quaternary Pauba Formation (Qps)

Pauba Formation bedrock was encountered from the surface or below the artificial fill to the full depth of our exploration. These materials primarily consisted of light grayish brown to moderate yellowish brown, fine to coarse grained sandstone with varying amounts of silt and clay, and interbedded siltstone. These materials were generally noted to be slightly moist to moist, moderately soft to very hard and poorly bedded. Typically, the upper 1 to 3 feet of this unit is slightly more weathered and not as hard.

Geologic Structure

The bedrock described is common to this area. The sandstone and siltstone bedrock is generally massive and lacks significant structural planes. The massive nature of the bedrock is favorable for the gross stability of the site and proposed Project.

Figure 11-1, *Regional Geologic Map*

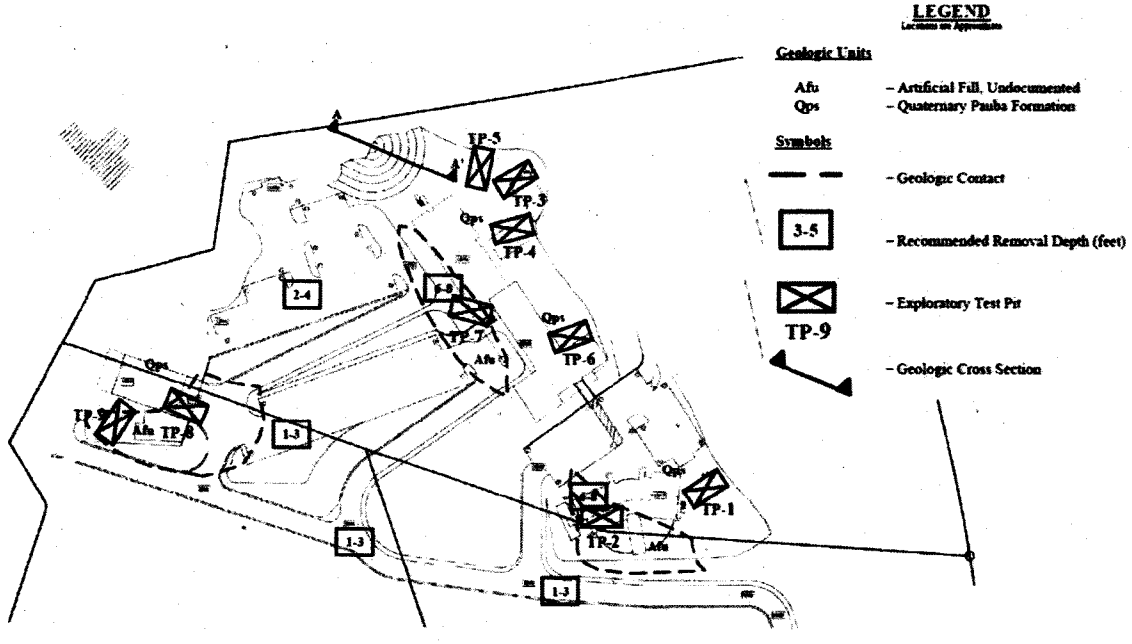


Reference: Morton, D.M., Hauser, Rachel M., and Ruppert, Kelly R., 2004, *Preliminary Digital Geologic Map of the Santa Ana 30' x 60' Quadrangle, Southern California, Version 2.0*: U.S. Geological Survey Open-File Report 99-0172

Source: GEO Report (**Appendix F1**)

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

Figure 11-2, *Geotechnical Map*



Source: GEO Report (**Appendix F1**)

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

The potential for design level earthquake induced liquefaction and lateral spreading to occur beneath the proposed structures is considered very low to remote due to the recommended compacted fill and the shallow bedrock.

California Building Code (CBC) requirements (as implemented through Ordinance No. 457) pertaining to new development and construction will minimize the potential for structural failure or loss of life during earthquakes by ensuring that structures are constructed pursuant to applicable seismic design criteria for the region. Adherence to CBC requirements are applicable to all commercial development and therefore they are not considered mitigation for CEQA implementation purposes. Impacts will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

12. Ground-shaking Zone a) Be subject to strong seismic ground shaking?	☐	☐	☒	☐

Source(s): Riverside County General Plan Figure S-4 "Earthquake-Induced Slope Instability Map;" Figures S-13 through S-21 (showing General Ground Shaking Risk); *Revised Preliminary Geotechnical Interpretive Report, Proposed De Portola Winery, Parcel 1 of Parcel Merger No 180006, West of De Portola Road and Pulgas Creek Road, Temecula Area, Riverside County, California*, prepared by CW Soils, June 11, 2018.(*Geotechnical Interpretive Report*, **Appendix F1**); and Ordinance No. 457.

Findings of Fact:

a) *Would the Project be subject to strong seismic ground shaking?*

Less Than Significant Impact

The proposed Project, like most of Southern California, will be subject to ground shaking impacts should a major earthquake in the area occur. Potential impacts include injury or loss of life and property damage. The Project site is subject to strong seismic ground shaking as are virtually all properties in Southern California.

The Project site is not located within an Alquist-Priolo Earthquake Fault Zone, and there are no known faults (active, potentially active, or inactive) on-site. As shown in **Table 10-1**, above, the closest active fault, the Elsinore-Temecula Fault, is located 5.90 miles away from the Project site.

With mandatory compliance with Section 1613 of the current CBC, structures within the site would be designed and constructed to resist the effects of seismic ground motions. Accordingly, ground shaking impacts would be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
13. Landslide Risk a) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, collapse, or rockfall hazards?	☐	☐	☒	☐

Source(s): Riverside County General Plan Figure S-5 "Regions Underlain by Steep Slope;" *Revised Preliminary Geotechnical Interpretive Report, Proposed De Portola Winery, Parcel 1 of Parcel Merger No 180006, West of De Portola Road and Pulgas Creek Road, Temecula Area, Riverside County, California*, prepared by CW Soils, June 11, 2018 (*Geotechnical Interpretive Report*, **Appendix F1**); and Ordinance No. 457.

Findings of Fact:

a) *Would the Project 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?*

Less Than Significant Impact

The *Geotechnical Interpretive Report* states that "No landslide debris was observed during our field exploration and no ancient landslides are known to exist on the site." Furthermore, the *Geotechnical Interpretive Report* indicates "No significant quantities of oversize rock (i.e., rock exceeding a maximum dimension of 12 inches) are expected to be encountered during grading. Oversize rock that is encountered should be disposed of offsite, dispersed throughout the site at the surface of natural grades, or stockpiled and crushed for future use. The disposal of oversize rock is discussed in greater detail in the last appendix of this report, General Earthwork and Grading Specifications.

The *Geotechnical Interpretive Report* did not identify any on or off site landslide, or rockfall hazards. The topography surrounding the Project site to the north, south, east and west is generally similar to that of the Project site. Based on a review of **Figure 11-1, *Regional Geologic Map***, soil characteristics for properties adjacent to the Project site are anticipated to be similar being within the mapped Quaternary Pauba Formation (Qps) geologic unit, while lands further south and east across De Portola Road are identified as Young Alluvial Flood-Plain Deposits (Qya). The Project site consists of undeveloped land with a combination of flat and relatively hilly terrain. Topographic relief at the subject property is moderate, with unimproved dirt roads and hilltops that have been cut down and flattened by previous grading operations. Elevations within a majority of the project area range from approximately 1,335 to 1,422 feet above mean sea level (msl), for a difference of about 87± feet.

