

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

No portion of the proposed Project site is located within a "Special Flood Hazard Area." A Special Flood Hazard Area is subject to Floodplain Management Review, in accordance with Ordinance No. 458. It is further noted, 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. Therefore, implementation of the proposed Project will not place within a 100-year flood hazard area, structures which would impede or redirect flood flows. There will be no impacts.

- g) *Would the Project otherwise substantially degrade water quality?*

Less Than Significant Impact

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, and in particular stringent operational 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 substantially degrade water quality are considered less than significant.

- h) *Would the Project include new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g. increased vectors or odors)?*

Less Than Significant Impact

There are no Project-related stormwater treatment facilities within the Project site under existing conditions. The proposed Project will install new stormwater treatment facilities, including new storm drains, a bio-treatment modular wetland system, two (2) detention/bio-retention basins, and structural and occupancy measures required to meet County requirements. To ensure that onsite surface water features are managed in a manner that prevents vector breeding and vector nuisances, BMPs as defined in the WQMP shall be installed. This standard condition is applicable to all development; therefore, it is not considered mitigation for CEQA implementation purposes.

Conditions of approval shall also be provided to ensure these stormwater treatment facilities will be installed either during grading of the Project site or concurrent with these grading activities. A potential for odors does exist if basins are not maintained and organic matter not removed periodically. No other significant environmental effects have been identified from constructing and operating the proposed stormwater treatment facilities that must be installed to support the proposed Project. Any impacts are considered less than significant.

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Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

25. Floodplains

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

NA - Not Applicable <input checked="" type="checkbox"/>	U - Generally Unsuitable <input type="checkbox"/>	R - Restricted <input type="checkbox"/>
a) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Changes in absorption rates or the rate and amount of surface runoff?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam (Dam Inundation Area)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Changes in the amount of surface water in any water body?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source(s): General Plan Figure S-9, Special Flood Hazard Areas, (p. S-37), General Plan Figure S-10, Dam Failure Inundation Zone, (p. S-39); SWAP Figure 10, SWAP Special Flood Hazard Areas; Map, My County (Appendix A); Project Specific Water Quality Management Plan De Portola Winery, prepared by MLB Engineering, Revised August 22, 2018 (Original June 15, 2018) (WQMP, Appendix H1); and Drainage Study for De Portola Winery, prepared by MLB Engineering, August 20, 2018 (Drainage Study, Appendix H2).

Findings of Fact:

a) Would the Project substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?

Less Than Significant Impact

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 more gentle 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

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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 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.

The proposed Project engineering plans have taken considerable care to ensure that future runoff patterns (local watersheds) are maintained and that the volume of water discharged will not exceed the current volumes as required by the County and Regional Boards. The detailed information supporting these findings is provided in the *WQMP*.

Thus, the proposed Project will alter the drainage pattern but it will not alter the course of a stream or river and it will not substantially increase the rate or amount of surface runoff in a manner that will cause any significant flooding on- or off-site. Impacts will be less than significant.

b) *Would the Project result in changes in absorption rates or the rate and amount of surface runoff?*

Less Than Significant Impact

This future impermeable surface can be compared to the existing site, which does not have any impervious surface within its boundaries. The pre- and post- 10-year runoff is 8.6 cubic feet per second for the portion of the site that is being developed. The proposed Project will install new stormwater treatment facilities, including new storm drains, two (2) detention/bio-retention basins, and other measures required to meet County requirements to capture and manage the discharge of surface runoff without any substantial change in the rate or amount. These facilities will also serve to allow water infiltration into the ground and minimize the amount of surface runoff leaving the site to not increase above existing runoff rates. Based on these findings, the Project will not cause a significant impact to onsite and offsite surface runoff as a result of the proposed change in absorption rates. Impacts will be less than significant.

c) *Would the Project expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam (Dam Inundation Area)?*

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No Impact

Implementation of the Project will not expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam (Dam Inundation Area). According to SWAP Figure 10, *SWAP Special Flood Hazard Areas*, the Project site is not located in a dam inundation area. Therefore, no flood hazards exist that would expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam (Dam Inundation Area). There will be no impacts.

d) *Would the Project result in changes in the amount of surface water in any water body?*

Less Than Significant Impact

Aside from the accumulations of water in two (2) detention/bio-retention basins/storage tanks, the proposed Project is not forecast to substantially change the amount of surface water in any water body, including during future storms up to the 100-year runoff volume. Impacts will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

LAND USE/PLANNING Would the Project:

26. Land Use

a) Result in a substantial alteration of the present or planned land use of an area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Affect land use within a city sphere of influence and/or within adjacent city or county boundaries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source(s): Riverside County General Plan; *Map My County (Appendix A)*; and Project Application Materials, June 2018 (*Appendix K*).

Findings of Fact:

a) *Would the Project result in a substantial alteration of the present or planned land use of an area?*

No Impact

The proposed Project is a vineyard, winery, hotel and restaurant. Implementation of the proposed Project will be consistent with the present and planned uses in the immediate area and within the greater Wine Country area. Therefore, the proposed Project will not result in a substantial alteration of the present or planned land use of an area. There will be no impacts.

b) *Would the Project affect land use within a city sphere of influence and/or within adjacent city or county boundaries?*

No Impact

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The proposed Project site is not located in an area that would affect land use within a city sphere of influence and/or within adjacent city or county boundaries. There will be no impacts.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

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

Source(s): Riverside County General Plan Land Use Element; Staff review; *Map My County (Appendix A)*; and Figure 12, *Zoning Classifications*.

Findings of Fact:

a) *Would the Project be consistent with the site's existing or proposed zoning?*

Less Than Significant Impact

The current zoning for the subject site is WC-W (Wine Country – Winery) which allows for wineries as a permitted uses. The WC-W zone allows for farming operations of crops, orchards, groves, and vineyards. The Project site will have 15.71 acres of vineyard planting (75% planting as required per the Temecula Wine Country Policy Area) for a winery project. A 20 acre gross parcel can be used as a Class V Winery in the WC-W zone. A Class V Winery can include special occasion facilities, outdoor events, wine country hotels, and spas. The Project, as designed, meets the zoning development standards in terms of heights, setbacks, lot coverage, parking and landscaping. No change to the zoning is proposed.

Therefore, implementation of the proposed Project will be consistent with the site's existing zoning. Impacts will be less than significant.

b) *Would the Project be compatible with existing surrounding zoning?*

Less Than Significant Impact

The Project site is surrounded by properties which are zoned Wine Country-Winery (WC-W) and Rural Residential (R-R) to the east, Wine Country-Winery Existing (WC-WE) to the south, and Citrus/Vineyard (CV) to the north and west. The Project is consistent with the existing zoning of the

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Project site and is compatible with the surrounding area's zoning too. Both the WC-W and C/V zones allow for farming operations of crops, orchards, groves, and vineyards. There are residential dwellings along Avenida Verde which are to the north and west of the Project site. Additionally, along De Portola Road there are three (3) existing wineries (Robert Renzoni Vineyards and Keyways Vineyard & Winery to the direct south of the Project site and Gershon Bachus Vintners across De Portola Road to the east). Impacts will be less than significant.

- c) *Would the Project be compatible with existing and planned surrounding land uses?*

Less Than Significant Impact

The General Plan land use designation for the properties north, west, and south from the Project site is designated as Agriculture: Agriculture (AG: AG). To the east is Rural Residential (R-R). The proposed Project of a Class V winery consisting of a wine tasting/restaurant building, wine production building, and a Wine Country Hotel with associated parking is consistent with the existing general plan designation and existing commercial developments along De Portola Road; which consist of other various wineries (Robert Renzoni Vineyards, Keyways Vineyard & Winery, and Gershon Bachus Vintners wineries). Furthermore, the Project site is within the Temecula Wine Country Policy Area and within the Winery District section of the Policy. The proposed Project will also have special occasion facilities (wedding venues, outdoor uses and/or events on site). As a result, the Project will be compatible with existing and surrounding land use of the area. Impacts will be less than significant.

- d) *Would the Project be consistent with the land use designations and policies of the General Plan (including those of any applicable Specific Plan)?*

Less Than Significant Impact

See the discussion under 27.c) above. As stated above, the Project site currently has a General Plan land use designation of Agriculture (AG). The current zoning for the subject site is WC-W (Wine Country – Winery).

The Project site is not located within a specific plan area; therefore, this is not applicable.

The Project will be consistent with the land use designations and policies of the General Plan. Impacts will be less than significant.

- e) *Would the Project disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?*

Less Than Significant Impact

The Project is consistent with the existing and proposed General Plan land use designations, zoning and developed uses. There is no low-income or minority community on the Project site; therefore, this is not applicable. The area surrounding the Project is either currently developed with winery/vineyard/hotel/restaurant uses or is planned for these types of uses. Large estate residences or equestrian horse ranches are also within the vicinity. Based on this information, the proposed Project would not disrupt or divide the physical arrangement of an established community (including a low-income or minority community). Impacts will be less than significant.

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Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

MINERAL RESOURCES. Would the Project:

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

Source(s): *General Plan, Multipurpose Open Space Element, Figure OS-6, Mineral Resources Area (p. OS-41); Map My County (Appendix A); mindat.org website; and Project Site Visit – August 8, 2018 by Matthew Fagan.*

Findings of Fact:

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

No Impact

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

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

As shown on *General Plan Multipurpose Open Space Element, Figure OS-6, "Mineral Resources Area,"* the Project site is designated MRZ-3a (areas where the available geologic information indicates that mineral deposits are likely to exist, however, the significance of the deposits is undetermined). The Project site has not been used for mining. The Project will include drainage facilities in an area where a few large lot residences currently exist, and will be the predominant

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future uses in the area. Therefore, the Project is not expected to result in the loss of availability of a known mineral resource in an area classified or designated by the State that would be of value to the region or the residents of the State. There will be no impacts.

- b) *Would the Project result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?*

No Impact

As stated in Section 29.a, above, the Project site is designated MRZ-3a (areas where the available geologic information indicates that mineral deposits are likely to exist, however, the significance of the deposits is undetermined). The Project site has not been used for mining. The Project will include drainage facilities in an area where a few large lot residences currently exist, and will be the predominant future uses in the area. Therefore, implementation of the proposed Project will not result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan. There will be no impacts.

- c) *Would the Project be an incompatible land use located adjacent to a State classified or designated area or existing surface mine?*

No Impact

Based on a site visit, it was observed that the Project site is not adjacent to a State classified or designated area or existing surface mines. Therefore, implementation of the proposed Project will not result in an incompatible land use located adjacent to a State classified or designated area or existing surface mines. There will be no impacts.

- d) *Would the Project expose people or property to hazards from proposed, existing or abandoned quarries or mines?*

No Impact

Based on a site visit, it was observed that the Project is not located on, or adjacent to, an existing or abandoned quarry or mine.

The closest identified mine(s) (historic) in proximity to the Project site are:

- Temecula Quarry 1 (Latitude 33.46534, Longitude -117.13836), located approximately 7.4 miles southwesterly of the Project site;
- Temecula Quarry 2 (Latitude 33.45224, Longitude -117.12866), located approximately 7.2 miles southwesterly of the Project site; and
- Parkwest Industrial Center pit (Latitude 33.45277, Longitude -117.125831), located approximately 7.2 miles southwesterly of the Project site.

Therefore, implementation of the proposed Project will not expose people or property to hazards from proposed, existing or abandoned quarries or mines. There will be no impacts.

Mitigation: No mitigation measures are required.

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Monitoring: No mitigation monitoring is required.

NOISE Would the Project result in:

Definitions for Noise Acceptability Ratings

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

NA - Not Applicable

A - Generally Acceptable

B - Conditionally Acceptable

C - Generally Unacceptable

D - Land Use Discouraged

29. Airport Noise

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

NA A B C D

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

NA A B C D

Source(s): Map My County (Appendix A); SWAP Figure 5, French Valley Airport Influence Area; AirNav.com website; and Google Maps.

Findings of Fact:

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

No Impact

The proposed Project site is not located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport. The closest 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) For a project within the vicinity of a private airstrip, would the Project expose people residing or working in the Project area to excessive noise levels?

No Impact

Based on a review of an aerial photo of the proposed Project site and its immediate environs, the proposed Project is not located within the vicinity of a private airstrip, or heliport. 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. 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.

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Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

30. Railroad Noise

NA A B C D

Source(s): Riverside County General Plan Figure C-1 "Circulation Plan," SWAP Figure 7, SWAP Circulation; Map My County (Appendix A); and Google Maps.

Findings of Fact:

No Impact

There are no railroad lines in proximity to the Project. No railway lines are located within the SWAP. There will be no impacts.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

31. Highway Noise

NA A B C D

Source(s): Project Site Visit – August 8, 2018 by Matthew Fagan; Project Application Materials, June 2018 (Appendix K), and Riverside County General Plan EIR No. 441.

Findings of Fact:

No Impact

The proposed Project site is located adjacent to De Portola Road, which has a Mountain Arterial 2 Lane (110' ROW) roadway classification, pursuant to Figure 7 of the Southwest Area Plan (SWAP) Circulation Element.

Projected noise contours along various major road classifications in the county are set forth in the Section 4.13 Noise, of the General Plan EIR. According to Figure 4.13.3, Projected Noise Contours along Freeways and Major Highways – Mountain Arterial (4 Lanes), anticipated noise contours are as follows:

- 70 dBA at a distance of 69' from the centerline of the roadway;
- 65 dBA at a distance of 144' from the centerline of the roadway;
- 60 dBA at a distance of 309' from the centerline of the roadway; and
- 55 dBA at a distance of 664' from the centerline of the roadway.

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The closest highway is Interstate 15 which is approximately 7.37 miles west from the Project site. The next closest freeway is Interstate 215 which is approximately 9.68 miles northwest from the Project site. The closest proposed structure at the Project site to De Portola Road is the tasting room and trellis stage, which is at a distance of approximately 340' from the roadway.

Based on the above information, highway noise impacts to the proposed Project would be less than 60 dBA. No impacts will occur.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

32. Other Noise

NA A B C D

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

Findings of Fact:

No Impact

The proposed Project is not anticipated to be affected by other types of noise as listed above (Sections 29, 30, and 31) and below (Section 33). There will be no impacts.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

33. Noise Effects by the Project

a) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source(s): Riverside County General Plan, Table N-1 ("Land Use Compatibility for Community Noise Exposure"); Project Application Materials (**Appendix K**); De Portola Estate Winery Special Event Noise Analysis, prepared by RK Engineering Group, Inc., May 31, 2018 (*Noise Analysis, Appendix I*); Wine Country Community Plan Program EIR; and EA 42712.

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

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Findings of Fact:

- a) *Would the Project result in a substantial permanent increase in ambient noise levels in the Project vicinity above levels existing without the Project?*

Less Than Significant Impact

Noise Setting

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

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

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

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

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

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Wine Country Community Plan /Riverside County Noise Standards

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

Noise environments of less than 70 dB CNEL are considered acceptable for commercial uses. The Noise Element of the Riverside County Wine Country Community Plan EIR identifies Project traffic noise impacts at future build-out as being less than 64 dB CNEL at 100 feet from the De Portola Road centerline in the Project vicinity. Traffic noise is not considered a significant impediment to the proposed Project.

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

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

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

Exceptions: Exceptions may be requested from the standards for single event exceptions and continuous events with application for use permits. A Noise Exception case (NE1800002) was created in conjunction with this proposed Project and will be considered at the same time as this Project.

Construction Noise Impacts

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

The earth-moving sources are seen to be the noisiest with equipment noise ranging up to about 90 dB (A) at 50 feet from the source. Spherically radiating point sources of noise emissions are atmospherically attenuated by a factor of 6 dB per doubling of distance, or about 20 dB in 500 feet

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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of propagation. The loudest earth-moving noise sources will therefore sometimes be detectable above the local background beyond 1,000 feet from the construction area. An impact radius of 1,000 feet or more pre-supposes a clear line-of-sight and no other machinery or equipment noise that would mask project construction noise. With buildings and other topographical barriers to interrupt line-of-sight conditions, the potential "noise envelope" around individual construction sites is reduced. Construction noise impacts are, therefore, somewhat less than that predicted under idealized input conditions.

There are no specific performance standards that apply to construction. Construction noise impacts are minimized by time restrictions placed on grading permits. Per the Riverside Wine Country EIR, these restrictions are as follows:

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

This is a standard condition and is not considered unique mitigation under CEQA. Adherence to this standard condition ensures that impacts will remain less than significant.

Operation Noise Impacts

The Project is proposing to construct a wine tasting building with covered patio wherein live events will be hosted. Live events include various parties and weddings with amplified music, live bands, singing, and other performances. The main stationary sources associated with the live events include amplified sound from elevated speakers.

On-site stationary noise must comply with the County of Riverside Department of Public Health Requirements for Determining and Mitigating, Non-Transportation Noise Source Impacts to Residential Properties, which states that "Facility-related noise, as projected to any portion of any surrounding property containing a "habitable dwelling, hospital, school, library or nursing home", must not exceed the following worst-case noise levels (reference **Table 33-1, County of Riverside Stationary Source Noise Standards**), below.

**Table 33-1
County of Riverside Stationary Source Noise Standards**

Time	Exterior Standards
10:00 PM to 7:00 AM	45 Leq (10 minute)
7:00 AM to 10:00 PM	65 Leq (10 minute)

The operational stationary noise impacts associated with the proposed Project would include amplified sound from live events. Noise levels are projected to the following receptor locations:

- Southern property line;
- Northwestern property line; and
- Eastern property line.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Southern Property Line

The daytime exterior noise level of the stationary source in operation is projected to be 51.5 dBA Leq at the southern property line. The daytime existing ambient noise level is 46.3 dBA Leq. The combined noise level of the existing ambient conditions and the Project is approximately 52.7 dBA Leq. Therefore, the Project noise levels are not expected to exceed the daytime County of Riverside standard noise level of 65 dBA Leq.

Eastern Property Line

The daytime exterior noise level of the stationary source in operation is projected to be 48.1 dBA Leq at the eastern property line. The daytime existing ambient noise level is 58.5 dBA Leq. The combined noise level of the existing ambient conditions and the Project is approximately 58.9 dBA Leq. Therefore, the Project noise levels are not expected to exceed the daytime County of Riverside standard noise level of 65 dBA Leq.

Northwestern Property Line

The daytime exterior noise level of the stationary source in operation is projected to be 26.0 dBA Leq at the northwestern property line. The daytime existing ambient noise level is 52.8 dBA Leq. The combined noise level of the existing ambient conditions and the project is approximately 52.8 dBA Leq. Therefore, the Project noise levels are not expected to exceed the daytime County of Riverside standard noise level of 65 dBA Leq.

Only daytime noise generation is shown due to the hours of operation of the facility being limited to 10 p.m., so no noise should be generated at nighttime. As demonstrated by the analysis above, implementation of the Project will not result in a substantial permanent increase in ambient noise levels in the Project vicinity above levels existing without the Project. Impacts will be less than significant.

- b) *Would the Project result in a substantial temporary or periodic increase in ambient noise levels in the Project vicinity above levels existing without the Project?*

Less Than Significant Impact

Implementation of the proposed Project will result in a temporary or periodic increase in ambient noise levels in the Project vicinity above levels existing without the Project. These impacts will occur during the grading phase of the proposed Project and operational phases of the Project. As discussed above, implementation of the Project will not result in a substantial temporary or periodic increase in ambient noise levels in the Project vicinity above levels existing without the Project. Impacts will be less than significant.

- c) *Would the Project result in the exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?*

Less Than Significant Impact

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The proposed Project will not expose persons to or generation of noise levels in excess of standards established in the General Plan or noise ordinance, or applicable standards of other agencies. Please reference Response 34.a. and 34.b. above. Impacts will be less than significant.

- d) *Would the Project result in the exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels?*

Less Than Significant Impact

Construction activities generate ground-borne vibration when heavy equipment travels over unpaved surfaces or when it is engaged in soil movement. The effects of ground-borne vibration include discernable movement of building floors, rattling of windows, shaking of items on shelves or hanging on walls, and rumbling sounds. Within the "soft" sedimentary surfaces of much of Southern California, ground vibration is quickly damped out. Because vibration is typically not an issue, very few jurisdictions have adopted vibration significance thresholds. Vibration thresholds have been adopted for major public works construction projects, but these relate mostly to structural protection (cracking foundations or stucco) rather than to human annoyance.

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

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

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

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

Source: EA 42712

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

The on-site construction equipment that will create the maximum potential vibration is a large bulldozer. The stated vibration source level in the FTA Handbook for such equipment is 87 VdB at 25 feet from the source. By 100 feet the vibration level dissipates to 50 VdB which is below annoyance due to infrequent events. Vibration due to construction will be sporadic, limited and will cease upon completion of that phase of the Project. The Project will not have vehicles or equipment in its operation of the winery that will cause vibrations beyond a disturbance level to the surrounding area and or general public. Construction activity vibration and operational vibration impacts are judged as less than significant. Impacts will 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
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PALEONTOLOGICAL RESOURCES Would the Project:

34. Paleontological Resources

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

Source(s): General Plan, Figure OS-8, Paleontological Sensitivity; Map My County (Appendix A); and County Geologist.

Findings of Fact:

a) Would the Project directly or indirectly destroy a unique paleontological resource, or site, or unique geologic feature?

Less Than Significant Impact

The proposed Project site is mapped in the General Plan as having a "High Potential" for paleontological resources (fossils). This category encompasses lands for which previous field surveys and documentation demonstrates a low potential for containing significant paleontological resources subject to adverse impacts. As such, this Project is not anticipated to require any direct mitigation for paleontological resources. The Project has been conditioned (Planning-Paleo Primp/Monitor) for prior to grading permit issuance that a qualified paleontologist be retained. Additionally, the proposed Project will be located on a site which is already disturbed. Thus, the proposed Project would have a less than significant impact due to the existing conditions on the project site and conditions imposed on the Project. Impacts will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

POPULATION AND HOUSING Would the Project:

35. Housing

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

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

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

d) Affect a County Redevelopment Project Area?

e) Cumulatively exceed official regional or local population projections?

f) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?

Source(s): Project Application Materials, June 2018 (Appendix K); Map My County (Appendix A); and Riverside County General Plan Housing Element.

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

- a) *Would the Project displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?*

No Impact

The proposed Project site is currently vacant with an agricultural vineyard crop. Therefore, implementation of the proposed Project will not displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere. There will be no impacts.

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

No Impact

Implementation of the proposed Project will not create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income. The proposed Project is a vineyard, winery, restaurant and hotel, and will not generate any impacts to require additional housing. There will be no impacts.

- c) *Would the Project displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?*

No Impact

The proposed Project site is currently vacant with an agricultural vineyard crop. Therefore, implementation of the proposed Project will not displace substantial numbers of people, necessitating the construction of replacement housing elsewhere. There will be no impacts.

- d) *Would the Project affect a County Redevelopment Project Area?*

No Impact

There are no longer any County Redevelopment Project Areas. Therefore, implementation of the proposed Project cannot create any impacts. There will be no impacts.

- e) *Would the Project cumulatively exceed official regional or local population projections?*

No Impact

The proposed Project will not result in an increase in population in the area that was not anticipated in the Wine Country Community Plan, the Southwest Area Plan or the General Plan. Therefore, implementation of the proposed Project will not cumulatively exceed official regional or local population projections. There will be no impacts.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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f) *Would the Project induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?*

Less Than Significant Impact

A vineyard, winery, restaurant and hotel that is consistent with the Wine Country Community Plan, the Southwest Area Plan or the General Plan not induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure. Impacts will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

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

36. **Fire Services**

Source(s): Ordinance No. 659 (An Ordinance of the County of Riverside Amending Ordinance No. 659 Establishing a Development Impact Fee Program); and Google Maps.

Findings of Fact:

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

Less Than Significant Impact

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 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. Furthermore, the project must comply with County Ordinance No. 659 to prevent any potential effects to fire services from rising to a level of significance. County Ordinance No. 659 establishes the utilities and public services mitigation fee applicable to all

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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projects to reduce incremental impacts to these services. This is a standard Condition of Approval and pursuant to CEQA, is not considered mitigation.

Impacts from implementation of the proposed Project that would result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for fire services, are considered incremental, and less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

37. Sheriff Services

Source(s): Ordinance No. 659 (An Ordinance of the County of Riverside Amending Ordinance No. 659 Establishing a Development Impact Fee Program).

Findings of Fact:

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

Less Than Significant Impact

The proposed Project would have law enforcement services available from the County Sheriff's Department and the California Highway Patrol. The California Highway Patrol has jurisdiction along the Interstate 15 and Interstate 215 freeways to the west and northwest of the Project site as well as State Route 79 South to the south of the Project site. The closest station is the Southwest Sheriff's Station located approximately 7.37 miles northwest of the Project site at 30755 Auld Rd.

As part of the Project approval(s), standard conditions are assessed on the proposed Project to reduce impacts from the proposed Project to sheriff services. This is reflected in Ordinance No. 659. The proposed mixed-use Project site winery and commercial hotel components are located in Area Plan 19 - Southwest Area Plan (SWAP). DIF's applicable to commercial/retail (includes hotel) and winery construction for sheriff services 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. Furthermore, the project must comply with County Ordinance No. 659 to prevent any potential effects to fire services from rising to a level of significance. County Ordinance No. 659 establishes the utilities and public services mitigation fee applicable to all projects to reduce incremental impacts to these services. This is a standard Condition of Approval and pursuant to CEQA, is not considered mitigation.

Impacts from implementation of the proposed Project that would result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities or the need for new or physically altered governmental facilities, the construction of which could cause significant

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for sheriff services, are considered incremental, and less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

38. Schools

Source(s): Temecula Valley Unified School District website.

Findings of Fact:

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

No Impact

The Project is a winery facility with a hotel and vineyard. The closest school is a private school, St. Jeanne De Lestonnac School which is 4 miles west from the Project site. Also TVUSD School, Vintage Hills Elementary School, is 4.64 miles away. No housing, which could potentially increase the demand for school services, is being proposed. There will be no impacts.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

39. Libraries

Source(s): Ordinance No. 659 (An Ordinance of the County of Riverside Amending Ordinance No. 659 Establishing a Development Impact Fee Program).

Findings of Fact:

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

No Impact

Library impacts are typically attributed to residential development as reflected in Ordinance No. 659. Therefore, the proposed mixed-use Project site winery and hotel components will result in a very limited impact on library services.

The Project applicant shall comply with the provisions of Ordinance No. 659, which requires payment of the appropriate fees set forth in the Ordinance. The Project is a winery facility with a hotel and

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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vineyard. The closest library is the Ronald H. Roberts Temecula Public Library located at 30600 Pauba Rd. approximately 6.15 miles west. No housing, which could potentially increase the demand for library services, is being proposed.

With payment of the DIF, any impacts from implementation of the proposed Project that would result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for library services, are considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

40. Health Services	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source(s): Riverside County General Plan EIR No. 441.

Findings of Fact:

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

No Impact

The Project will not result in the need to alter any existing health service facilities or result in the need to construct new facilities. The Project is a winery facility with a hotel and vineyard. The closest health services facility is the Temecula Valley Hospital approximately 5.41 miles away. No housing, which could increase the demand for health services, is being proposed. There will be no impacts.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

RECREATION

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source(s): *Map My County (Appendix A); Ord. No. 460, Section 10.35 (Regulating the Division of Land – Park and Recreation Fees and Dedications); Ord. No. 659 (Establishing Development Impact Fees); Parks & Open Space Department Review.*

Findings of Fact:

a) *Would the Project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?*

No Impact

The proposed Project does not include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment. A vineyard, winery, hotel and restaurant do not create impacts to these facilities. There will be no impacts.

b) *Would the Project include the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?*

No Impact

The proposed Project does not include the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated. A vineyard, winery, hotel and restaurant do not create impacts to these facilities. There will be no impacts.

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

No Impact

A vineyard, winery, hotel and restaurant do not create impacts to a C.S.A. or recreation and park district with a Community Parks and Recreation Plan (Quimby fees). There will be no impacts.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

42. Recreational Trails

Source(s): SWAP Figure 8, *Southwest Area Plan Trails and Bikeway System*; Project Application Materials (Appendix K).

Findings of Fact:

Less Than Significant Impact

According to SWAP Figure 8, *Southwest Area Plan Trails and Bikeway System*, a Regional Open Space Trail shall be located on De Portola Road. The trail shall be located on only one side of De Portola

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Road. Provisions for this trail are provided as part of the Project and are reflected on the Project plans. The Project will propose a 10 foot trails easement inside the road-right-of-way (ROW) along De Portola Road. Impacts will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

TRANSPORTATION/TRAFFIC Would the Project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
42. Circulation	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
a) Conflict with an applicable plan, ordinance or policy establishing a measure of effectiveness for the performance of the circulation system, taking into account all modes of transportation, including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Alter waterborne, rail or air traffic?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Cause an effect upon, or a need for new or altered maintenance of roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Cause an effect upon circulation during the project's construction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Result in inadequate emergency access or access to nearby uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Conflict with adopted policies, plans or programs regarding public transit, bikeways or pedestrian facilities, or otherwise substantially decrease the performance or safety of such facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source(s): Riverside County General Plan; Riverside County Transportation Commission website; Ordinance No. 659 (An Ordinance of the County of Riverside Establishing a Development Impact Fee Program); Ordinance No. 824 (An Ordinance of the County of Riverside Authorizing Participation in the Western Riverside County Transportation Uniform Mitigation Fee Program); Ordinance No. 461 (County of Riverside, State of California Road Improvement Standards and Specifications); Riverside Transit Agency and SWAP Figure 8, *Southwest Area Plan Trails and Bikeway System*.