The three requirements for liquefaction to occur include seismic shaking, poorly consolidated cohesionless sands, and groundwater. Liquefaction results in a substantial loss of shear strength in loose, saturated, cohesionless soils subjected to earthquake induced ground shaking. Potential impacts from liquefaction include loss of bearing capacity, liquefaction related settlement, lateral movements, and surface manifestation in the form of sand boils. The potential for design level earthquake induced liquefaction and lateral spreading to occur beneath the proposed structures on the Project site is considered very low to remote due to the recommended compacted fill and the shallow bedrock.

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

Hydro-consolidation or soil collapse typically occurs in recently deposited, Holocene-age soils that accumulated in an arid or semiarid environment. Soils prone to collapse are commonly associated with alluvial fan and debris flow sediments deposited during flash floods. These soils are typically dry and contain minute pores and voids. When collapsible soils become saturated, their grains are rearranged and lose cementation, resulting in substantial and rapid settlement under relatively light loads. An increase in surface water infiltration, such as from irrigation, or a rise in the groundwater table, combined with the weight of a building or structure, can initiate rapid settlement and cause foundations and walls to crack. Typically, differential settlement of structures occurs when landscaping is heavily irrigated near the structure's foundation.

California Building Code (CBC) requirements (as implemented through Ordinance No. 457) pertaining to new development and construction will minimize the potential for structural failure or loss of life during earthquakes by ensuring that structures are constructed pursuant to applicable seismic design criteria for the region. Impacts will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

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

Source(s): Riverside County General Plan Figure S-7 "Documented Subsidence Areas Map;" *Revised Preliminary Geotechnical Interpretive Report, Proposed De Portola Winery, Parcel 1 of Parcel Merger No 180006, West of De Portola Road and Pulgas Creek Road, Temecula Area, Riverside County, California*, prepared by CW Soils, June 11, 2018 (*Geotechnical Interpretive Report*, **Appendix F1**); and Ordinance No. 457.

Findings of Fact:

a) *Would the Project 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?*

Less Than Significant Impact

Subsidence refers to the sudden sinking or gradual downward settling and compaction of soil and other surface material with little or no horizontal motion. It may be caused by a variety of human and natural activities, including earthquakes.

Subsidence typically occurs throughout a susceptible valley. In addition, differential displacement and fissures occur at or near the valley margin, and along faults. In the County of Riverside, the worst damage to structures as a result of regional subsidence may be expected at the valley margins. Alluvial valley regions are especially susceptible.

The three requirements for liquefaction to occur include seismic shaking, poorly consolidated cohesionless sands, and groundwater. Liquefaction results in a substantial loss of shear strength in loose, saturated, cohesionless soils subjected to earthquake induced ground shaking. Potential

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

impacts from liquefaction include loss of bearing capacity, liquefaction related settlement, lateral movements, and surface manifestation in the form of sand boils. The potential for design level earthquake induced liquefaction and lateral spreading to occur beneath the proposed structures on the Project site is considered very low to remote due to the recommended compacted fill and the shallow bedrock. Adherence to CBC requirements are applicable to all commercial development they are not considered mitigation for CEQA implementation purposes. Impacts will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

15. Other Geologic Hazards a) Be subject to geologic hazards, such as seiche, mudflow, or volcanic hazard?	☐	☐	☐	☒

Source(s): Google Maps; and **Figure 10, *Aerial Photo***.

Findings of Fact:

a) Would the Project be subject to geologic hazards, such as seiche, mudflow, or volcanic hazard?

No Impact

The Project site is located approximately 30 miles from the nearest coastline; therefore, the negligible risk associated with tsunamis is not a design consideration. In addition, the site not located adjacent to a body of water; therefore, seiches are not a design consideration for the site. Based on this information, implementation of the proposed Project would not be subject to geologic hazards, such as tsunami, or seiche. There are no volcanic hazards in proximity of the Project site. Any mudflows associated with a tsunami, seiche, or volcanic hazards are not applicable to the Project. There will be no impacts.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

16. Slopes a) Change topography or ground surface relief features?	☐	☐	☒	☐
b) Create cut or fill slopes greater than 2:1 or higher than 10 feet?	☐	☐	☒	☐
c) Result in grading that affects or negates subsurface sewage disposal systems?	☐	☐	☐	☒

Source(s): *Map My County* (**Appendix A**); *Revised Preliminary Geotechnical Interpretive Report, Proposed De Portola Winery, Parcel 1 of Parcel Merger No 180006, West of De Portola Road and Pulgas Creek Road, Temecula Area, Riverside County, California*, prepared by CW Soils, June 11, 2018 (*Geotechnical Interpretive Report*, **Appendix F1**); Ordinance No. 457; and **Figure 8, *PPT 180019 Grading Plan – Index Map***.

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

Findings of Fact:

a) *Would the Project change topography or ground surface relief features?*

Less Than Significant Impact

The Project site is surrounded by undeveloped land, vineyards, estate rural residential development, and wineries. The Project site consists of undeveloped land with a combination of flat and relatively hilly terrain. Topographic relief at the subject property is moderate, with unimproved dirt roads and hilltops that have been cut down and flattened by previous grading operations. Elevations within a majority of the project area range from approximately 1,335 to 1,422 feet above mean sea level (msl), for a difference of about 87± feet.

The proposed Project entails three building pads primarily positioned along the ridgetops throughout the site. The proposed winery development is anticipated to consist of wood, concrete, or steel framed one- and/or two-story structures utilizing slab on grade construction with associated driveways, landscape areas, and utilities.

The proposed development plans call for cut slopes on the order of 30 feet high and fill slopes on the order of 25 feet high. Retaining walls up to 11 feet high are proposed to support level back slope conditions.

The Project rough grading will involve an estimated 54,100 cubic yards (CY) of cut and an estimated 54,100 CY of fill.

When graded, the overall minimum and maximum elevations that currently exist on site will remain unchanged. As stated above, the Project development plan proposes three buildings/building pads along the existing ridgelines. The finished pad elevations will be 1345 AMSL (Tasting Room), 1367 & 1380 AMSL (Production Bldg. w/ attached Storage Bldg.), and 1375 AMSL (Phase 2 Hotel).

The grading plan provides for a 24 foot wide concrete paved driveway single access point extending west from De Portola Road along the existing cut graded dirt road, then extending upwards northwest to the center portion of the site where the winery tasting room building is proposed, and points beyond serving the Phase 2 Hotel, and Production/Storage Building at the northwest portion of the Project site. The two parking lots situated between the tasting room and the Production/Storage building will have pad elevations of approximately 1345 AMSL and 1360 AMSL; the third parking lot, at the north portion of the Project site, will have a finished pad elevation of approximately 1380 MSL.

The existing vineyard will remain generally intact. The elevation at the driveway connection to De Portola Road is approximately 1290 MSL. The tasting room is oriented in a manner that will allow southeasterly views ranging from approximately 10 to 50 feet above the vineyard at the southeast portion of the Project site towards De Portola Road and points beyond.

The Project will therefore change the topography and surface relief features. These changes will be required in order to re-contour the Project topography in a manner to accommodate surrounding wineries, single-family estate-residential homes, roadways, private open space, landscaping and drainage/water quality facilities. As designed, the changes to the topography and ground surface

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

relief features will be in keeping with the existing and proposed physical developments adjacent to the Project site. Any impacts are considered less than significant.

b) *Would the Project create cut or fill slopes greater than 2:1 or higher than 10 feet?*

Less Than Significant Impact

No slopes greater than 2:1 are proposed. Some slopes greater than 10 feet in height are proposed. California Building Code (CBC) requirements (as implemented through Ordinance No. 457) pertaining to new development and construction will minimize the potential for structural failure or loss of life due to geological constraints by ensuring that structures are constructed pursuant to applicable seismic design criteria for the region. CBC requirements are applicable to all development; therefore, they are not considered mitigation for CEQA implementation purposes. In addition, the Project will be required to comply with the *Geotechnical Interpretive Report* and the report's various recommendations.