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

- a) *Would the Project conflict with an applicable plan, ordinance or policy establishing a measure of effectiveness for the performance of the circulation system, taking into account all modes of transportation, including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?*

Less Than Significant Impact with Mitigation Incorporated

Environmental Impact Report (EIR) No. 524 for General Plan Amendment No. 1077 for the Wine Country Policy Area addressed traffic congestion and the traffic circulation system existing prior to adoption of the Wine Country Community Plan (WCCP) and proposed mitigation measures to reduce traffic impacts. Local access roads, like Rancho California Road, is an east/west arterial roadway. It begins west of the City of Temecula (in the hills) and continues eastward, through the City of Temecula, and into the WCCP. Near I-15, Rancho California Road has six lanes with a center median. East of Moraga Road, it narrows to a four-lane facility with a center median to Butterfield Stage Road, where it narrows to a two-lane facility with a center two-way left-turn lane. In the WCCP, there is a multi-use pathway that generally parallels the roadway to the south, providing accessibility for pedestrians, bicycles, and equestrians; however, there are some gaps in this mixed-use path network. State Route 79 South (Temecula Parkway), a congestion management program (CMP) roadway, extends eastward through the WCCP, ultimately terminating in the Cleveland National Forest east of San Diego. SR-79S is generally a six-lane facility with a center median from I-15 to Butterfield Stage Road, where it transitions to a four-lane facility and then a two-lane facility as it extends eastward. Finally De Portola roadway begins where Jedidiah Smith Road meets Ynez Road in Temecula. It begins as a 2-lane road with a median and continues east. At Margarita Road, it expands to four lanes and maintains that section to the City limits at Butterfield Stage Road. These roadways are impacted by winery developments in the WCCP, adding additional traffic or congestion with each added winery tasting facility or resort.

EIR No. 524 studied these potential impacts and determined that additional funding would be needed to address the growth of future wineries and/or resort facilities. Currently the Riverside County Transportation Department is imposing a 'fair-share calculation' as a mitigation measure for additional funding to be used as winery facilities develop. These funds will be collected during the permit processing of a wineries construction; to be paid prior to final of the first building permit. The funds will contribute to the funds already collected through the County's Transportation Uniform Mitigation Fee (TUMF) program. Both fees will address needed road improvements, as necessary, to provide an overall mitigated reduction to the WCCP overall traffic circulation and congestion.

With the Project being a Class V Winery, improvements to De Portola Road will be imposed based on the project traffic. These improvements are Conditions of Approval on the Project prior to final of the building(s) permit for Phase I and Phase II. In the event the Board of Supervisors adopts a Traffic Impact Fee (TIF) Program or similar funding program for the Wine Country Community Plan Area supported by a nexus study, the project proponent shall pay the fee in accordance with the fee schedule in effect at the time of permit issuance. Payment of the described fee shall cause the above improvements to be considered satisfied. The Project has been mitigated to an impact that will be less than significant with said mitigation.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Considering the Trip Management Plan (TMP) provided by the applicant of the proposed project which includes a singular access point of De Portola Road, 189 parking spaces provided, and hours of operations for winery operations of 7 am to 6 pm (with tastings occurring from 11 am to 6 pm) shows the limited amount of traffic that could be generated at peak hour or over an entire day. With less than 100 peak hour trips determined, the Project is exempt from having to complete a Traffic Impact Analysis pursuant to Riverside County Transportation Department's Traffic Impact Analysis Preparation Guide; therefore, the Project will not conflict with an applicable plan, ordinance or policy establishing a measure of effectiveness for the performance of the circulation system. Additionally funds necessary for roadway improvements beyond those in the Western Riverside Council of Government Transportation Uniform Mitigation Fee (WRCOG TUMF) program, the County is in the process of establishing a funding program (a fair-share contribution) for the Wine Country Community Plan (WCCP) area, which includes this Project site, in order to mitigate cumulative traffic impacts as identified in EIR No 524 for the WCCP. Impacts will be less than significant with said mitigation.

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

Less Than Significant Impact

Every county in California is required to develop a Congestion Management Program (CMP) that looks at the links between land use, transportation, and air quality. In its role as Riverside County's Congestion Management Agency, the Riverside County Transportation Commission (RCTC) prepares and periodically updates the county's CMP to meet federal Congestion Management System guidelines as well as state CMP legislation. The Southern California Association of Governments (SCAG) is required under federal planning regulations to determine that CMPs in the region are consistent with the Regional Transportation Plan. The RCTC's current Congestion Management Program was adopted in March 2011. Interstate 15 and State Route 79 South (Temecula Parkway) are included in the CMP.

The Riverside County Transportation Commission (RCTC) CMP does not require traffic impact assessments for development proposals. However, local agencies are required to maintain the minimum level of service (LOS) thresholds included in their respective general plans. If a street or highway segment included as part of the CMP falls below the adopted minimum level of service of E, a deficiency plan is required. The Project could conflict with the CMP if the project were to cause the CMP facility to operate at an unacceptable LOS. Accounting for the information stated within section 43a (see above); the Project's distance from SR-79S (approximately 2.55 miles from the Project site).

Some of the vehicle trips generated by the development on the Project site will connect to the CMP network at Interstate 15 and SR-79S; and development associated with the proposed Project may add an additional increment of traffic to the designated CMP network. While the Project does represent an increase in trips, the County has determined that this increase is not considered cumulatively considerable due to the small percentage increase. The Project is exempt from the preparation of a traffic impact analysis pursuant to County Transportation Department guidelines (projects of this size typically do not result in a drop in a LOS nor contribute significantly to a cumulative impact). Regardless, the Project will be required to pay its TUMF and DIF fees assessed

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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against all wineries, which collectively work towards reducing the overall impact to the transportation system to less than significant." Any impacts would be less than significant.

- c) *Would the Project result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?*

No Impact

The Project will not change air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks. None of these factors described are located within proximity to the Project site. There will be no impacts.

- d) *Would the Project alter waterborne, rail or air traffic?*

No Impact

Waterborne and rail traffic do not exist in proximity to the Project site. There will be no impacts.

- e) *Would the Project create any roadways or road improvements that could increase hazards to a circulation system design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?*

Less Than Significant Impact

Roadways will be installed in conformance with Ordinance No. 461 and will be installed concurrently with other Project utilities or infrastructure facilities. Conditions of approval have been added to the Project to implement Ordinance No. 461. The Project is conditioned to provide an acceleration/deceleration lane on De Portola Road which assist in separating traffic entering and exiting the project with De Portola Road. Therefore, implementation of the proposed Project will not create any roadways or road improvements that could increase hazards to a circulation system design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment). Any impacts are considered less than significant from the Project.

- f) *Would the Project cause an effect upon, or a need for new or altered maintenance of roads?*

Less Than Significant Impact

The development of the Project site would not result in the need for some new or altered maintenance of roads since no new roads are being constructed or no new roads being substantially altered. Therefore, impacts are considered less than significant.

- g) *Would the Project cause an effect upon circulation during the Project's construction?*

Less Than Significant Impact

A limited potential exists to interfere with an emergency response or evacuation plan during construction. Construction work in the street associated with the project will be limited to lateral utility connections (i.e., sewer) that will be limited to nominal potential traffic diversion. Control of access will ensure emergency access to the site and Project area during construction through the

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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submittal and approval of a traffic control plan (TCP). Following construction, emergency access to the Project site and area will remain as was prior to the proposed Project. Any impacts during construction are considered less than significant.

The proposed Project is required to comply with Fire Department requirements for adequate access. Project site access and circulation will provide adequate access and turning radius for emergency vehicles, consistent with the Fire Department's requirements.

The proposed Project, a winery, will have short-term impacts occurring on the local roadway system during grading and construction. However, compliance with Ordinance No. 457 regulating construction hours of operation and other County of Riverside Transportation Department procedures and permits will insure that the safety of the traveling public is protected during construction. Impacts will be less than significant.

h) Would the Project result in inadequate emergency access or access to nearby uses?

No Impact

The Project will not cause inadequate emergency access or access to nearby uses. The County of Riverside Fire Prevention Department has reviewed and conditioned the proposed Project without requiring additional emergency access or secondary access through other uses. There will be no impacts.

i) Would the Project conflict with adopted policies, plans or programs regarding public transit, bikeways or pedestrian facilities, or otherwise substantially decrease the performance or safety of such facilities?

Less Than Significant Impact

The Project will not result in any conflicts with any adopted policies supporting alternative transportation (e.g. bus turnouts, bicycle racks). There is no bus service in the immediate vicinity of the Project site. According to SWAP Figure 8, *Southwest Area Plan Trails and Bikeway System*, a Regional Open Space Trail shall be located on De Portola Road. The 10 foot trail shall be located on only one side of De Portola Road. Provisions for this trail are provided as part of the Project and are reflected on the Project plans. Therefore, implementation of the proposed Project will foster the development of bike trails. There will be no impacts.

Mitigation: A Condition of Approval has been implemented for this project (a Class V Winery) for its existing maintenance and improvements for both Phase I and Phase II of the project (COA – PHASE I & PHASE II Improvement - Existing Maintained) by the Transportation Department. With these conditions of approval (COA) for maintenance or fee to be paid, prior to final of the building permit.

Monitoring: Implementation of the mitigation measure is handled through the building permit processing as a COA prior to final condition of the first building permit (wine production building and/or wine tasting room with attached restaurant). No final of the building permit or certificate of occupancy will be given without this measure being satisfied.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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44. Bike Trails

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source(s): SWAP Figure 8, *Southwest Area Plan Trails and Bikeway System*; and Project Application Materials, June 2018 (Appendix K).

Findings of Fact:

Less Than Significant Impact

According to SWAP Figure 8, *Southwest Area Plan Trails and Bikeway System*, a Regional Open Space Trail shall be located on De Portola Road. The 10 foot trail shall be located on only one side of De Portola Road. Provisions for this trail are provided as part of the Project and are reflected on the Project plans. Therefore, implementation of the proposed Project will foster the development of bike trails. Impacts will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

TRIBAL CULTURAL RESOURCES. Would the Project

45. Tribal Cultural Resources

a) Would the project cause a substantial adverse change in the significance of a Tribal Cultural Resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American Tribe, and that is:

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1 (k); or,

b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1? In applying the criteria set forth in subdivision (c). of Public Resources Code Section 5024.1 for the purpose of this paragraph, the lead agency shall consider the significance to a California Native tribe.

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source(s): Staff review; Project Application Materials, June 2018 (Appendix K); *Assembly Bill 52 (AB 52) Formal Notification (PPT 180019)*, prepared by County of Riverside, July 24, 2018 (Appendix J).

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

a) *Would the Project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a Cultural Native American tribe, and that is listed or eligible for listing in the California Register of Historical resources, or in a local register of historical resources as defined in Public Resources Code Section 5020.1(k)?*

Less Than Significant Impact

Assembly Bill (AB) 52 specifies that a project that may cause a substantial adverse change to a defined Tribal Cultural Resource (TCR) may result in a significant effect on the environment. AB 52 requires tribes interested in development projects within a traditionally and culturally affiliated geographic area to notify a lead agency of such interest and to request notification of future projects subject to CEQA prior to determining if a negative declaration, mitigated negative declaration, or environmental impact report is required for a project. The lead agency is then required to notify the tribe within 14 days of deeming a development application subject to CEQA complete to notify the requesting tribe as an invitation to consult on the project. AB 52 identifies examples of mitigation measures that will avoid or minimize impacts to a TCR. The bill makes the above provisions applicable to projects that have a notice of preparation or a notice of intent to adopt a negative declaration/mitigated negative declaration circulated on or after July 1, 2015. AB 52 amends Sections 5097.94 and adds Sections 21073, 21074, 2108.3.1., 21080.3.2, 21082.3, 21083.09, 21084.2, and 21084.3 to the California PRC, relating to Native Americans.

Since the Project is within the tribe's traditional use area that was provided to the County by the tribes, AB 52 Notices were sent to the following eight (8) Tribes on July 24, 2018:

- Cahuilla Band of Indians;
- Colorado River Indian Tribes (CRIT);
- Pala Band of Mission Indians;
- Pechanga Cultural Resources Department;
- Quechan Indian Nation;
- Ramona Band of Cahuilla;
- Rincon Band of Luiseño Indians;
- Soboba Band of Luiseño Indians;

On August 27, 2018 the cultural report was provided to both the Pechanga and the Rincon Bands and the project conditions of approval were sent to each on September 05, 2018. No tribal cultural resources were identified by either of the consulting tribes. 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.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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b) *Would the Project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code Section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a Cultural Native American tribe, and that is a resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe?*

Less Than Significant Impact

In compliance with Assembly Bill 52 (AB52), notices regarding this Project were mailed to all requesting tribes on July 24, 2018. Consultations were requested by the Pechanga band of Luiseño Indians and the Rincon Band of Indians. The Cahuilla Band of Indians responded that although the project was located within their Traditional use Area, they did not wish to consult. No response was received from the Soboba Band, the Ramona band, the Colorado River Indian Tribes, the Quechan or Pala.

On August 27, 2018 the cultural report was provided to both the Pechanga and the Rincon Bands and the project conditions of approval were sent to each on September 05, 2018. No tribal cultural resources were identified by either of the consulting tribes. 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.

UTILITY AND SERVICE SYSTEMS Would the Project

46. Water

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

b) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?

Source(s): Project Application Materials (Appendix K); Department of Environmental Health Review; Wine Country Community Plan Program EIR No. 524.

Findings of Fact:

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

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

As analyzed in the Wine Country Community Plan EIR (EIR No 524). RCWD has the capacity to supply the increased demand. To minimize the anticipated increase in water demand implementing projects are required to utilize graywater drought resistant landscaping and landscape irrigation and advanced agricultural water conservation techniques. The proposed Project is an implementing project and is therefore subject to water conservation measures required in EIR No 524. In addition the Project has been conditioned to connect to a reclaimed water supply for landscape watering purposes when secondary or reclaimed water is made available to the site. This is considered a standard condition of approval and not unique mitigation. Impacts will be less than significant.

- b) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?

Less Than Significant Impact

Please reference the discussion in 46.a, above. Implementation of the proposed Project will not require or result in the construction of new treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects. In addition, sufficient water supplies are available to serve the Project from existing entitlements and resources, and no new or expanded entitlements are needed. The proposed Project will tie into Rancho California Water District (RCWD) facilities via the extension of an existing water line located in De Portola Road (existing road and utility and easement). Any impacts are considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

47. Sewer

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

b) Result in a determination by the wastewater treatment provider that serves or may service the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?

Source(s): Project Application Materials (Appendix K); Department of Environmental Health Review; Wine Country Community Plan Program EIR No. 524.

Findings of Fact:

- a) Require or result in the construction of new wastewater treatment facilities, including septic systems, or expansion of existing facilities, the construction of which would cause significant environmental effects?

Less Than Significant Impact

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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As discussed above in Section 17.c (Soils), 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.

- b) *Result in a determination by the wastewater treatment provider that serves or may service the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?*

No Impact

Implementation of the proposed Project will not require or result in the construction of new water treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects; or, result in a determination by the wastewater treatment provider that serves or may service the Project that it has adequate capacity to serve the Project's projected demand in addition to the provider's existing commitments. The proposed Project site development plan provides for an on-site, self-contained septic system, approved by the Department of Environmental Health that will allow the Project to operate below regional water quality thresholds. No impact will result.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

48. Solid Waste

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

Source(s): CalRecycle, Solid Waste Information System (SWIS) Facility Detail, Lamb Canyon Sanitary Landfill (33-AA-007), and Solid Waste Facility Permit 33-AA-00, accessed 9/3/2018; Lamb Canyon Sanitary Landfill, Enforcement Agency Notification Application for Food Waste Composting Research Project, December 2015, accessed 9/3/2018; El Sobrante Landfill Annual Monitoring Report, Jan 1, 2016 through Dec 31, 2016, by USA Waste of CA, Inc., dated December, 2017 (Final), accessed 8/31/2018; El Sobrante Landfill Fact Sheet, issued by Waste Management of California, accessed 8/31/2018; *General Plan EIR No. 521*; CalRecycle, SWIS Facility Detail, El Sobrante Landfill (33-AA-0217), accessed 9/3/2018.

Findings of Fact:

a) *Is the Project served by a landfill with sufficient permitted capacity to accommodate the Project's solid waste disposal needs?*

Less Than Significant Impact

The Project site is located approximately 25 miles south of the Lamb Canyon Landfill and 32 miles southeast of the El Sobrante Landfill.

The Lamb Canyon Landfill is a municipal solid waste facility owned and operated by the Riverside County Department of Waste Resources (RCDWR). It is located in the unincorporated Badlands/Lamb Canyon area of Riverside County, south of Interstate 10 (I-10) and the City of Beaumont, and north of the City of San Jacinto at 16411 Lamb Canyon Road (State Route 79). The landfill encompasses a total of approximately 1,189 acres, including a 580.5-acre permit area of which 144.6 acres are permitted for solid waste disposal. The landfill is currently permitted (July 2018; Facility No. 33-AA-007) to receive 5,000 tons of refuse per day with a permitted Traffic Volume of 913 vehicle per day. The landfill has a maximum elevation of 2,460' AMSL and a maximum depth of 350' below the ground surface.

The most recent figures, published monthly, for the Lamb Canyon Landfill show that a total of 53,386 tons of refuse was collected during April 2018, indicating an average of 2,135 tons per day with an average of 411 vehicle trips per day. This is well below the maximum 5,000 tons per day and 913 vehicle trips per day allowed pursuant to the current permit. The remaining maximum permitted capacity is 38,953,653 cubic yards as of January 8, 2015 (most recent published date available) providing capacity and continued operations through April 1, 2029 (estimated closure date).

The El Sobrante Landfill is located in the unincorporated Temescal Canyon area of Riverside County between the City of Lake Elsinore and the City of Corona, east of Interstate 15 and Temescal Canyon Road, and south of Cajalco Road, at 10910 Dawson Canyon Road. The landfill, which is owned and operated by USA Waste of California (a subsidiary of Waste Management, Inc.) started

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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disposal operations in 1986. From 1986 to 1998, the landfill was operated pursuant to the original El Sobrante Landfill Agreement and its Amendments and one Addendum. On September 1, 1998, the Riverside County Board of Supervisors (BOS) approved the El Sobrante Landfill Expansion Project, a vertical and lateral expansion of the landfill, and entered into a Second Agreement, which became effective on September 17, 1998. The Second Agreement represents a public/private relationship between the owner/operator of the landfill and the County of Riverside and provides for the Riverside County Department of Waste Resources (RCDWR) to operate the landfill gate, to set the County rate for disposal at the gate with BOS approval, and to operate the Hazardous Waste Inspection Program.

The El Sobrante Landfill facility currently comprises a total area of 1,322 acres which includes a 468-acre footprint permitted for landfill operations, and a 688-acre wildlife preserve. The operating permit allows a maximum of 16,054 tons per day of waste to be accepted at the landfill, due to limitations on the number of vehicle trips per day. As of January 2011, the landfill had a remaining in-County disposal capacity of approximately 38.506 million tons. In 2010, the El Sobrante Landfill accepted a total of 694,963 tons, or approximately 0.695 million tons of waste generated within Riverside County. The daily average for in-County waste was 2,235 tons during 2010. The landfill is expected to reach capacity in approximately 2036.

The El Sobrante Landfill Expansion Project included the following major elements:

- An increase in landfill disposal capacity to approximately 196.11 million cubic yards or approximately 109 million tons of municipal solid waste;
- An increase in the daily disposal capacity up to 10,000 tons (pursuant to the Second Amendment of the Expansion Agreement, approved by the BOS in March 2007, and subsequently implemented on August 31, 2009, the daily capacity was increased to 70,000 tons per week, not exceeding 16,054 tons per day [limited in part due to the number of vehicle trips per day], and a continuous 24-hour disposal);
- An increase in the landfill area to a total of 1,322 acres;
- An increase in the landfill footprint to 495 acres;
- An increase in the hours of operation, allowing 24-hour continuous operations, 7 days a week, for non-waste functions (i.e. application of daily cover, stockpiling of daily cover, site maintenance, grading, and vehicle maintenance) and allowing disposal operations from 4:00 AM to Midnight.

The landfill is open 24 hours per day, six days a week (closed Sundays and Major Holidays). Commercial customers have access 4:00 am to 6:00 pm, while the general public hours are 6:00 am to 6:00 pm.

During calendar year 2016, a total of 2,652,941 tons of municipal solid waste was disposed at the El Sobrante Landfill. Of this amount, 852,987 tons originated from Riverside County sources, and 1,799,954 tons originated from out-of-County sources. El Sobrante received 123,068 tons of Alternate Daily Cover in the form of cement treated incinerator ash.

Based on 309 working days (362 days minus Sundays and Major Holidays), an average of 8,596 (rounded to the nearest whole number) tons of waste were received at the landfill on a daily basis in 2016. The estimated 2017 total tonnage figure is projected to have increased slightly over the 2016 figure, to approximately 2,700,000 tons or an average amount of approximately 8,738 tons per day (2,700,000 tons ÷ 309 days). This indicates a year over year increase of 1.65% and is

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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substantially below the allowable disposal capacity of 16,054 tons per day permitted pursuant to the current agreement/operating permit, as amended.

As of the 2007 Second Amendment date, the landfill had a projected 50-year remaining life through 2036; however, based on 2016 figures, there was 141,192,896 tons of remaining capacity, indicating an approximate 54-year remaining life before the facility reaches capacity.

Development of all phases of the mixed-use winery and hotel Project site would be served by a landfill with sufficient permitted capacity to accommodate the proposed Project's solid waste disposal needs. Impacts will be less than significant.

- b) Does the Project comply with federal, state, and local statutes and regulations related to solid wastes including the CIWMP (County Integrated Waste Management Plan)?

Less Than Significant Impact

The proposed Project will consume some capacity of the existing landfills, but the level of adverse impact is considered less than significant. There is adequate capacity at the area landfills to accommodate the solid waste generated by the proposed Project, and the Project will comply with all laws and regulations in managing solid waste. The Project has been conditioned through Waste Resources to submit a Waste Recycle Plan prior to building permit issuance and a final report upon conclusion prior to final of the building permits. Impacts will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

49. Utilities

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

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

Source(s): Project Application Materials (Appendix K); *De Portola Estate Winery Air Quality and Greenhouse Gas Analysis*, prepared by RK Engineering Group, Inc., August 9, 2018, (AQ/GHG Analysis Appendix B); Ordinance No. 461 (County of Riverside, State of California Road Improvement Standards and Specifications); and Ordinance No. 659 (An Ordinance of the County of Riverside Establishing a Development Impact Fee Program); Riverside County Network of Care website, and *County of Riverside General Plan EIR No. 521, Sec. 4.10 Energy Resources*.

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- a) *Would the Project impact electricity facilities requiring or resulting in the construction of new facilities or the expansion of existing facilities; the construction of which could cause significant environmental effects?*

Less Than Significant Impact

Various components of the proposed Project site mixed-use winery/tasting room/future Phase II hotel will consume electricity. The electrical service provider is Southern California Edison. Overhead electrical service lines currently exist contiguous to the Project site along the west side of De Portola Road.

SCE provides electrical service to customers within a 50,000-square mile area covering nearly 14 million people in 11 counties in the southern half of California, including western Riverside County. It provides electricity to users via 16 utility interconnections and nearly 5,000 different transmission and distribution circuits. In total, SCE reported a total energy consumption of approximately 85,850 GWh in 2009, the most recent year for which data is available from the CEC. An additional 4,531 GWh were also "self-generated" within the SCE's planning area in 2009. SCE has declared itself the nation's largest purchaser of renewable energy, buying and delivering approximately 13.6 million MWh in 2009.

Adequate commercial electricity supplies are presently available in southern California to meet this forecast demand. Impacts will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

- b) *Would the Project impact natural gas facilities requiring or resulting in the construction of new facilities or the expansion of existing facilities; the construction of which could cause significant environmental effects?*

Less Than Significant Impact

The proposed Project will be connected to The Gas Company's natural gas distribution system. Connections are available in De Portola Road and existing natural gas service is in place to improved winery properties adjacent to the south and east of the Project site.

The proposed Project natural gas usage has been anticipated under the recently adopted Wine Country Community Plan Land Use Designation and zoning classification. Adequate commercial natural gas supplies are available to meet this forecast demand. Impacts will 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
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- c) *Would the Project impact communications systems facilities requiring or resulting in the construction of new facilities or the expansion of existing facilities; the construction of which could cause significant environmental effects?*

Less Than Significant Impact

The communication system is provided by Verizon. Verizon is a private company that provides connection to the communication system on an as needed basis. No expansion of facilities will be necessary to connect the Project to the communication system located adjacent to the Project site. Impacts will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

- d) *Would the Project impact storm water drainage facilities requiring or resulting in the construction of new facilities or the expansion of existing facilities; the construction of which could cause significant environmental effects for storm water drainage?*

Less Than Significant Impact

There is an existing storm drain system on the project that captures and conveys runoff from the existing vineyard portion of the site to the existing creek near the southerly property line. The proposed Project will augment the existing on-site storm drain system with the installation of new stormwater treatment facilities to service the proposed Project site winery/hotel development, including new storm drains, two (2) detention/bio-retention basins/storage tanks, and other measures to meet County requirements.

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. 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.

These are standard conditions for the County of Riverside and are not considered 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. Impacts will be less than significant.

Mitigation: No mitigation measures are required.

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

- e) *Would the Project impact street lighting facilities requiring or resulting in the construction of new facilities or the expansion of existing facilities; the construction of which could cause significant environmental effects?*

Less Than Significant Impact

The proposed Project will not require the installation of any new or additional street lights along the De Portola Road public right-of-way in accordance with standard requirements and County Ordinance No. 655. 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. Any impacts from light and glare are discussed in Section 2 (Mt. Palomar Observatory) and Section 3 (Other Lighting Issues), above. Impacts will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

- f) *Would the Project impact maintenance of public facilities, including roads requiring or resulting in the construction of new facilities or the expansion of existing facilities; the construction of which could cause significant environmental effects?*

Less Than Significant Impact

The proposed Project will have a less than significant impact on public facilities. Riverside County Ordinance No. 659 establishes a developer impact fee to mitigate the cost of public facilities, including roads. The Project does not include roads requiring or resulting in the construction of new facilities or the expansion of existing facilities. The Project applicant shall comply with the provisions of Ordinance No. 659, which requires payment of the appropriate fees set forth in the Ordinance prior to final of the first building permit. Impacts will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

- g) *Would the Project impact other governmental services, requiring or resulting in the construction of new facilities or the expansion of existing facilities; the construction of which could cause significant environmental effects?*

Less Than Significant Impact

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Regional Multi-Service Centers impacts are typically attributed to residential development. This is reflected in Ordinance No. 659. Regional Multi-Service Centers are located throughout the County and provide a variety of services on a regional basis with events ranging from: athletic programs, wellness programs, senior citizen activities, arts and crafts, etc. The Project site does not have a residential component, however, the proposed mixed-use winery/tasting room/future hotel will have a lesser impact and will be assessed accordingly.

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.

Impacts from implementation of the proposed Project that would result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for regional multi-service centers, are considered incremental, and less than significant. Impacts will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

50. Energy Conservation

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

Source(s): Project Application Materials (Appendix K).

Findings of Fact:

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

No Impact

Refer to the discussion under Section 49 above. The Project would increase the site's demand for energy compared to its existing undeveloped state. Specifically, the proposed Project would increase consumption of energy for space and water heating, air conditioning, lighting, and operation of miscellaneous equipment and appliances. The Project will comply with all Title 24 energy conservation requirements. The Title 24 Building Energy Efficiency Standards were developed by the CEC and apply to energy consumed for heating, cooling, ventilation, water heating, and lighting in new residential and non-residential buildings. Adherence to these efficiency standards would result in a "maximum feasible" reduction in unnecessary energy consumption. No conflict with any adopted energy conservation plans would occur if the proposed Project is implemented. There will be no impacts.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

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

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

Source(s): Sections 1-50, above.

Findings of Fact:

Less Than Significant with Mitigation Incorporated

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

All potentially significant impacts to biological resources would be avoided or reduced to a less than significant impact with the implementation of **Mitigation Measures MM-BIO-1 through MM-BIO-3**, standard conditions identified in this Initial Study, as well as design features and measures already incorporated into the Project.

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 52. Does the project have impacts which are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, other current projects and probable future projects)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Source(s): Sections 1-50, above.