The County of Riverside Building and Safety Department has standard conditions, as they apply to manufactured slopes, which require that the Project applicant plant and irrigate all manufactured slopes equal to or greater than 3 feet in vertical height with drought tolerant grass or ground cover; slopes 15 feet or greater in vertical height shall also be planted with drought tolerant shrubs or trees in accordance with the requirements of Ordinance 457 and the current California Building Code (CBC). Impacts will be less than significant.

c) *Would the Project result in grading that affects or negates subsurface sewage disposal systems?*

No Impact

Surrounding residences in proximity to the Project site utilize subsurface sewage disposal systems. The project will implement an ATU system for on-site disposal. No portion of the proposed Project will result in grading that affects or negates subsurface sewage disposal systems. Impacts will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

17. Soils a) Result in substantial soil erosion or the loss of topsoil?	☐	☐	☒	☐
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?	☐	☐	☒	☐
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?	☐	☐	☒	☐

Source(s): Project Site Visit – August 8, 2018 by Matthew Fagan; *Map My County* (**Appendix A**); *Revised Preliminary Geotechnical Interpretive Report, Proposed De Portola Winery,*

Parcel 1 of Parcel Merger No 180006, West of De Portola Road and Pulgas Creek Road, Temecula Area, Riverside County, California, prepared by CW Soils, June 11, 2018 (*Geotechnical Interpretive Report*, **Appendix F1**); Onsite Wastewater Treatment System Report, Proposed De Portola Winery, Phase I Wine Tasting Building, Assessor's Parcel Numbers 927-640-008, -009, -011, -012, & -015, West of De Portola Road and Pulgas Creek Road, Temecula Area, Riverside County, California, prepared by CW Soils, May 22, 2018 (**Appendix F2**); *Onsite Wastewater Treatment System Report, Proposed De Portola Winery, Phase II Hotel, Assessor's Parcel Numbers 927-640-008, -009, -011, -012, & -015, West of De Portola Road and Pulgas Creek Road, Temecula Area, Riverside County, California,* prepared by CW Soils, June 4, 2018 (**Appendix F3**); and Ordinance No. 457.

Findings of Fact:

a) *Would the Project result in substantial soil erosion or the loss of topsoil?*

Less Than Significant Impact

The nine (9) test pits excavated on site are located in areas adjacent to the proposed building pads. The existing vineyard will remain generally intact.

The test pits were excavated to depths ranging from 3.5 to 8.0 feet below the existing ground surface. Artificial Fill, Undocumented (Afu), generally described as locally derived light brown to medium brown silty sand in a moist, loose state, were present in six (6) of the nine (9) pest pits excavated. Only three (3) of the nine (9) test pits lacked artificial fill and consisted almost exclusively of Quaternary Pauba Formation soil materials generally described as moderately hard to hard (TP-1, TP-3 & TP 4). With the exception of TP-2 and TP-7, the Afu ranged from 1-2 feet in depth (TP-2 & TP-7 had Afu depths of 6 feet).

Site grading will create the potential for the proposed Project to result in soil erosion or the loss of topsoil. The County of Riverside Building and Safety Department has standard conditions, as they apply to manufactured slopes.

In addition, wind erosion will be minimized through mandated soil stabilization measures by South Coast Air Quality Management District (SCAQMD) Rule 403 (Fugitive Dust), such as daily watering.

Lastly, water erosion will be prevented through the County's standard, mandated, erosion control practices required pursuant to the CBC, and the National Pollution Discharge Elimination System (NPDES), such as silt fencing, fiber rolls, or sandbags.

Therefore, based upon the required compliance with these regulations and County ordinances, impacts related to soil erosion are anticipated to remain less than significant.

b) *Would the Project 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?*

Less Than Significant Impact

Preliminary laboratory test results indicate that the soils onsite exhibit a VERY LOW expansion potential as classified by the 2016 CBC Section 1803.5.3 and ASTM D4829-03. Since the onsite soils exhibit expansion indices of 20 or less, the design of slab on grade foundations is exempt from the procedures outlined in Section 1808.6.1 or 1808.6.2. Consistent with Ordinance No. 457, each building pad will be evaluated for its expansive potential and foundation design parameters will be incorporated.

California Building Code (CBC) requirements (as implemented through Ordinance No. 457) pertaining to new development and construction will minimize the potential for structural failure or loss of life during earthquakes by ensuring that structures are constructed pursuant to applicable seismic design criteria for the region. CBC requirements are applicable to all development; therefore, they are not considered mitigation for CEQA implementation purposes.

The Project would not 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; with adherence to listed regulations and County ordinances, impacts would remain less than significant level.

c) *Would the Project 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?*

Less Than Significant Impact

The Project is located in the Temecula Wine Country District and is included in the Highway 79 Area. This area is anticipated to be sewered at a future date through Temecula Parkway to EMWD's Temecula treatment facilities. Upon installation of sanitary sewer by EMWD along the project's frontage, this property will connect within 90 days of sewer availability. In addition, this property will participate in any special benefit agreements with EMWD and/or will proportionally reimburse EMWD for the construction of the infrastructure as properties are developed or expanded in this area.

The Project is proposing an onsite water treatment system (OWTS). Feasibility studies were conducted to determine the onsite percolation rates and physical characteristics of the subsurface soils within the vicinity of the proposed OWTS drip lines (May 22, 2018 and June 4, 2018). According to these Reports, there is sufficient area on the lot to support a primary and expansion OWTS that will meet the current standards of the Department of Environmental Health and the Regional Water Quality Control Board (RWQCB).

The Department of Environmental Health's (DEHs) LAMP has listed the Wine Country as an area of special concern, meaning we have an obligation to the San Diego Regional Water Quality Control Board in providing adequate safeguards in protecting the beneficial use of the ground water resources within this area. With aggregate waste flows significantly greater than 1200 gallons per day but not exceeding 10,000 gallons per day, advanced on-site waste water treatment will be required within this area to provide adequate protection to the ground water basin from the anticipated waste flows. The advanced on-site waste water treatment must meet National Sanitation Foundation (NSF) performance standards of 40 and 245. All pretreatment equipment must be certified by the NSF. Any impacts are considered less than significant.

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

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

18. Erosion				
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?	☐	☐	☒	☐

Source(s): Project Site Visit – August 8, 2018 by Matthew Fagan; *Map My County* (**Appendix A**); *Revised Preliminary Geotechnical Interpretive Report, Proposed De Portola Winery, Parcel 1 of Parcel Merger No 180006, West of De Portola Road and Pulgas Creek Road, Temecula Area, Riverside County, California*, prepared by CW Soils, June 11, 2018 (*Geotechnical Interpretive Report*, **Appendix F1**); and Ordinance No. 457.

Findings of Fact:

a) *Would the Project change deposition, siltation, or erosion that may modify the channel of a river or stream or the bed of a lake?*

Less Than Significant Impact

Potentially significant impacts to the existing drainage pattern of the site or area could occur if development of the Project results in substantial on- or off-site erosion or siltation. The potential exists for this to occur during both the construction and operational phases of the Project. The Project will be reviewed and conditioned by the Riverside County Flood Control and Water Conservation District (RCFC&WCD), County Building Department, and County Transportation Department, to eliminate any potential impacts from changes to deposition, siltation, or erosion through site design, adherence to the requirements of the National Pollutant Discharge Elimination System (NPDES), and the preparation of a Stormwater Pollution Prevention Plan (SWPPP), and a Final Water Quality Management Plan (WQMP). The closest river, stream, or lake is Vail Lake; approximately 2.69 miles away to the southeast.