Findings of Fact:

No Impact

The Project does not have impacts which are individually limited, but cumulatively considerable. As demonstrated in Sections 1 – 50 of this Environmental Assessment, in particular regarding air quality and greenhouse gas emissions that have established thresholds to consider cumulative impacts as well as hydrology and traffic impacts that consider the existing and currently planned development of the area and the specific respective drainage and traffic impacts to the overall area in a cumulative manner. As illustrated in the EA the Project will not have any impacts that cannot be reduced to less than significant with the incorporation of mitigation, Project design features, and conditions of approval. Therefore, no cumulative impacts are anticipated to occur. The proposed Project of a winery is

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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considerable when viewed in connection with other projects (past, current, or future) as most properties in this area and along De Portola Road are existing wineries. There will be no impact.

53. Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source(s): Sections 1-50, above.

Findings of Fact:

Less Than Significant Impact

Effects on human beings were evaluated as part of this analysis of this Initial Study and found to be less than significant with implementation of mitigation measures, standard conditions, and/or Project design features in aesthetics, air quality, biological resources, cultural resources, geology and soils, greenhouse gas emissions, hydrology & water quality, noise, paleontological resources, public services, transportation/traffic, and tribal cultural resources. Based on the analysis and conclusions in this Initial Study, the proposed Project will not cause substantial adverse effects directly or indirectly to human beings.

Therefore, potential direct and indirect impacts on human beings that result from the proposed Project are considered less than significant.

VI. EARLIER ANALYSES

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

Earlier Analyses Used, if any: General Plan EIR and EA 42712.

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

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

VII. AUTHORITIES CITED

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

VIII. SOURCES CITED

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https://leginfo.ca.gov/faces/billNavClient.xhtml?bill_id=201320140AB52

CalRecycle, SWIS Facility Detail, El Sobrante Landfill (33-AA-0217)
<https://www2.calrecycle.ca.gov/swfacilities/Directory/33-AA-0217>

CalRecycle, SWIS Facility Detail, Lamb Canyon Sanitary Landfill (33-AA-007), and Solid Waste Facility Permit 33-AA-00
<https://www2.calrecycle.ca.gov/swfacilities/Directory/33-AA-0007>

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<https://www.envirostor.dtsc.ca.gov/public/>

Draft Environmental Impact Report No. 521
<http://planning.rctlma.org/ZoningInformation/GeneralPlan/GeneralPlanAmendmentNo960EIRNo521C/APFebruary2015/DraftEnvironmentalImpactReportNo521.aspx>

EA 42712
http://rivcocob.org/agenda/2015/10_06_15_files/16-02.pdf

EI Sobrante Landfill Annual Monitoring Report, Jan 1, 2016 through Dec 31, 2016, by USA Waste of CA, Inc., dated December, 2017 (Final)
<http://www.rcwaste.org/Portals/0/Files/EISobrante/2016/Staff%20Report%20and%202016%20Annual%20Report.pdf>

EI Sobrante Landfill Fact Sheet, issued by Waste Management of California
https://www.wmsolutions.com/pdf/factsheet/EI_Sobrante_Landfill.pdf

GEOTRACKER website
<https://geotracker.waterboards.ca.gov/>

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<https://www.google.com/maps>

Lamb Canyon Sanitary Landfill, Enforcement Agency Notification Application for Food Waste Composting Research Project, December 2015
www.calrecycle.ca.gov/SWFacilities/Directory/33-AA-0357/Document/300466

Map My County website
https://gis.countyofriverside.us/Html5Viewer/?viewer=MMC_Public
mindat.org website
<https://www.mindat.org/>

Ordinances – Riverside County
<http://www.rivcocob.org/ordinances/>

Rancho California Water District website
<https://www.ranchowater.com/147/Water-Quality>

Riverside County General Plan
<http://planning.rctlma.org/ZoningInformation/GeneralPlan.aspx>

Riverside County General Plan EIR No. 441
<http://planning.rctlma.org/Portals/0/genplan/content/eir/volume1.html>

Riverside County Network of Care
<http://riverside.networkofcare.org/>

Riverside Transit Agency website
<https://www.riversidetransit.com/>

Southwest Area Plan (SWAP)
http://planning.rctlma.org/Portals/0/genplan/general_Plan_2017/areaplans/SWAP_071117.pdf?ver=2017-10-06-094256-873

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

Wine Country Community Plan Program EIR No. 524



COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY

Juan C. Perez
Agency Director



10/22/18, 9:55 am

PPT180019

ADVISORY NOTIFICATION DOCUMENT

The following notifications are included as part of the recommendation of approval for PPT180019. They are intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property.

Advisory Notification

Advisory Notification. 1 AND - Preamble

This Advisory Notification Document is included as part of the justification for the recommendation of approval of this Plan (Plot Plan No. 180019) and is intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property in accordance with approval of that entitlement and are in addition to the applied conditions of approval.

Advisory Notification. 2 AND - Project Description & Operational Limits

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 5 electrical vehicle spaces; plus 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.

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 3 AND - Design Guidelines

Compliance with applicable Design Guidelines:

1. County Wide Design Guidelines and Standards
2. County Design Guidelines
 - Temecula Valley Wine Country (Adopted 3/11/2014)

Advisory Notification. 4 AND - Development Phasing

Development of the Property will occur in two (2) phases. Phase one is the wine production building and wine tasting room with attached restaurant. Phase two is the Wine Country Hotel. The overall parking area will be constructed under the first phase with 53 parking being paved with asphalt and the remaining 136 spaces being paved with decomposed granite (DG) or similar. When phase two begins construction, the overflow parking area will be paved with asphalt to reflect the final shared parking spaces as laid out per the approved Site Plan with a total of 189 parking spaces (including 9 ADA spaces and 5 electrical vehicle spaces). Refer to Phasing Plan exhibit that is a part of the report package. Development mitigation fees (DIF & WRMSHCP) can also be paid per each phase.

Advisory Notification. 5 AND - Exhibits

The development of the premises shall conform substantially with that as shown on APPROVED EXHIBIT(S):

- Exhibit A (Site Plan), dated October 2, 2018.
- Exhibit B (Elevations), dated October 2, 2018.
- Exhibit C (Floor Plans), dated October 2, 2018.
- Exhibit G (Conceptual Grading Plan), dated September 27, 2018.
- Exhibit L (Conceptual Landscaping and Irrigation Plans), dated September 27, 2018.
- Exhibit V (Vineyard Planting Plan), dated October 2, 2018.
- Phasing Plan Exhibit, dated September 27, 2018.
- Color Renderings for Project, dated September 27, 2018.

Advisory Notification. 6 AND - Federal, State & Local Regulation Compliance

1. Compliance with applicable Federal Regulations, including, but not limited to:
 - National Pollutant Discharge Elimination System (NPDES)
 - Clean Water Act
 - Migratory Bird Treaty Act (MBTA)
2. Compliance with applicable State Regulations, including, but not limited to:
 - The current Water Quality Management Plan (WQMP) Permit issued by the applicable Regional Water Quality Control Board (RWQCB.)
 - Government Code Section 66020 (90 Days to Protest)
 - Government Code Section 66499.37 (Hold Harmless)
 - Native American Cultural Resources, and Human Remains (Inadvertent Find)
 - School District Impact Compliance
 - Public Resources Code Section 5097.94 & Sections 21073 et al - AB 52 (Native Americans: CEQA)

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 6 AND - Federal, State & Local Regulation Compliance (cont.)

- Current California Building Code (CBC)
 - California Alcoholic Beverage Control License (42 ABC licenses and/or others)
3. Compliance with applicable County Regulations, including, but not limited to:
- Ord. No. 348 (Land Use Planning and Zoning Regulations)
 - Ord. No. 413 (Regulating Vehicle Parking)
 - Ord. No. 421 (Excavation Covering & Swimming Pool Safety)
 - Ord. No. 457 (Building Requirements)
 - Ord. No. 460 (Division of Land)
 - Ord. No. 461 (Road Improvement Standards)
 - Ord. No. 655 (Regulating Light Pollution)
 - Ord. No. 671 (Consolidated Fees)
 - Ord. No. 787 (Fire Code)
 - Ord. No. 847 (Regulating Noise)
 - Ord. No. 857 (Business Licensing)
 - Ord. No. 859 (Water Efficient Landscape Requirements)
 - Ord. No. 915 (Regulating Outdoor Lighting)
4. Mitigation Fee Ordinances:
- Ord. No. 659 Development Impact Fees (DIF)
 - Ord. No. 663 Stephens Kangaroo Rat Habitat Conservation Plan (SKR)
 - Ord. No. 810 Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP)
 - Ord. No. 824 Western Riverside County Transportation Uniform Mitigation Fee (WR TUMF)

Advisory Notification. 7 AND - Hold Harmless

The applicant/permittee or any successor-in-interest shall defend, indemnify, and hold harmless the County of Riverside or its agents, officers, and employees (COUNTY) from the following:

(a) any claim, action, or proceeding against the COUNTY to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the PLOT PLAN; and,

(b) any claim, action or proceeding against the COUNTY to attack, set aside, void or annul any other decision made by the COUNTY concerning the PLOT PLAN, including, but not limited to, decisions made in response to California Public Records Act requests.

The COUNTY shall promptly notify the applicant/permittee of any such claim, action, or proceeding and shall cooperate fully in the defense. If the COUNTY fails to promptly notify the applicant/permittee of any such claim, action, or proceeding or fails to cooperate fully in the defense, the applicant/permittee shall not, thereafter, be responsible to defend, indemnify or hold harmless the COUNTY.

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 7 AND - Hold Harmless (cont.)

The obligations imposed by this condition include, but are not limited to, the following: the applicant/permittee shall pay all legal services expenses the COUNTY incurs in connection with any such claim, action or proceeding, whether it incurs such expenses directly, whether it is ordered by a court to pay such expenses, or whether it incurs such expenses by providing legal services through its Office of County Counsel. Payment for COUNTY's costs related to the LITIGATION shall be made on a deposit basis. Within thirty (30) days of receipt of notice from COUNTY that LITIGATION has been initiated against the Project, applicant/permittee shall initially deposit with the COUNTY's Planning Department the total amount of Twenty Thousand Dollars (\$20,000). Applicant/permittee shall deposit with COUNTY such additional amounts as COUNTY reasonably and in good faith determines, from time to time, are necessary to cover costs and expenses incurred by the COUNTY, including but not limited to, the Office of County Counsel, Riverside County Planning Department and the Riverside County Clerk of the Board associated with the LITIGATION. To the extent such costs are not recoverable under the California Public Records Act from the records requestor, applicant/permittee agrees that deposits under this section may also be used to cover staff time incurred by the COUNTY to compile, review, and redact records in response to a Public Records Act request made by a petitioner in any legal challenge to the Project when the petitioner is using the Public Records Act request as a means of obtaining the administrative record for LITIGATION purposes. Within ten (10) days of written notice from COUNTY, applicant/permittee shall make such additional deposits.

Advisory Notification. 8 AND - Winery Development Standards

The following standards shall apply to all wineries as stated in Ordinance No. 348 Section 14.93.E:

A total of seventy-five percent (75%) of the net project area shall be planted in vineyards prior to issuance of certificate of occupancy or final inspection, whichever occurs first.

Fifty percent (50%) of the vineyard requirement shall be planted prior to issuance of building permit for the winery. Olive trees used to meet the above planting requirement shall have a minimum average density of 100 olive trees per acre.

Vineyards used to meet the planting requirement shall have a minimum average density of 450 vines per acre.

The seventy-five (75%) planting requirement shall be maintained for the life of the permit.

A minimum of seventy-five percent (75%) of the grapes utilized in wine production and retail wine sales shall be grown in Riverside County, except during the following: a) When the Board of Supervisors declares an Agricultural Emergency for the Temecula Valley Wine Country Area. The declaration shall be for a specific period of time and any winery within the Temecula Valley Wine Country Area Policy Area may take advantage of the exemption. b) The first two years from the plot plan's or conditional use permit's effective date.

ADVISORY NOTIFICATION DOCUMENT**Advisory Notification**

Advisory Notification. 8 AND - Winery Development Standards (cont.)

For winery entitlements and revised entitlements approved after the effective date of Ordinance No. 348.4818, at least fifty percent (50%) of the wine sold by a winery shall be produced on the winery site.

A Class V Winery shall be at least three thousand (3,000) square feet and shall produce at least seven thousand (7,000) gallons of wine annually as determined by the County Agricultural Commission.

Prior to the issuance of a building permit for any incidental commercial use, the winery shall be constructed. Prior to the issuance of a certificate of occupancy for any incidental commercial use, the winery shall be operational

E Health

E Health. 1 Waste water

Project PPT180019 is located in the Temecula Wine Country District and is included in the Highway 79 Area. This area is anticipated to be sewerred 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. DEH's 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. Obtain clearance from the San Diego Regional Water Quality Control Board for all winery production waste water. Winery production waste water is not allowed to be discharged into the on-site waste water treatment system.

Fire

Fire. 1 Gen - Fire

1.) Access - Fire Department emergency vehicle apparatus access road locations and design shall be in accordance with the California Fire Code, Riverside County Ordinance 460, Riverside County Ordinance 787, and Riverside County Fire Department Standards. Plans must be submitted to the Fire Department for review and approval prior to building permit issuance. 2.) Water - Fire Department water system(s) for fire protection shall be in accordance with the California Fire Code, Riverside County Ordinance 787 and Riverside County Fire Department Standards.

ADVISORY NOTIFICATION DOCUMENT

Fire

Fire. 1 Gen - Fire (cont.)

Plans must be submitted to the Fire Department for review and approval prior to building permit issuance. 3.) High Fire Hazard Severity Zone - The project is located in the "SRA Very High Fire Hazard Severity Zone" of Riverside County as shown on a map titled Very High Fire Hazard Severity Zones, dated April 8, 2010 and retained on file at the office of the Fire Chief and supersedes other maps previously adopted by Riverside County designating high fire hazard areas. Any building constructed on lots created by this project shall comply with the special construction provisions contained in Riverside County Ordinance 787, Title 14, the California Building Code and Riverside County Fire Department Information Bulletin #08-05. Plans must be submitted to the Fire Department for review and approval prior to building permit issuance.

Planning

Planning. 1 90 DAYS TO PROTEST

The project developer has 90 days from the date of approval of these conditions to protest, in accordance with the procedures set forth in Government Code Section 66020, the imposition of any and all fees, dedications, reservations and/or other exactions imposed on this project as a result of this approval or conditional approval of this project.

Planning. 2 USE - BASIS FOR PARKING

Parking for this project was determined primarily on the basis of County Ordinance No. 348, Section 18.12. a.(2).b), Wine Tasting Area - 1 space per 45 square feet of serving area; Wine production area = 1 space per 500 square feet for fabrication area, 1 space per 1,000 square feet for storage area; Hotel - 1 space per room and two spaces for manager.

The project provided a parking analysis for their total parking area of 189 parking spaces (including 9 ADA parking spaces and 5 electrical vehicle parking spaces). The Planning Director determined that the parking spaces provided for the project was adequate for the Class V Winery.