Water erosion will be prevented through the County's standard, mandated, erosion control practices required pursuant to the CBC, and the National Pollution Discharge Elimination System (NPDES), such as silt fencing, fiber rolls, or sandbags during grading and construction and through implementation of the BMPs included in the Preliminary and Final WQMP. These standard conditions are applicable to all development; therefore, they are not considered mitigation for CEQA implementation purposes. Impacts will be less than significant.

b) *Would the Project result in any increase in water erosion either on or off site?*

Less Than Significant Impact

Potentially significant impacts to the existing drainage pattern of the site or area could occur if development of the Project results in any increase in water erosion either on or off site. The potential

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

exists for this to occur during both the construction and operational phases of the Project. The Project will be reviewed and conditioned by the Riverside County Flood Control and Water Conservation District (RCFC&WCD), County Building Department, and County Transportation Department, to eliminate any potential impacts from changes to deposition, siltation, or erosion through site design, adherence to the requirements of the National Pollutant Discharge Elimination System (NPDES), and the preparation of a SWPPP, and a Water Quality Management Plan (WQMP).

Water erosion will be prevented through the County's standard, mandated, erosion control practices required pursuant to the CBC, and the National Pollution Discharge Elimination System (NPDES), such as silt fencing, fiber rolls, or sandbags. These standard conditions are applicable to all development; therefore, they are not considered mitigation for CEQA implementation purposes.

Any Project impacts that would alter the existing drainage pattern of the site or area, in a manner which would result in in any increase in water erosion either on or off site, are considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

19. Wind Erosion and Blowsand from Project either on or off site. a) Be impacted by or result in an increase in wind erosion and blowsand, either on or off site?	☐	☐	☒	☐

Source(s): Riverside County General Plan Figure S-8 "Wind Erosion Susceptibility Map;" *Map My County* (**Appendix A**); Ordinance No. 484 (An Ordinance of the County of Riverside for the Control of Blowing Sand); and Ordinance No. 457.

Findings of Fact:

a) *Would the Project be impacted by or result in an increase in wind erosion and blowsand, either on- or off-site?*

Less Than Significant Impact

The proposed Project site is located in an area of "Moderate Wind Eroding" rating. Implementation of the proposed Project may be impacted by or result in an increase in wind erosion and blowsand, either on or off site. All grading shall conform to the California Building Code, Ordinance No. 457, and all other relevant laws, rules, and regulations governing grading in Riverside County and prior to commencing any grading which includes 50 or more cubic yards, the applicant shall obtain a grading permit from the Building and Safety Department.

This is a standard condition for the County of Riverside and is not considered mitigation for CEQA implementation purposes.

The Project will be required to implement a Storm Water Pollution Prevention Plan (SWPPP) to address wind erosion and blow sand during the construction process. The SWPPP is required by

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

the California Regional Water Quality Board Order 2009-0009-DWQ and the NPDES General Permit Number CAS000002. As part of the SWPPP, the Project will implement construction BMPs per the California Stormwater Quality Association (CASQA) Construction BMP Handbook that are used to control wind erosion and blow sand, as well as stormwater runoff.

This is a standard condition for the County of Riverside as well as compliance with required state regulations and is not considered mitigation for CEQA implementation purposes.

With the inclusion of these standard conditions, any impacts from implementation of the proposed Project related to an increase in wind erosion and blowsand, either on- or off-site, will remain less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

GREENHOUSE GAS EMISSIONS Would the Project:				
20. Greenhouse Gas Emissions a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	☐	☐	☒	☐
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	☐	☐	☒	☐

Source(s): *De Portola Estate Winery Air Quality and Greenhouse Gas Analysis,* prepared by RK Engineering Group, Inc., August 9, 2018 (*AG/GHG Analysis,* **Appendix C**); Southwest Area Plan (SWAP). Riverside County CAP 2018.

Note: Any tables or figures in this section are from the *AQ/GHG Analysis*, unless otherwise noted.

Findings of Fact:

a) *Would the Project generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?*

Less Than Significant Impact

The California Emissions Estimator Model Version 2016.3.2 (CalEEMod) was used to calculate criteria air pollutants and GHG emissions from the construction and operation of the Project. CalEEMod is a statewide land use emissions computer model designed to provide a uniform platform for government agencies, land use planners, and environmental professionals to quantify criteria air pollutant and GHG emissions. Project Design features have been included and have been used for the analysis, below.

Table 20-1, *Construction Greenhouse Gas Emissions,* below, shows the construction greenhouse gas emissions, including equipment and worker vehicle emissions for all phases of

Project construction. Construction emissions are averaged over 30 years and added to the long-term operational emissions, pursuant to SCAQMD recommendations.

Table 20-1
Construction Greenhouse Gas Emissions

Activity	Emissions ($MTCO_2e$)		
	On-site	**Off-site**	**Total**
Site Preparation	17.22	0.86	18.08
Grading	26.85	1.43	28.28
Building Construction	269.36	99.28	368.64
Paving	20.19	1.38	21.57
Architectural Coating	2.56	0.83	3.39
Total	336.18	103.78	439.96
Averaged over 30 years	11.21	3.46	14.67

$MTCO_2e$, in **Tables 20-1,** above **and 20-2,** below, represents metric tons of carbon dioxide equivalents, which includes carbon dioxide, methane, nitrous oxide, and/or hydrofluorocarbon.

Operational or long-term emissions occur over the life of the Project. The operational emissions for the Project are 1,899.83 metric tons of CO_2e per year, as shown in **Table 20-2, *Operational Greenhouse Gas Emissions*.**

Table 20-2
Operational Greenhouse Gas Emissions

Emission Source	GHG Emissions ($MTCO_2e$)
Mobile Source	1,022.30
Energy Source	806.47
Area Source	0.00
Water	38.27
Waste	18.12
Construction (30year average)	14.67
Total Annual Emissions	**1,899.83**
SCAQMD Tier 3 Screening Threshold	3,000 MTCO2e/year
Exceed Tier 3 Threshold?	No

The analysis compares the Project's GHG emissions to the Riverside County CAP, which set a threshold of GHG emissions to 3,000 $MTCO_2e$ for commercial projects to not require further analysis. Furthermore, this is the existing threshold as part of the County of Riverside's Climate Action Plan (CAP), and project's that are under 3,000 MTCO2e per year are not required to comply with the CAPs screening tables and are deemed to be less than significant. As shown in **Table 20-2,** above, Project GHG emissions are expected to be below 3,000 $MTCO_2e$.

Based on the thresholds set by the County of Riverside CAP, State of California, and the SCAQMD, the Project's GHG emissions would not result, either directly or indirectly, in a significant impact on the environment.

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

Less Than Significant Impact

The Project will promote the goals of AB 32 and the County's Climate Action Plan. The Project site location is positioned within the County's development. The Project incorporates a number of features that would minimize greenhouse gas emissions. Emission levels are within the allowable limits specified by the County and Regional goals for a project of this size, and therefore the development would have a less significant impact.

Riverside County has developed the Southwest Area Plan (SWAP) as an extension of the General Plan. The purpose of the SWAP is to address the specific requirements of land uses in the Southwest region of the County with regard to long-term planning. More specifically, the Temecula

Valley Wine Country Policy Area has been adopted to address land uses specific to the region including wineries and other tourism related uses.

The Project is required to comply with the following goals and policies of the SWAP and the Temecula Valley Wine Country Environmental Impact Report regarding Greenhouse Gas reduction.

SWAP 1.6 Develop and implement a 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.