Planning. 3 USE - EXPIRATION DATE-USE CASE

This approval shall be used within eight (8) years of the approval date; otherwise, it shall become null and void and of no effect whatsoever. By use is meant completion of construction and the actual occupancy of existing buildings or land under the terms of the authorized use. The Planning Director, at his/her, discretion, may grant additional years beyond the eight (8) years stated above. Should the years be granted and the completion of construction and the actual occupancy of existing buildings or land under the terms of the authorized use not occur, the approval shall become null and void and of no effect whatsoever.

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 4 USE - HOURS OF OPERATION

The hours of operation for this winery approved through Plot Plan No. 180019 shall be as follows:

Winery Tasting Room - 11:00 a.m. to 6:00 p.m., 7 days a week. *Shipping facility hours associated with the winery (Tasting Room and/or Production Building) will be limited to 8:00 a.m. to 6:00 p.m.*

Restaurant hours - 11:00 a.m. to 8:00 p.m., 7 days a week.

The Hotel will be open 24 hours a day; 7 days a week.

Special Occasions or Events - 9:00 a.m. to 10:00 p.m. *No special occasions or events will occur after 10 p.m. for any reason.*

Planning. 5 USE - LIGHTING HOODED/DIRECTED

Any outside lighting shall be hooded and directed so as not to shine directly upon adjoining property or public rights-of-way.

Planning. 6 USE - MT PALOMAR LIGHTING AREA

Within the Mt. Palomar Special Lighting Area, as defined in Ordinance No. 655, low pressure sodium vapor lighting or overhead high pressure sodium vapor lighting with shields or cutoff luminaires, shall be utilized.

Planning. 7 USE - NO OUTDOOR ADVERTISING

No outdoor advertising display, sign or billboard (not including on-site advertising or directional signs) shall be constructed or maintained within the property subject to this approval.

Planning. 8 USE - NO RESIDENT OCCUPANCY

No permanent occupancy shall be permitted within the property approved under this plot plan as a principal place of residence. No person, shall use the premises as a permanent mailing address nor be entitled to vote using an address within the premises as a place of residence.

Planning. 9 USE - RECLAIMED WATER

The permit holder shall connect to a reclaimed water supply for landscape watering purposes when secondary or reclaimed water is made available to the site.

Planning. 10 USE- COLORS & MATERIALS

Building colors and materials shall be in substantial conformance with those shown on APPROVED EXHIBITS and Color Renderings for the project.

ADVISORY NOTIFICATION DOCUMENT

Planning-All

Planning-All. 1 USE - CAUSES FOR REVOCATION

In the event the use hereby permitted under this permit, a) is found to be in violation of the terms and conditions of this permit, b) is found to have been obtained by fraud or perjured testimony, or c) is found to be detrimental to the public health, safety or general welfare, or is a public nuisance, this permit shall be subject to the revocation procedures.

Planning-All. 2 USE - CEASED OPERATIONS

In the event the use hereby permitted ceases operation for a period of one (1) year or more, this approval shall become null and void.

Planning-All. 3 USE - EXTERIOR NOISE LEVELS

Exterior noise levels produced by any use allowed under this permit, including, but not limited to, any outdoor public address system, shall not exceed 45 db(A), 10-minute LEQ, between the hours of 10:00 p.m. to 7:00 a.m., and 65 db(A), 10-minute LEQ, at all other times as measured at any residential, hospital, school, library, nursing home or other similar noise sensitive land use. In the event noise exceeds this standard, the permittee or the permittee's successor-in-interest shall take the necessary steps to remedy the situation, which may include discontinued operation of the facilities. The permit holder shall comply with the applicable standards of Ordinance No. 847. Outdoor amplified sounds were approved in conjunction with this Plot Plan under a Noise Exception case (NE1800002).

Planning-All. 4 USE - FEES FOR REVIEW

Any subsequent submittals required by these conditions of approval, including but not limited to grading plan, building plan or mitigation monitoring review, shall be reviewed on an hourly basis (research fee), or other such review fee as may be in effect at the time of submittal, as required by Ordinance No. 671. Each submittal shall be accompanied with a letter clearly indicating which condition or conditions the submittal is intended to comply with.

Planning-All. 5 USE - LIMIT ON SIGNAGE

On-site advertising signs shall be consistent with Temecula Valley Wine Country Design Guidelines and comply with all applicable County signage requirements. One (1) monument sign is proposed as a part of this Project. The monument sign will be near the entry driveway to the winery off De Portola Road surrounded by vineyards. The monument sign is sixteen feet high by ten feet wide (16' x 11') and matches the proposed design look of the winery; plus meet the Temecula Valley Wine Country Design Guidelines for business establishment signage. APPROVED EXHIBITS for signage are a part of this project.

ADVISORY NOTIFICATION DOCUMENT

Planning-All

Planning-All. 6 USE - MAINTAIN LICENSING

At all times during the conduct of the permitted use the permittee shall maintain and keep in effect valid licensing approval from the County Environmental Health Department, County Transportation and Land Management Agency, and California Department of Alcohol Beverage Control, or equivalent agency as provided by law. Should such licensing be denied, expire or lapse at any time in the future, this permit shall become null and void

Planning-CUL

Planning-CUL. 1 If Human Remains Found

If human remains are found on this site, the developer/permit holder or any successor in interest shall comply with State Health and Safety Code Section 7050.5.

Planning-CUL. 2 PDA06083r1 accepted

County Archaeological Report (PDA) No 6083 submitted for this project (PPT180019) was prepared by CRM Tech and is entitled: "Phase I Historical/Archeological Resources Survey, De Portola Estates Winery Project, Rancho California Area, Riverside County, California" dated August 26, 2018. This report was not accepted by the County Archaeologist and report comments (request for revisions) were requested and sent to the consultant on August 27, 2018. Revised County Archaeological Report (PDA) No. 6083r1 submitted for this same project, prepared by the same aforementioned company and individual and bearing the same title, is dated August 27, 2018. This report was received on August 27, 2018 and accepted by the County Archaeologist on the same day. PDA06083r1 concludes:

In summary of the research results presented above, no potential "historical resources" were previously recorded within or adjacent to the project area, and none was found during the present survey. 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, a recent geotechnical study 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 (CW Soils 2018:4), 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, the present study concludes that no "historical resources" exist within the project area.

PDA06083r1 recommends:

The proposed project will not cause a substantial adverse change to any "historical resources." No further cultural resources investigation is necessary for the project unless development plans undergo such changes as to include areas not covered by this study. If buried cultural materials are discovered during any earth-moving operations associated with the project, all work in that area should be halted or until a qualified archaeologist can evaluate the nature and significance of the finds. These documents are herein incorporated as a part of the record for project.

ADVISORY NOTIFICATION DOCUMENT

Planning-CUL

Planning-CUL. 3 Unanticipated Resources

The developer/permit holder or any successor in interest shall comply with the following for the life of this permit. If during ground disturbance activities, unanticipated cultural resources* are discovered, the following procedures shall be followed:

All ground disturbance activities within 100 feet of the discovered cultural resource shall be halted and the applicant shall call the County Archaeologist immediately upon discovery of the cultural resource. A meeting shall be convened between the developer, the project archaeologist**, the Native American tribal representative (or other appropriate ethnic/cultural group representative), and the County Archaeologist to discuss the significance of the find. At the meeting with the aforementioned parties, a decision is to be made, with the concurrence of the County Archaeologist, as to the appropriate treatment (documentation, recovery, avoidance, etc) for the cultural resource. Resource evaluations shall be limited to nondestructive analysis. Further ground disturbance shall not resume within the area of the discovery until the appropriate treatment has been accomplished. * A cultural resource site is defined, for this condition, as being a feature and/or three or more artifacts in close association with each other. ** If not already employed by the project developer, a County approved archaeologist shall be employed by the project developer to assess the significance of the cultural resource, attend the meeting described above, and continue monitoring of all future site grading activities as necessary.

Planning-GEO

Planning-GEO. 1 GEO180027 ACCEPTED

County Geologic Report GEO No. 180027, submitted for the project PPT180019, APNs 927-640-008, -009, -011, -012, -015, was prepared by CW Soils, and is titled; "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," dated June 11, 2018. GEO180027 concluded:

1. The subject property is not located within an Alquist-Priolo Earthquake Fault Zone, and no active faults are known to project through the proposed project.
2. The potential for design level earthquake induced liquefaction and lateral spreading to occur beneath the proposed structure is considered very low to remote.
3. No landslide debris was observed during our field exploration and no ancient landslides are known to exist onsite.
4. The potential for secondary seismic hazards such as seiche or tsunami is considered negligible due to site elevation and distance to an open body of water.

ADVISORY NOTIFICATION DOCUMENT

Planning-GEO

Planning-GEO. 1 GEO180027 ACCEPTED (cont.)

- 5. The potential for subsidence is considered low to remote.
- 6. Onsite soils exhibit a very low expansion potential.

GEO180027 recommended:

- 1. In areas of planned grading and improvements, the site should be cleared of vegetation, roots, and any trash and debris, and these materials should be disposed of offsite.
- 2. In the areas to receive compacted fill, the removal of low density, compressible soils, such as topsoil and undocumented artificial fill, should continue until firm competent bedrock is encountered.
- 3. Remedial removals are estimated to extend to a depth of 6 to 8 feet below existing grade within the proposed building areas.
- 4. Remedial grading should extend horizontally beyond the perimeter of the proposed structures a distance equal to the depth of compacted fill below the proposed footing or a minimum of 5 feet, whichever is greater.
- 5. Prior to placing compacted fills, the exposed bottom should be scarified to a depth of 6 inches or more, watered or air dried as necessary to achieve optimum moisture content and then compacted to a minimum of 90 percent of the maximum dry density.

GEO No. 180027 satisfies the requirement for a geologic/geotechnical study for Planning/CEQA purposes. GEO No. 180027 is hereby accepted for planning purposes. Engineering and other Building Code parameters were not included as a part of this review or approval. This approval is not intended and should not be misconstrued as approval for grading permit. Engineering and other building code parameters should be reviewed and additional comments and/or conditions may be imposed by the County upon application for grading and/or building permits.

Transportation

Transportation. 1 COUNTY WEB SITE

Additional information, standards, ordinances, policies, and design guidelines can be obtained from the Transportation Department Web site: <http://rctlma.org/trans/>. If you have questions, please call the Plan Check Section at (951) 955-6527.

Transportation. 2 STD INTRO (ORD 460/461)

With respect to the conditions of approval for the referenced tentative exhibit, the landowner shall provide all street improvements, street improvement plans and/or road dedications set forth herein in accordance with Riverside County Road Improvement Standards (Ordinance 461). It is understood that the exhibit correctly shows acceptable centerline elevations, all existing easements, traveled ways, and drainage courses with appropriate Q's, and that their omission or unacceptability may require the exhibit to be resubmitted for further consideration. This ordinance and all conditions of approval are essential parts and a requirement occurring in ONE is as binding as though occurring in all. All questions regarding the true meaning of the conditions shall be referred to the Transportation Department.

ADVISORY NOTIFICATION DOCUMENT

Transportation

Transportation. 3 Traffic Management Plan (TMP)

TRAFFIC MANAGEMENT PLAN for PPT 180019 Date: October 4, 2018

Project: De Portola Estate Winery and Hotel

1. Introduction

The purpose of this Traffic Management Plan is to describe the Traffic Flow, ingress and exit.

2. Project: Description /Location The site is located at 37440 De Portola Road, APN 927-640-008, 009, 011, 012, 015 (PM 180001-1)

The project is on acres, and 20.9 net acres, and is currently planted as a vineyard, with three (3) existing graded pads. A 6,400 approximately square foot winery/tasting room and a 10,000 square foot

Production building are proposed for the site. Over 50% of PPT180019 is planted as vineyard.

3. Ingress/Egress

The project takes access from De Portola Road, just south of Oak Mountain Road. The street is currently paved to a Width of 24 feet.

Access to this site is provided will be 24 ft. wide driveway, which connects directly to Winery and Production facility, and future Phase 2 Hotel.

Phase I, Improvements:

Acceleration and Deceleration lanes shall connect to the proposed driveway and shall be provided in accordance with the following design parameters:

1. Edge of pavement returns shall be a 35-foot radius
2. Provide acceleration/deceleration lanes per County Std. 803.

Phase - II improvement:

The driveway connection to De Portola Road shall be improved with a left-turn pocket and AC pavement transition to taper between the existing road, and the proposed driveway, in accordance with the following design parameters:

- 1) At the proposed northerly driveway edge of pavement returns shall be a 35 foot radius.

ADVISORY NOTIFICATION DOCUMENT

Transportation

Transportation. 3 Traffic Management Plan (TMP) (cont.)

2) The left-turn pocket shall be 12 foot wide (6' east and 6' west of the centerline) and 100 feet long with a 120 foot transition.

3) Provide 14 foot AC pavement on each side of the left-turn pocket per the design speed of 45 mph.

4) Provide acceleration/deceleration lanes per County Standard 803.

4. Parking

On-site parking provides one hundred eighty-nine (189) spaces, of which nine (9) are ADA, with on (1) Van accessible and five (5) electrical vehicle parking spaces with chargers & signage; in accordance with Riverside County Ordinance 348, Section 18.12. Ordinance 348, Section 18.12 provides a calculation of 240 spaces, but Applicant would not meet the 75% planting portion of the Ordinance 348, If capacity is maxed then provisions will be made for guest to arrive by shuttle or bus services to the Property and be dropped off. The on-site parking will be managed on site by our parking Staff to ensure that the site is not over parked.

- For hours of operation see Planning Department conditions of approval. Hour of operation for the Winery will be 11 am - 6 pm, with extended hours for the Restaurant until 8 pm. Phase 2, Hotel will be open 24 hrs., a day when opened.

- The winery is operated by the De Portola Estate Winery. In addition to family members, there will be 10 to 40 employees working at the winery.

6. Special Events

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 other appropriate governing ordinances, which includes Ordinance 847, Noise Exception.

In the event of a full parking lot at Winery, we will shut down the parking for additional cars. When we have an Event, wedding, etc, the Event will take priority over the Tasting Room.

Special events shall include: 1. Weddings 2. Corporate Events 3. Music

Number of Maximum Attendees, Based on Parking 189 spaces x 3 persons = 567 Attendees.

7. Signage

A "STOP" sign will be placed on the access driveway where the driveway meets with De Portola Road. Sufficient "No Parking" signs shall be placed along De Portola Road to prohibit visitors from parking on the street.