AQ-1 The County shall require new commercial and industrial implementing projects to develop a voluntary trip reduction program that promotes commuter-choices, employer transportation management, guaranteed ride home programs and commuter assistance and outreach-type programs intended to reduce commuter vehicle miles traveled. The program shall be submitted as part of discretionary review applications, and in place prior to Certificate of Occupancy.

AQ-2 The County shall condition all implementing projects to implement that Trails and Bikeways Systems map (SWAP Figure 8). This map is more conducive to this region's destination places and multiple users' (bikers, equestrian, pedestrians, visitors, etc.) needs. Hence, changing the focus of land use from automobile-centered transportation would result in a reduction in vehicle miles traveled.

AQ-5 The County shall promote the expanded use of renewable fuel and low-emission vehicles within implementing projects. Implementing projects shall earn points in the GHG Mitigation Workbook Option Tables by making low-emissions or electric vehicle use more accessible by including one or both of the following project components: provide preferential parking for ultra-low emission, zero-emission, and alternative fuel vehicles; and provide electric vehicle charging stations within the development.

AQ-6 The County shall require implementing projects to prohibit idling of on and off-road heavy-duty diesel vehicles for more than five minutes. This measure shall be implemented by new commercial and industrial projects with loading docks or delivery trucks. Such projects shall be required to post signage at all loading docks and/or delivery areas directing drivers to shut down their trucks after five minutes of idle time. Also, employers who own and operate truck fleets shall be required to inform their drivers of the anti-idling policy.

AQ-7 The County shall work with the Winegrowers' Association and their partners to promote alternative modes of transportation, such as shuttles, cable-cars, trolley, etc. In addition, where feasible, the County shall work with the local transit provider – RTA – by adding or modifying existing transit service to enhance service near the Project site. This will encourage the use of transit and therefore reduce vehicle miles traveled (VMT). Unincorporated Riverside County hosts one Metrolink transit station; the County shall collaborate with in the neighboring cities to expand connections to this station as well as other Metrolink stations which will increase ridership and decrease vehicle miles traveled (VMT).

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

The Riverside County CAP 3,000 $MTCO_2e$ threshold has also been adopted and is consistent with the Temecula Valley Wine Country GHG Workbook Mass Emissions thresholds. Therefore, the Project is consistent with the Temecula Valley Wine Country GHG Workbook Mass Emissions thresholds.

The Project will also comply with the mandatory requirements of Title 24 Part 1 of the California Building Standards Code and Title 24 Part 6 Building and Energy Efficiency Standards.

By complying with the Temecula Valley Wine County Community Plan, including the GHG Workbook Mass Emissions thresholds, and the current Title 24 building code requirements, the Project will not conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases and the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

HAZARDS AND HAZARDOUS MATERIALS Would the Project:				
21. Hazards and Hazardous Materials a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	☐	☐	☒	☐
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?	☐	☐	☒	☐
c) Impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan?	☐	☐	☒	☐
d) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	☐	☐	☒	☐
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?	☐	☐	☐	☒

Source(s): *Phase I Environmental Site Assessment of an Agricultural Property, 37440 De Portola Road, Temecula, California 92592,* prepared by CW Soils, January 31, 2018 (*Phase I ESA*, **Appendix G**); Temecula Valley Unified School District website; GEOTRACKER website; and The Department of Toxic Substances Control EnviroStor website.

Findings of Fact:

a) *Would the Project create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?*

Less Than Significant Impact

The proposed Project could result in a significant hazard to the public if the project includes the routine transport, use, or disposal of hazardous materials or places housing near a facility which routinely transports, uses, or disposes of hazardous materials. The proposed Project is located within a primarily winery area and is not located in an industrial area. The proposed Project does not place housing near any hazardous materials facilities. No housing is proposed. The routine use, transport, or disposal of hazardous materials is primarily associated with industrial uses that require such materials for manufacturing operations or produce hazardous wastes as by-products of production applications. The proposed Project does not propose or facilitate any activity involving significant use, routine transport, or disposal of hazardous substances as part of the winery (a commercial operation).

During construction, there would be a minor level of transport, use, and disposal of hazardous materials and wastes that are typical of construction projects. This would include fuels and lubricants for construction machinery, coating materials, etc. Routine construction control measures and best management practices for hazardous materials storage, application, waste disposal, accident prevention and clean-up, etc. would be sufficient to reduce potential impacts to a less than significant level.

With regard to Project operation, widely used hazardous materials common at winery, tasting room, offices, restaurant, hotels uses include cleaners, pesticides, and food waste. The remnants of these and other products are disposed of as household hazardous waste that are prohibited or discouraged from being disposed of at local landfills. Regular operation and cleaning of these uses would not result in significant impacts involving use, storage, transport or disposal of hazardous wastes and substances. Use of common household hazardous materials and their disposal does not present a substantial health risk to the community. Impacts associated with the routine transport and use of hazardous materials or wastes would be less than significant.

b) *Would the Project 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?*

Less Than Significant Impact

The *Phase I ESA* conducted for the Project site did not reveal evidence of a recognized environmental conditions or concerns in connection with the Project site.

During construction, there is a potential for accidental release of petroleum products from vehicles and equipment to pose a significant hazard to people and the environment. Impacts may occur during construction; however, with the incorporation of standard conditions, such as the SWPPP and WQMP, any impacts will remain less than significant. These standard conditions are applicable to all development; therefore, they are not considered mitigation for CEQA implementation purposes.

Hazardous materials anticipated during operations are anticipated to be those most commonly associated with winery, tasting room, offices, restaurant, hotels, which include cleaning products, petroleum products, etc. These types of hazardous materials are not potentially hazardous to large numbers of people, especially at the scale they would be stored and used with a residential use.

Some use of potentially hazardous materials, such as herbicides, may be used for the maintenance of the drainage facilities. The use of such materials will be in accordance with state and federal regulations pertaining to their use. Therefore, the Project will not create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment.

c) *Would the Project impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan?*

Less Than Significant Impact

The Project will be constructing a winery, tasting room, offices, restaurant, hotels, parking, drainage facilities, water lines, sewage disposal system, and roadway improvements. A limited potential exists to interfere with an emergency response or evacuation plan during construction, primarily on De Portola Road. Control of access will ensure emergency access to the site and Project area during construction through the submittal and approval of a traffic control plan (TCP). The TCP is designed to mitigate any construction circulation impacts.

Following construction, emergency access to the Project site and area will remain as was prior to the proposed Project. Therefore, implementation of the Project will not impair implementation of, or physically interfere, with an adopted emergency response plan or an emergency evacuation plan. Impacts will be less than significant.

d) *Would the Project emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?*

Less Than Significant Impact

The following are the closest existing school to the Project site:

- Crown Hill Elementary School: located approximately 3.36 miles southwesterly of the Project site;
- St. Jeanne De Lestonnac School: located approximately 3.95 miles westerly of the Project site; and
- Great Oak High School: located approximately 5.69 miles southwesterly of the Project site.

There are no existing schools located within one-quarter mile of the Project site. There are no proposed schools located within one-quarter mile of the Project site.

Based on this information, the Project will not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school.

Lastly, as discussed in Sections 21.a, and 21.b, above, the Project is not anticipated to emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste beyond that normally associated with a winery/restaurant/hotel project. Impacts will be less than significant.

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

e) *Would the Project 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?*

No Impact

The California State Waterboards GEOTRACKER site provides information regarding Leaking Underground Storage Tanks, Other Cleanup Sites, Land Disposal Sites, Military Sites, Waste Discharge Requirement (WDR) Sites, Permitted Underground Storage Tank (UST) Facilities, Monitoring Wells, Department of Toxic Substances Control (DTSC) Cleanup Sites and DTSC Hazardous Waste Permit Sites.

According to the GEOTRACKER site, there are no Leaking Underground Storage Tanks, Other Cleanup Sites, Land Disposal Sites, Military Sites, WDR Sites, Permitted UST Facilities, Monitoring Wells, DTSC Cleanup Sites and DTSC Hazardous Waste Permit Sites on the proposed Project site, or within 1 mile of the proposed Project site. Detailed information is shown on **Figure 21-1, *Geotracker Site***.

The DTSC's EnviroStor site does not show any Hazardous Waste and Substances Sites currently located within a 1-mile radius of the proposed Project site. This information was verified at the web-link cited in the sources, and shown on **Figure 21-2, *EnviroStor Site***.
These conclusions are supported by the information contained in the *Phase I ESA*. The Project is not located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment.

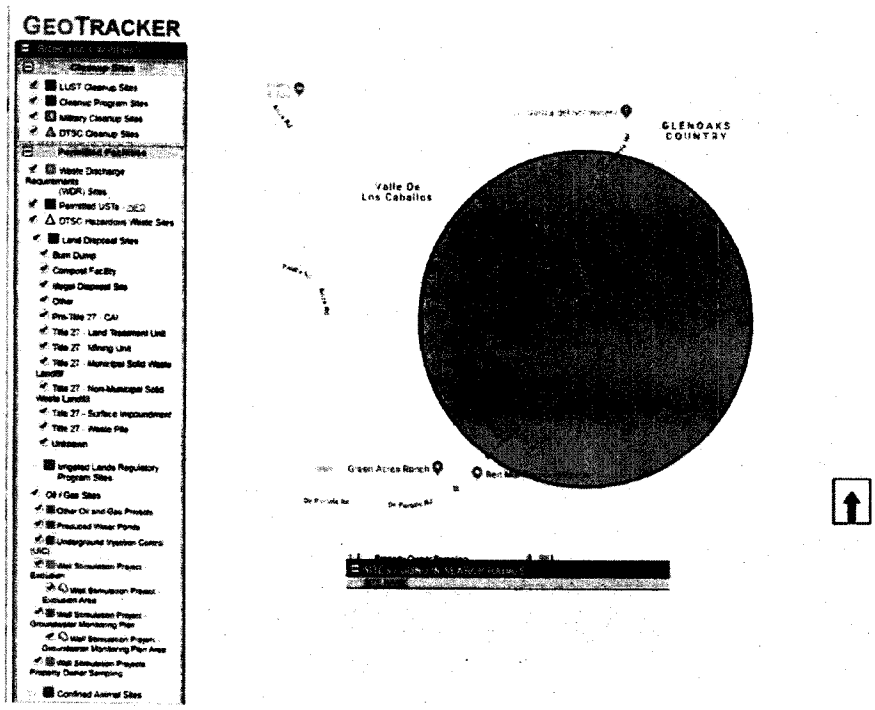
Based upon the available data, there is no evidence to support that hazardous wastes or contamination would be present on the site. No impacts will occur.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

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

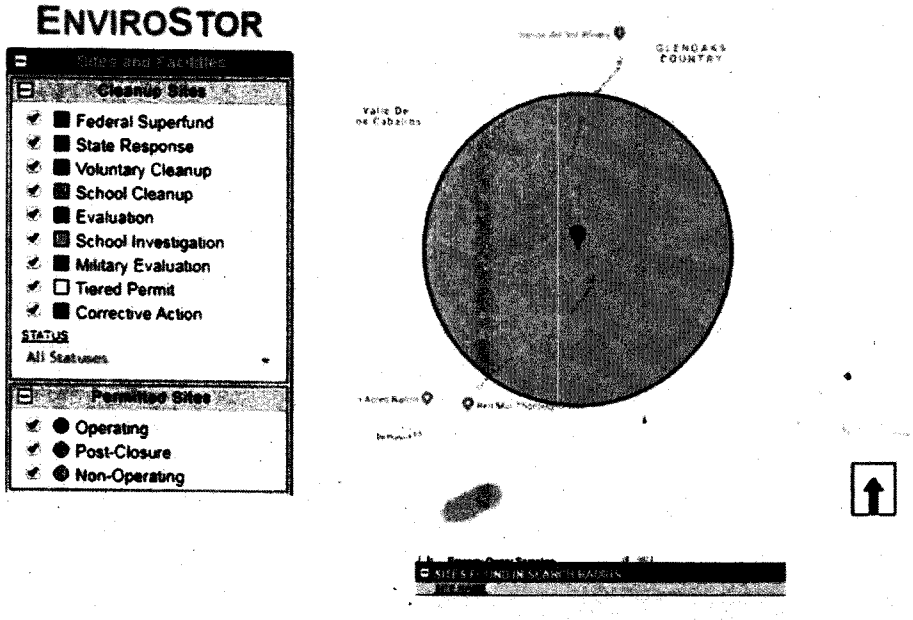
Figure 21-1, Geotracker Site



Source: https://geotracker.waterboards.ca.gov/ accessed August 2018

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

Figure 21-2, EnviroStor Site



Source: https://www.envirostor.dtsc.ca.gov/public/ accessed August 2018

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
22. Airports. a) Result in an inconsistency with an Airport Master Plan?	☐	☐	☐	☒
b) Require review by the Airport Land Use Commission?	☐	☐	☐	☒
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?	☐	☐	☐	☒
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?	☐	☐	☐	☒

Source(s): Riverside County General Plan Figure S-20 "Airport Locations;" *Map My County* (**Appendix A**); *SWAP* Figure 5, *French Valley Airport Influence Area*; AirNav.com website; and Google Maps.

Findings of Fact:

a) *Would the Project result in an inconsistency with an Airport Master Plan?*

No Impact

The Project site is not located in an area which is governed by an airport master plan. The closest airport is the French Valley Airport, which is located over 7 miles to the northwest of the Project site. Therefore, implementation of the proposed Project would not result in a safety hazard for people residing or working in the proposed Project area. There will be no impacts.

b) *Would the Project require review by the Airport Land Use Commission?*

No Impact

Please reference the discussion in Section 22.a, above. The Project site is not located in an area which is governed by an airport land use plan; therefore, review by an airport land use commission is not required. The closest airport is the French Valley Airport, which is located over 7 miles to the northwest of the Project site. This criterion is not applicable to the Project. There will be no impacts.

c) *Would the Project result in a safety hazard for people residing or working in the Project area 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?*

No Impact

The Project site is not located in an area which is governed by an airport master plan. The closest airport is the French Valley Airport, which is located over 7 miles to the northwest of the Project site. The closest private airstrip is the Billy Joe Airport - 37CA, which is located approximately 2.82 miles to the west. Therefore, this criterion is not applicable to the Project. There will be no impacts.

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

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?

No Impact

The closest private airstrip is the Billy Joe Airport - 37CA, which is located approximately 2.82 miles to the west of the Project site and the closest heliport is located at the Temecula Valley Hospital, located approximately 5.3 miles southwesterly of the Project site. These distances are out of the immediate vicinity of the Project Site.

Therefore, implementation of the proposed Project would not result in a safety hazard for people residing or working in the proposed Project area. There will be no impacts.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

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

Source(s): Riverside County General Plan Figure S-11 "Wildfire Susceptibility," *Map My County* **(Appendix A)**; Ordinance No. 659 (An Ordinance of the County of Riverside Amending Ordinance No. 659 Establishing a Development Impact Fee Program); Ordinance No. 787 (An Ordinance of the County of Riverside Adopting the 2016 California Fire Code as Amended); and Google Maps.

Findings of Fact:

a) Would the Project 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?