ADVISORY NOTIFICATION DOCUMENT

Waste Resources

Waste Resources. 1 Waste Advisory

*Hazardous materials are not accepted at Riverside County landfills. In compliance with federal, state, and local regulations and ordinances, any hazardous waste generated in association with the project shall be disposed of at a permitted Hazardous Waste disposal facility. Hazardous waste materials include, but are not limited to, paint, batteries, oil, asbestos, and solvents. For further information regarding the determination, transport, and disposal of hazardous waste, please contact the Riverside County Department of Environmental Health, Environmental Protection and Oversight Division. *AB 341 focuses on increased commercial waste recycling as a method to reduce greenhouse gas (GHG) emissions. The regulation requires businesses and organizations that generate four or more cubic yards of waste per week and multifamily units of 5 or more, to recycle. A business shall take at least one of the following actions in order to reuse, recycle, compost, or otherwise divert commercial solid waste from disposal:

- Source separate recyclable and/or compostable material from solid waste and donate or self-haul the material to recycling facilities.
- Subscribe to a recycling service with their waste hauler.
- Provide recycling service to their tenants (if commercial or multi-family complex).
- Demonstrate compliance with the requirements of California Code of Regulations Title 14. For more information, please visit:

www.rivcowm.org/opencms/recycling/recycling_and_compost_business.html#mandatory

*Consider xeriscaping and using drought tolerant/low maintenance vegetation in all landscaped areas of the project. *AB 1826 (effective April 1, 2016) requires businesses that generate 8 cubic yards or more of organic waste per week to arrange for organic waste recycling services. The threshold amount of organic waste generated requiring compliance by businesses is reduced in subsequent years. Businesses subject to AB 1826 shall take at least one of the following actions in order to divert organic waste from disposal: -Source separate organic material from all other recyclables and donate or self-haul to a permitted organic waste processing facility. -Enter into a contract or work agreement with gardening or landscaping service provider or refuse hauler to ensure the waste generated from those services meet the requirements of AB 1826.

Plan: PPT180019

Parcel: 927640008

60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 1 Easements/Permission Not Satisfied

Prior to the issuance of a grading permit, it shall be the sole responsibility of the owner/applicant to obtain any and all proposed or required easements and/or permissions necessary to perform the grading herein proposed. A notarized letter of permission and/or recorded easement from the affected property owners or easement holders shall be provided in instances where off site grading is proposed as part of the grading plan. In instances where the grading plan proposes drainage facilities on adjacent off site property, the owner/ applicant shall provide a copy of the recorded drainage easement or copy of Final Map.

060 - BS-Grade. 2 If WQMP is required Not Satisfied

If a Water Quality Management Plan (WQMP) is required, the owner/applicant shall submit to the Building & Safety Department, the Final Water Quality Management Plan (WQMP) site plan for comparison to the grading plan.

060 - BS-Grade. 3 Improvement Securities Not Satisfied

Prior to issuance of a Grading Permit, the applicant may be required to post a Grading and/or Erosion Control Security. Please contact the Riverside County Transportation Department for additional information and requirements.

Fire

060 - Fire. 1 Prior to grading Not Satisfied

- 1.) Access - Fire Department emergency vehicle apparatus access road locations and design shall be in accordance with the California Fire Code, Riverside County Ordinance 460, Riverside County Ordinance 787, and Riverside County Fire Department Standards. Plans must be submitted to the Fire Department for review and approval prior to building permit issuance.
- 2.) Water - Fire Department water system(s) for fire protection shall be in accordance with the California Fire Code, Riverside County Ordinance 787 and Riverside County Fire Department Standards. Plans must be submitted to the Fire Department for review and approval prior to building permit issuance.
- 3.) High Fire Hazard Severity Zone - The project is located in the "SRA Very High Fire Hazard Severity Zone" of Riverside County as shown on a map titled Very High Fire Hazard Severity Zones, dated April 8, 2010 and retained on file at the office of the Fire Chief and supersedes other maps previously adopted by Riverside County designating high fire hazard areas. Any building constructed on lots created by this project shall comply with the special construction provisions contained in Riverside County Ordinance 787, Title 14, the California Building Code and Riverside County Fire Department Information Bulletin #08-05. Plans must be submitted to the Fire Department for review and approval prior to building permit issuance.

Planning

060 - Planning. 1 USE - FEE STATUS Not Satisfied

Prior to the issuance of grading permits for Plot Plan No. 180019, the Planning Department shall determine the status of the deposit based fees. If the fees are in a negative status, the permit holder shall pay the outstanding balance.

060 - Planning. 2 USE - SKR FEE CONDITION Not Satisfied

Prior to the issuance of a grading permit, the applicant shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 5.14 acres (gross) of the project's active area of disturbance (excluding the vineyard). If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount.

Plan: PPT180019

Parcel: 927640008

60. Prior To Grading Permit Issuance

Planning-CUL

060 - Planning-CUL. 1 Native American Monitor Required Not Satisfied

Native American Monitor Prior to the issuance of grading permits, the developer/permit applicant shall enter into an agreement with the consulting tribe(s) for a Native American Monitor. The Native American Monitor(s) shall have the authority to temporarily divert, redirect or halt the ground disturbance activities so that the on-call Professional Archaeologist can complete the identification, evaluation, and potential recovery of cultural resources. This agreement shall not modify any condition of approval or mitigation measure.

The developer/permit applicant shall submit a fully executed copy of the agreement to the County Archaeologist to ensure compliance with this condition of approval. Upon verification, the Archaeologist shall clear this condition.

If after 60 days the developer/permit applicant and consulting tribes(s) are unable to reach an agreement regarding the Native American Monitor, the Assistant TLMA Director may consider this condition of approval satisfied if good faith efforts have been made but an agreement cannot be reached by the parties. A showing of good faith efforts would include substantial evidence showing reasonable attempts from both parties to discuss and negotiate the terms of the agreement.

Planning-EPD

060 - Planning-EPD. 1 Avoidance Area on Grading Plan - EPD Not Satisfied

All grading plans shall clearly mark the drainage described as Feature A within the HANS 170001 Western Riverside County MSHCP Compliance Document prepared by Searl Biological Services, dated August 30, 2018 as 'Avoidance Area: No Grading.' EPD will review the grading plan prior to issuance of a grading permit to ensure no grading will take place within the drainage feature.

060 - Planning-EPD. 2 EPD - 30 Day Burrowing Owl Preconstruction Survey Not Satisfied

Pursuant to Objectives 6 & 7 of the Species Account for the Burrowing Owl included in the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP), within 30 days prior to the issuance of a rough grading permit, a pre-construction presence/absence survey for the burrowing owl shall be conducted by a qualified biologist and the results provided in writing to the Environmental Programs Department. If it is determined that the project site is occupied by the Burrowing Owl, take of "active" nests shall be avoided pursuant to the MSHCP and the Migratory Bird Treaty Act. However, when the Burrowing Owl is present, relocation outside of the nesting season (February 1 through August 31) by a qualified biologist shall be required. The County Biologist shall be consulted to determine appropriate type of relocation (active or passive) and translocation sites. A grading permit may be issued once the species has been relocated. If the grading permit is not obtained within 30 days of the survey, or if the grading permit expires, a new survey shall be required. When the requested documents/studies are completed and ready for EPD review, please upload them to our Secure File Transfer server to ensure prompt response and review. If you are unfamiliar with the process for uploading biological documents to the FTP site, please contact Matthew Poonamallee at mpoonama@rivco.org and Teresa Harness at tharness@rivco.org for instructions. Biological reports not uploaded to the FTP site may result in delayed review and approval.

Prior to the issuance of any building permits, the biologist who carried out the 30-day pre-construction burrowing owl survey shall submit a written report for review to EPD.

060 - Planning-EPD. 3 EPD - MBTA Survey Not Satisfied

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

Plan: PPT180019

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60. Prior To Grading Permit Issuance

Planning-EPD

060 - Planning-EPD. 3

EPD - MBTA Survey (cont.)

Not Satisfied

The preconstruction nesting bird survey must be conducted by a biologist who holds a current MOU with the County of Riverside. If nesting activity is observed, appropriate avoidance measures shall be adopted to avoid any potential impacts to nesting birds. The nesting bird survey must be completed no more than 3 days prior to any ground disturbance. If ground disturbance does not begin within 3 days of the survey date a second survey must be conducted.

Prior to issuance of a permit for rough grading, the project's consulting biologist shall prepare and submit a report, documenting the results of the survey, to EPD for review. In some cases EPD may also require a Monitoring and Avoidance Plan prior to the issuance of a rough grading permit.

If the rough grading permit expires this condition will reapply, and a new survey may be required prior to issuance of future grading permits.

When the requested documents/studies are completed and ready for EPD review, please upload them to our Secure File Transfer server to ensure prompt response and review. If you are unfamiliar with the process for uploading biological documents to the FTP site, please contact Matthew Poonamallee at mpoonama@rivco.org and Teresa Harness at tharness@rivco.org for instructions. Biological reports not uploaded to the FTP site may result in delayed review and approval.

Planning-PAL

060 - Planning-PAL. 1

PALEO PRIMP/MONITOR

Not Satisfied

This site is mapped in the County's General Plan as having a High potential for paleontological resources (fossils). Proposed project site grading/earthmoving activities could potentially impact this resource. HENCE:

PRIOR TO ISSUANCE OF GRADING PERMITS:

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

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

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60. Prior To Grading Permit Issuance

Planning-PAL

060 - Planning-PAL. 1 PALEO PRIMP/MONITOR (cont.) Not Satisfied

- 12. Procedures for reporting of findings.
- 13. Identification and acknowledgement of the developer for the content of the PRIMP as well as acceptance of financial responsibility for monitoring, reporting and curation fees.

The property owner and/or applicant on whose land the paleontological fossils are discovered shall provide appropriate funding for monitoring, reporting, delivery and curating the fossils at the institution where the fossils will be placed, and will provide confirmation to the County that such funding has been paid to the institution. All reports shall be signed by the project paleontologist and all other professionals responsible for the report's content (eg. PG), as appropriate. One original signed copy of the report(s) shall be submitted to the County Geologist along with a copy of this condition and the grading plan for appropriate case processing and tracking. These documents should not be submitted to the project Planner, Plan Check staff, Land Use Counter or any other County office. In addition, the applicant shall submit proof of hiring (i.e. copy of executed contract, retainer agreement, etc.) a project paleontologist for the in-grading implementation of the PRIMP. Safeguard Artifacts Being Excavated in Riverside County (SABER)

Transportation

060 - Transportation. 1 FINAL WQMP REQUIRED Not Satisfied

The project is located in the Santa Margarita watershed. An approved Water Quality Management Plan (WQMP) is required prior to recordation of a final map or issuance of a grading permit. The project shall submit a single PDF on two CD/DVD copies, in accordance with the latest version of the WQMP manual, found at <http://rcflood.org/npdes/SMRWMA.aspx>, see County-specific WQMP. Prior to opening model home complexes, sales offices, or using roads, the San Diego Regional Board requires fully functioning BMPs in place. The County encourages BMP phasing or Self-Retaining areas, see template for guidance. All details necessary to build BMPs per the WQMP shall be included on the grading plans.

060 - Transportation. 2 PRIOR TO ROAD CONSTRUCT Not Satisfied

Prior to road construction, survey monuments including centerline monuments, tie points, property corners and benchmarks shall be located and tied out and corner records filed with the County Surveyor pursuant to Section 8771 of the Business & Professions Code. Survey points destroyed during construction shall be reset, and a second corner record filed for those points prior to completion and acceptance of the improvements.

060 - Transportation. 3 SUBMIT GRADING PLANS Not Satisfied

In addition to submitting grading plans to the Department of Building and Safety, the project proponent shall submit two sets of grading plans (24" x 36") to the Transportation Department for review and approval. If road right-of-way improvements are required, the project proponent shall submit street improvement plans for review and approval, open an IP account, and pay for all associated fees in order to clear this condition. The Standard plan check turnaround time is 10 working days. Approval is required prior to issuance of a grading permit.

70. Prior To Grading Final Inspection

Planning-EPD

070 - Planning-EPD. 1 Site Inspection - EPD Not Satisfied

Prior to finalization of the grading permits, EPD will conduct a site visit to ensure that no grading occurred in the area described as Feature A within the HANS 170001 Western Riverside County MSHCP Compliance Document prepared by Searl Biological Services, dated August 30, 2018.

80. Prior To Building Permit Issuance

BS-Grade

080 - BS-Grade. 1 No Building Permit W/O Grading Permit Not Satisfied

Prior to the issuance of any building permit, the property owner shall obtain a grading permit and/or approval to construct from the Building and Safety Department.

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80. Prior To Building Permit Issuance

BS-Grade

080 - BS-Grade. 2 Rough Grade Approval Not Satisfied

Prior to the issuance of any building permit, the applicant shall obtain rough grade approval and/or approval to construct from the Building and Safety Department. The Building and Safety Department must approve the completed grading of your project before a building permit can be issued. Rough Grade approval can be accomplished by complying with the following:

1. Submitting a "Wet Signed" copy of the Grading Report containing substantiating data from the Soils Engineer (registered geologist or certified geologist, civil engineer or geotechnical engineer as appropriate) for his/her certification of the project.
2. Submitting a "Wet Signed" copy of the Rough Grade certification from a Registered Civil Engineer certifying that the grading was completed in conformance with the approved grading plan.
3. Requesting a Rough Grade Inspection and obtaining rough grade approval from a Riverside County inspector.
4. Rough Grade Only Permits: In addition to obtaining all required inspections and approval of all final reports, all sites permitted for rough grade only shall provide 100 percent vegetative coverage to stabilize the site prior to receiving a rough grade permit final.

Prior to release for building permit, the applicant shall have met all rough grade requirements to obtain Building and Safety Department clearance.

E Health

080 - E Health. 1 Food Plans Not Satisfied

A total of three complete set of plans for each food establishment are needed including a fixture schedule, a finish schedule, and a plumbing schedule in order to ensure compliance with applicable California Health and Safety Code.

080 - E Health. 2 OWTS with Advanced Treatment Plans Not Satisfied

Provide a set of detailed grading plans drawn to scale with the proposed design of the onsite waste water treatment system (OWTS) /w advanced treatment. The advanced treatment system must be certified by NSF and meet the NSF 40 and 245 performance standards. Please include floor plan/plumbing schedule to ensure proper OWTS sizing.

080 - E Health. 3 Percolation Report Not Satisfied

A soil percolation report consistent with the Department's Local Area Management Program (LAMP) is required.

080 - E Health. 4 Pool Plans Not Satisfied

A set of three complete plans for the swimming pool/spa must be submitted to verify compliance with the California Administrative Code, the California Health and Safety Code and the Uniform Plumbing Code.

080 - E Health. 5 Water Will Serve Not Satisfied

A "Will-Serve" letter is required from the appropriate water agency.