Less Than Significant Impact

The Project site is located in a "Very High" fire hazard classification per Ordinance No. 787. The proposed Project site is identified to be within a State Fire Responsibility Area.

The proposed Project has been reviewed and conditions of approval have been placed on the proposed Project to address any potential impacts to Fire Resources, consistent with the Fire Hazards section of the Safety Element of the General Plan.

The Project site is served by the Riverside County Fire Department/CAL Fire. The closest station to the Project site is the Glen Oaks Fire Station-96, located at 37700 Glen Oaks Road, Temecula, CA 92592. This station is located approximately 3.18 miles northeast of the Project site.

As part of the Project approval(s), standard conditions are assessed on the proposed Project to reduce

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

impacts from the proposed Project to fire services. This is reflected in Ordinance No. 659. The mixed-use winery and commercial hotel Project site components are located in Area Plan 19 – Southwest Area Plan (SWAP). DIF for winery and commercial hotel use for fire protection will be required prior to the issuance of a certificate of occupancy.

The Project applicant shall comply with the provisions of Ordinance No. 659, which requires payment of the appropriate fees set forth in the Ordinance. Adherence to the Ordinance No. 659 is typically a standard condition of approval and is not considered unique mitigation pursuant to CEQA.

Impacts from implementation of the proposed Project that would expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands, are considered incremental, and less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

HYDROLOGY AND WATER QUALITY. Would the Project:				
24. Water Quality Impacts. a) Substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site?	☐	☐	☒	☐
b) Violate any water quality standards or waste discharge requirements?	☐	☐	☒	☐
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)?	☐	☐	☒	☐
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?	☐	☐	☒	☐
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?	☐	☐	☐	☒
f) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	☐	☐	☐	☒
g) Otherwise substantially degrade water quality?	☐	☐	☒	☐
h) Include new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g. increased vectors and odors)?	☐	☐	☒	☐

Source(s): Ordinance No. 458 (An Ordinance of the County of Riverside Regulating Special Flood Hazard Areas and Implementing the National Flood Insurance Program), *Project Specific Water Quality Management Plan De Portola Winery*, prepared by MLB Engineering, Revised August 22, 2018 (Original June 15, 2018) (*WQMP*, **Appendix H1**); *Drainage Study for De Portola Winery*, prepared by MLB Engineering, August 20, 2018 (*Drainage Study*, **Appendix H2**); and *Map My County*, (**Appendix A**); Western Municipal Water District Urban Water Management Plan Update 2015 (*2015 UWMP*); and Rancho California Water District website.

Findings of Fact:

a) *Would the Project 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?*

Less Than Significant Impact

The site is currently used for agricultural purposes with a large vineyard occupying approximately 15 acres of the Project site. The majority of the vineyard will remain after the Project is built with additional vines planted within the disturbed areas of the site. The Project includes the construction of a winery and hotel on a 20.9 acre site located on De Portola Road, in the unincorporated Wine Country of the County of Riverside, adjacent east of the City of Temecula.

Phase 1 of the Project will include grading the site and construction of the tasting room, production building and associated parking. Phase 2 of the Project will include the construction of the hotel and paving of the remainder of the parking facilities. The proposed impervious coverage for the completed site will be about 4.19 acres, or 20 percent of the total Project site.

The existing ground on the Project site is divided into 1) a steep sloping hillside facing east towards De Portola Road that drains down to an existing blue line riverine that crosses the site from north to south, roughly parallel with De Portola Road, and 2) a gentler sloping area on the western portion that is currently being used for growing grapes. The majority of the development will be within this westerly portion of the site.

The westerly portion of the site where the development will occur drains generally to the south. There is an existing storm drain system on the Project site that captures and conveys runoff from this portion of the site to the existing blue line riverine near the southerly property line. The easterly facing slope and the existing blue line riverine on the easterly portion of the site will not be disturbed by the construction of the Project. The site will use an existing crossing over the riverine near the southerly property line for access.

Runoff from the site generally flows to the east to an existing blue line riverine that runs parallel to De Portola Road. The channel slopes down to the south following the slope on De Portola Road. Eventually the runoff enters the Temecula Creek downstream of Vail Lake.

As stated above, a majority of the 20.9 acre Project site has been planted as a vineyard and will not be disturbed by the proposed development. Only 4.6 acres of the site will be disturbed by the

proposed Project site development plan. The existing seasonal blue line stream which runs the length of the western portion of the site will not be disturbed by the development.

Figure 24-1, *Hydrology Map*, identifies the proposed on-site drainage system for the Project site. The Project site has been divided into drainage management sub-areas for design purposes. As set forth in the De Portola Winery Drainage Study, the proposed on-site storm drain system has adequate capacity to convey the expected 100 year peak flow from the site.

After development the drainage pattern will remain essentially the same with the inclusion of more inlets on the existing storm drain system and two Harvest and Use Best Management Practices (BMPs). The inclusion of the BMPs will limit the runoff from the developed portions of the Project to no more than 110% of the runoff from the Project site in its natural condition for all storms up to the 10-year storm event.

BMP-1: A Storage Tank located near the entrance to the site. A total of 1.760 acres, including 1.01 acres of paved driveway, parking lot, patios, walkways and building roofs, drain to BMP-1 (Reference **Figure 7, *PPT 180019 WQMP Site Plan***). BMP-1 is a 48' long by 8' diameter storage tank that is connected to the sites irrigation system.

BMP-2: A Storage Tank located in the center of the site between the tasting room and the production building. A total of approximately 6.4 acres, including 3.5 acres of paved driveway, parking lot, patios, walkways and building roofs, drain to BMP-2. BMP-2 is a 168' long by 8' diameter storage tank that is connected to the sites irrigation system.

Water erosion will be prevented through the County's standard, mandated, erosion control practices required pursuant to the CBC, and the National Pollution Discharge Elimination System (NPDES), such as silt fencing, fiber rolls, or sandbags. These standard conditions are applicable to all development; therefore, they are not considered mitigation for CEQA implementation purposes.

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

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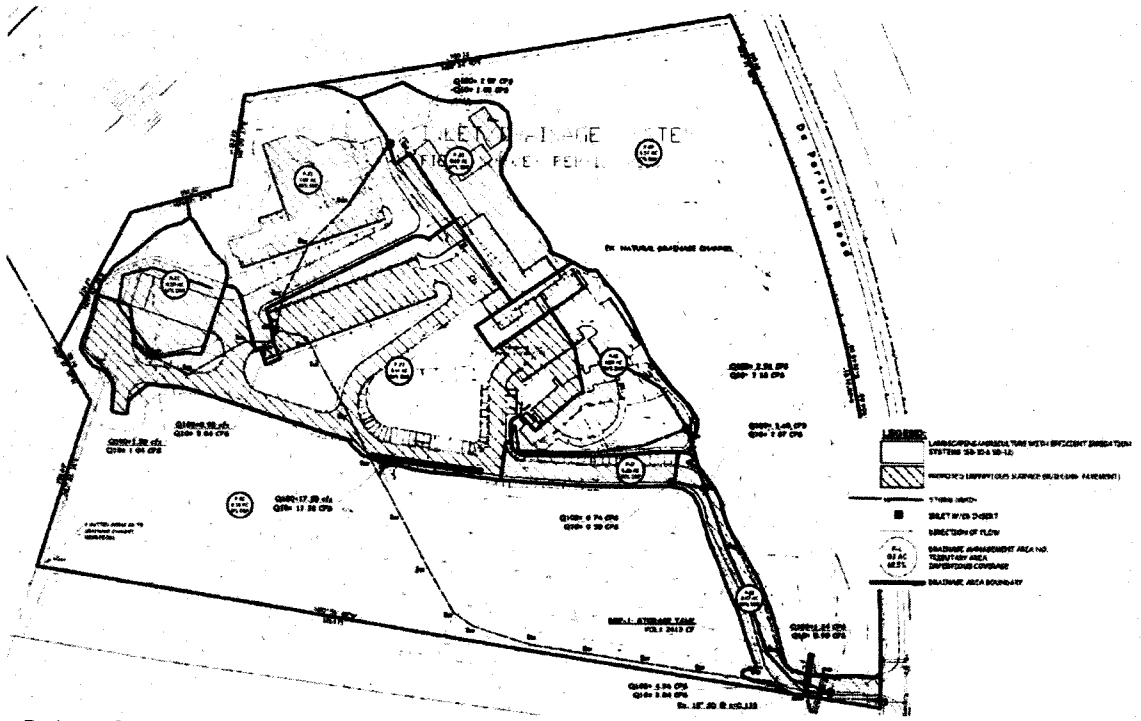
Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact

Figure 24-1, *Hydrology Map*



Source: Drainage Study (**Appendix H2**)

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

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With the inclusion of these standard conditions, any impacts from implementation of the proposed Project related to substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site, are considered less than significant.

b) *Would the Project violate any water quality standards or waste discharge requirements?*

Less Than Significant Impact

A project normally would have an impact on surface water quality if discharges associated with the project would create pollution, contamination, or nuisance as defined in Water Code Section 13050, or that cause regulatory standards to be violated as defined in the applicable National Pollutant Discharge Elimination System (NPDES) stormwater permit or Water Quality Control Plan for a receiving water body. For the purpose of this specific issue, a significant impact could occur if the Project would discharge water that does not meet the quality standards of the agencies which regulate surface water quality and water discharge into stormwater drainage systems. Significant impacts could also occur if the Project does not comply with all applicable regulations with regard to surface water quality as governed by the State Water Resources Control Board (SWRCB). These regulations include preparation of a Water Quality Management Plan (WQMP) to reduce potential post-construction water quality impacts.

Construction Impacts

Three general sources of potential short-term, construction-related stormwater pollution associated with the proposed Project include: 1) the handling, storage, and disposal of construction materials containing pollutants; 2) the maintenance and operation of construction equipment; and 3) earth-moving activities which, when not controlled, may generate soil erosion via storm runoff or mechanical equipment.

Operational Impacts

Proposed construction of the wine tasting, wine production, and hotel buildings will increase impervious areas by replacing the vacant property with associated paving and rooftops. Landscaping is proposed as part of Project design in the form of landscaped planters containing trees, shrubs, ground covers, and vines. All wastewater associated with the Project's advanced treatment system. The Project proponent has submitted a Water Quality Management Plan (*WQMP*) for review and approval. The WQMP identifies post-construction BMPs in addressing increases in impervious surfaces, methods to decrease incremental increases in off-site stormwater flows, and methods for decreasing pollutant loading in off-site discharges as required by the applicable NPDES requirements. This standard condition is applicable to all development; therefore, they are not considered mitigation for CEQA implementation purposes. Any impacts from implementation of the proposed Project such that the Project would violate any water quality standards or waste discharge requirements, are considered less than significant.

c) *Would the Project 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)?*

Less Than Significant Impact

The Rancho California Water District (RCWD) provides water to the Project site. RCWD gets its water from a variety of sources. The natural sources include precipitation, untreated import water recharge basins, and regional groundwater (aquifers). RCWD also purchases treated water from Metropolitan Water District of Southern California. This agency imports water from Northern California and the Colorado River. Water delivered to homes and businesses within the RCWD service area is a blend of well water (50%) and import water (45%).

The RCWD-managed groundwater basins are estimated to hold over 2 million acre-feet of water. The annual safe yield of these basins is approximately 30,000 acre-feet per year, which meets nearly half of RCWD's needs.

Surface water from Vail Lake and Lake Skinner is used to help replenish RCWD groundwater supplies through recharge operations. All aquifers managed by RCWD are located in the Santa Margarita Watershed. Oversight of all groundwater production within the Santa Margarita Watershed falls under the continuing jurisdiction of the United States District Court, San Diego and is administered under the auspices of a court.appointed water master (the "Santa Margarita Water Master"). Most of the remaining water demands are met with imported water purchased from Metropolitan Water District of Southern California.

According to the *2015 UWMP*, over 90 percent of the groundwater used in Metropolitan's service area is produced from adjudicated or managed groundwater basins.

The Project site has a very low infiltration rate. Except in the areas being graded in conjunction with the proposed Project development, the site will remain in its existing agricultural use. The existing vegetation on the 13.1 acres that will not be disturbed will be preserved. Driveways and access roadways will be constructed to the minimum widths required and on-site parking is being held to minimum requirements to minimize impervious areas. Paved walkways are being limited to those areas in the vicinity of the proposed buildings. Existing agricultural dirt (D.G.) roads outside the 4.6 acres of development will be left unpaved. Where feasible, the runoff from the building roof will be directed to landscaped areas prior to entering the on-site storm drain system.

No component of the proposed Project will deplete groundwater supplies. The Project design, as depicted on the Project plans and Project-specific WQMP, will allow for water to percolate back into the ground and allow for groundwater recharge. This will offset any impacts from the other non-pervious elements contained in the proposed Project. This standard condition is applicable to all development; therefore, it is not considered mitigation for CEQA implementation purposes.

Therefore, implementation of the proposed Project will not substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted). Any impacts are considered less than significant.

d) *Would the Project 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?*

Less Than Significant Impact

Figure 24-1, *Hydrology Map*, identifies the proposed on-site drainage system for the Project site. The Project site has been divided into drainage management sub-areas for design purposes. As set forth in the De Portola Winery Drainage Study, the proposed on-site storm drain system has adequate capacity to convey the expected 100 year peak flow from the site.

The proposed Project is divided into four (4) drainage management areas (DMAs) as depicted on **Figure 7, *PPT 180019 WQMP Site Map***.

The portion of the site that will be graded and developed is predominantly covered with an existing vineyard. There are a couple of existing gravel agricultural roads within the vineyard area. There is an extensive existing storm drain system throughout the vineyard area of the site that has inlets at approximately 75 to 85 foot intervals along the gravel roadways as well as a number of inlets in the vineyards. The inlets are located in small sumps and the grates are slightly higher than the surrounding grade to prevent sediment from building up in the existing pipes. The deep furrowing of the soils for the vineyard planting and the drain system would prevent the portion of the site that is being developed from being a current significant source of bed sediment supply to the receiving waters. Evidence of this is that there is not a significant amount of loose sediment at the outlet of the existing storm drain system. The steep natural rocky hillside facing De Portola Road will be left as is.

All of these facilities shall meet County requirements to capture and manage the discharge of surface runoff without any substantial change in the rate or amount, which will minimize the amount of potential impacts to create additional polluted runoff.

The proposed Project has been reviewed and conditioned by the RCFC&WCD, County Building Department, and County Transportation Department, to mitigate any potential impacts as listed above through site design and the preparation of a WQMP and adherence to the requirements of the NPDES, particularly BMPs. These standard conditions are applicable to all development; therefore, they are not considered mitigation for CEQA implementation purposes.

These are standard conditions for the County of Riverside and are not considered mitigation for CEQA implementation purposes. With the inclusion of these standard conditions, any impacts from implementation of the proposed Project that would 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, are considered less than significant.

e) *Would the Project 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?*

No Impact

No housing is proposed. Therefore, implementation of the Project will not place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map. There will be no impacts.

f) *Would the Project place within a 100-year flood hazard area structures which would impede or redirect flood flows?*