Fire

080 - Fire. 1 Prior to permit Not Satisfied

Prior to the issuance of a building permit the grading plan shall be approved and provide details of the fire access road including width, turn radius, and percent grade, as well as, any required turnouts and required turnarounds located within 50 feet of each building as required by the SRA Fire Safe Regulations.

080 - Fire. 2 Prior to permit Not Satisfied

A fuel modification plan shall be submitted and approved indicating the 30' setback for structure defensible space, as well as, any fuel modification zone required by the SRA Fire Safe Regulations.

Plan: PPT180019

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80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 1 ESTABLISH WQMP MAINT ENTITY Not Satisfied

A maintenance plan and signed WQMP/BMP maintenance agreement shall be submitted to the Transportation Department shall be approved and recorded against the property. A maintenance organization will be established with a funding source for the permanent maintenance.

080 - Transportation. 2 IMPLEMENT WQMP Not Satisfied

The Project shall construct BMP facilities described in the approved Final County WQMP prior to the issuance of a building permit to the satisfaction of County Grading Inspection Section. The Project is responsible for performing all activities described in the County WQMP and that copies of the approved Final County WQMP are provided to future owners/occupants.

080 - Transportation. 3 LSP - LANDSCAPE INSPECTION DEPOSIT Not Satisfied

Prior to building permit issuance, all landscape inspection deposits and plan check fees shall be paid.

080 - Transportation. 4 LSP - LANDSCAPE MINOR PLOT PLAN/PERMIT Not Satisfied

LSP - LANDSCAPE PERMIT/PLOT PLAN REQUIRED Prior to issuance of building permits, the developer/permit holder shall apply for a Landscape Permit (LSP) or Landscape Plot Plan (LPP) from TLMA Land Use along with applicable deposit (plan check and inspection are DBF fees). Provide construction level landscape plans in PDF (all sheet compiled in 1 PDF file), along with an electronic transmittal memo in PDF (include Owner contact, Developer, if not the same as the owner, Project manager, person or persons most likely to inquire about the status of the plans, Landscape Architect, Principal or LA signing the plans, Landscape Architect, Project Manager, person responsible for making the corrections, if different from above), and a current set of grading plans in PDF, and submit all three PDF files on a CD (compact Disc) with application. Drawings shall be completed on standard County Transportation Department plan sheet format (24" x 36"), 1:20 scale, with title block, north arrow, limit of work lines, hardscape features, graphic scale, and street names, etc. The landscaping plans shall be in conformance with the APPROVED EXHIBITS; in compliance with Ordinance No. 348, Section 18.12; Ordinance No. 859; and, be prepared consistent with the County of Riverside Guide to California Friendly Landscaping. At minimum, plans shall include the following components:

- 1) Landscape and irrigation working drawings "stamped" by a California certified/registered landscape architect;
- 2) Weather-based controllers and necessary components to eliminate water waste;
- 3) A copy of the "stamped" approved grading plans; and,
- 4) Emphasis on native and drought tolerant species.

When applicable, plans shall include the following components:

- 1) Identification of all common/open space areas;
- 2) Natural open space areas and those regulated/conserved by the prevailing MSHCP;
- 3) Shading plans for projects that include parking lots/areas;
- 4) The use of canopy trees (24" box or greater) within the parking areas;
- 5) Landscaping plans for slopes exceeding 3 feet in height;
- 6) Landscaping and irrigation plans associated with entry monuments. All monument locations and dimensions shall be provided on the plan; and/or,
- 7) If this is a phased development, then a copy of the approved phasing plan shall be submitted for reference. Please reference Landscape Plan Checklists available online at RCTLMA.org.

NOTE: When the Landscaping Plot Plan is located within a special district such as LMD/CSA/CFD or Valleywide, the developer/permit holder shall submit plans for review to the appropriate special district for simultaneous review. The permit holder shall show evidence to the Transportation Department, Landscape Section that the subject district has approved said plans. As part of the plan check review process and request for condition clearance, the developer/permit holder shall show proof of the approved landscaping plot plan by providing the Plot Plan number. The Transportation Department, Landscape Section shall verify the landscape route is approved and the Plot Plan is in TENTAPPR status. Upon verification of compliance with this condition and the APPROVED EXHIBITS, the Transportation Department, Landscape Section shall clear this condition.

Plan: PPT180019

Parcel: 927640008

80. Prior To Building Permit Issuance

Waste Resources

080 - Waste Resources. 1 Recyclables Collection and Loading Area Not Satisfied

Prior to issuance of a building permit, the applicant shall submit one electronic (1) copy of a Recyclables Collection and Loading Area plot plan to the Riverside County Department of Waste Resources for review and approval to WastePlanning@rivco.org. The plot plan shall conform to Design Guidelines for Recyclables Collection and Loading Areas, provided by the Department of Waste Resources (found at <http://www.rcwaste.org/business/planning/design>) and shall show the location of and access to the collection area for recyclable materials, shall demonstrate space allocation for trash and recyclable materials and have the adequate signage indicating the location of each bin in the trash enclosure. The project applicant is advised that clearance of the Recyclables Collection and Loading Area plot plan only satisfies the Waste Resources' conditions for Recyclables Collection and Loading Areas space allocation and other Recyclables Collection and Loading Area Guideline items. Detailed drawings of the Trash Enclosure and its particular construction details, e.g., building materials, location, construction methods etc., should be included as part of the Project plan submittal to the Riverside County Department of Building and Safety.

080 - Waste Resources. 2 Waste Recycling Plan Not Satisfied

Prior to issuance of a building permit, a Waste Recycling Plan (WRP) shall be submitted to the Riverside County Department of Waste Resources for approval. At a minimum, the WRP must identify the materials (i.e., concrete, asphalt, wood, etc.) that will be generated by construction and development, the projected amounts, the measures/methods that will be taken to recycle, reuse, and/or reduce the amount of materials, the facilities and/or haulers that will be utilized, and the targeted recycling or reduction rate. During project construction, the project site shall have, at a minimum, two (2) bins: one for waste disposal and the other for the recycling of Construction and Demolition (C&D) materials. Additional bins are encouraged to be used for further source separation of C&D recyclable materials. Accurate record keeping (receipts) for recycling of C&D recyclable materials and solid waste disposal must be kept. Arrangements can be made through the franchise hauler.

90. Prior to Building Final Inspection

BS-Grade

090 - BS-Grade. 1 Precise Grade Approval Not Satisfied

Prior to final building inspection, the applicant shall obtain precise grade approval and/or clearance from the Building and Safety Department. The Building and Safety Department must approve the precise grading of your project before a building final can be obtained. Precise Grade approval can be accomplished by complying with the following:

1. Requesting and obtaining approval of all required grading inspections.
2. Submitting a "Wet Signed" copy of the Soils Compaction Report from the Soils Engineer (registered geologist or certified geologist, civil engineer or geotechnical engineer as appropriate) for the sub-grade and base of all paved areas.
3. Submitting a "Wet Signed" copy of the Sub-grade (rough) Certification from a Registered Civil Engineer certifying that the sub-grade was completed in conformance with the approved grading plan.
4. Submitting a "Wet Signed" copy of the Precise (Final) Grade Certification for the entire site from a Registered Civil Engineer certifying that the precise grading was completed in conformance with the approved grading plan. Prior to release for building final, the applicant shall have met all precise grade requirements to obtain Building and Safety Department clearance.

E Health

090 - E Health. 1 Hazmat Clearance Not Satisfied

Obtain clearance from the Hazardous Materials Management Division.

Plan: PPT180019

Parcel: 927640008

90. Prior to Building Final Inspection

Planning

090 - Planning. 1 USE - ORD NO. 659 (DIF) Not Satisfied

Prior to the issuance of either a certificate of occupancy or prior to building permit final inspection, the applicant shall comply with the provisions of Riverside County Ordinance No. 659, which requires the payment of the appropriate fee set forth in the Ordinance. Riverside County Ordinance No. 659 has been established to set forth policies, regulations and fees related to the funding and installation of facilities and the acquisition of open space and habitat necessary to address the direct and cumulative environmental effects generated by new development project described and defined in this Ordinance, and it establishes the authorized uses of the fees collected. The amount of the fee for commercial or industrial development shall be calculated on the basis of the "Project Area," as defined in the Ordinance, which shall mean the net area, measured in acres, from the adjacent road right-of-way to the limits of the project development. The Project Area for Plot Plan No. 180019 has been calculated to be 5.14 net acres.

090 - Planning. 2 USE - ACCESSIBLE PARKING Not Satisfied

A minimum of two (9) accessible parking space[s] for persons with disabilities shall be provided as shown on APPROVED EXHIBITS (Site Plans).

Each parking space reserved for persons with disabilities shall be identified by a permanently affixed reflectorized sign constructed of porcelain on steel, beaded text or equal, displaying the International Symbol of Accessibility. The sign shall not be smaller than 70 square inches in area and shall be centered at the interior end of the parking space at a minimum height of 80 inches from the bottom of the sign to the parking space finished grade, or centered at a minimum height of 36 inches from the parking space finished grade, ground, or sidewalk. A sign shall also be posted in a conspicuous place, at each entrance to the off-street parking facility, not less than 17 inches by 22 inches, clearly and conspicuously stating the following:

"Unauthorized vehicles not displaying distinguishing placards or license plates issued for physically handicapped persons may be towed away at owner's expense. Towed vehicles may be reclaimed at ___ or by telephoning ___." In addition to the above requirements, the surface of each parking space shall have a surface identification sign duplicating the symbol of accessibility in blue paint of at least 3 square feet in size.

090 - Planning. 3 USE - ELECTRICAL VEHICLE PARKING Not Satisfied

A minimum of five (5) electrical vehicle parking space[s] for shall be provided for the project per Ordinance 348, Section 18.12.A2.c1 and 2:

Requirements: All development projects that require fifty (50) or more parking spaces shall designate three (3) spaces for electrical vehicles, and designate one (1) additional space for electrical vehicles for each additional fifty (50) parking spaces. All electrical vehicle parking spaces shall be serviced by an electrical vehicle charging station. If capable, a charging station may service more than one electrical vehicle parking space.

Signage and Charging Station Location: Signage shall be installed designating spaces for electric vehicles only. Charging stations shall be installed in locations easily accessible to service an electrical vehicle. Charging stations and associated equipment or materials shall not encroach into the minimum required areas for driveways, parking spaces, garages or vehicle maneuvering.

090 - Planning. 4 USE - ORD 663 (SKR) FEE CONDITION Not Satisfied

Prior to the issuance of a certificate of occupancy, or upon building permit final inspection, whichever comes first, the applicant shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary, depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 5.14 acres (gross) of the project's active area of disturbance (excluding the vineyard). If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount.

Plan: PPT180019

Parcel: 927640008

90. Prior to Building Final Inspection

Planning

090 - Planning. 5 USE - ORD 810 O S FEE (MSHCP) Not Satisfied

Prior to the issuance of a certificate of occupancy upon building permit final inspection prior to use or occupancy for cases without final inspection or certificate of occupancy (such as an SMP), whichever comes first, the applicant shall comply with the provisions of Riverside County Ordinance No. 810, which requires the payment of the appropriate fee set forth in the Ordinance. The amount of the fee will be based on the "Project Area" as defined in the Ordinance and the aforementioned Condition of Approval. The Project Area for Plot Plan No. 180019 is calculated to be 5.14 net acres.

090 - Planning. 6 Use - Parking Paving Materials Not Satisfied

A minimum of one hundred eighty-nine (189) parking spaces shall be provided as shown on the APPROVED EXHIBITS (Site Plans), unless otherwise approved by the Planning Department. The parking area shall be surfaced with decomposed granite (DG) with asphaltic concrete or concrete for ADA parking and path of travel to current standards as approved by the Department of Building and Safety.

The Project will be constructed in two (2) phases, the overall parking area will be constructed under the first phase with 53 parking being paved with asphalt and the remaining 136 spaces being paved with decomposed granite (DG) or similar. The 53 parking spaces near the tasting room/restaurant building and wine production building will be fully installed per plan with the remaining proposed parking area available for overflow parking as needed for phase one. When phase two begins construction, the overflow parking area will be paved with asphalt to reflect the final shared parking spaces as laid out per the approved Site Plan with a total of 189 parking spaces (including 9 ADA spaces and 5 electrical vehicle spaces).

090 - Planning. 7 Use - Phases Must Be Complete Not Satisfied

If the project has been phased, all facilities meant to serve the current phase of development shall be installed in a usable condition. Project landscaping may not all be deferred until the final phase and instead should be installed around buildings, parking, and other areas as they are constructed.

090 - Planning. 8 USE - ROOF EQUIPMENT SHIELDING Not Satisfied

Roof mounted equipment shall be shielded from ground view. Screening material shall be subject to Planning Department approval and as shown on the APPROVED EXHIBIT B plans for all buildings.

090 - Planning. 9 USE - TRASH ENCLOSURES Not Satisfied

One (1) trash enclosure which is adequate to enclose a minimum of two (2) bins shall be located as shown on the APPROVED EXHIBIT A, and shall be constructed prior to the issuance of occupancy permits. The enclosure shall be a minimum of six (6) feet in height and shall be made with masonry block with landscaping (vineyard and/or olive trees) screening and a solid gate which screens the bins from external view. Additional enclosed area for collection of recyclable materials shall be located within, near or adjacent to each trash and rubbish disposal area. The recycling collection area shall be a minimum of fifty percent (50%) of the area provided for the trash/rubbish enclosure(s) or as approved by the Riverside County Waste Management Department. All recycling bins shall be labeled with the universal recycling symbol and with signage indicating to the users the type of material to be deposited in each bin.

090 - Planning. 10 USE - UTILITIES UNDERGROUND Not Satisfied

All utilities, except electrical lines rated 33 kV or greater, shall be installed underground. If the permittee provides to the Department of Building and Safety and the Planning Department a definitive statement from the utility provider refusing to allow underground installation of the utilities they provide, this condition shall be null and void with respect to that utility.

090 - Planning. 11 USE - VINEYARD PLANTING INSPECTION Not Satisfied

Prior to building permit final, and in accordance with Ordinance 348 Section 14.93 E. 1, the remaining twenty-five percent (25%) of the vineyard requirement shall be planted prior to final of the building permit for the winery. The permit holder shall contact the Land Use Division or Planning Department to request an inspection. The County field representative shall conduct a site visit inspection to verify that vineyard planting has occurred in accordance with the approved vineyard planting plan.

Plan: PPT180019

Parcel: 927640008

90. Prior to Building Final Inspection

Planning

090 - Planning. 11 USE - VINEYARD PLANTING INSPECTION (cont.) Not Satisfied

Once verified, the representative shall satisfy the condition of approval referring to the need for the remaining twenty-five percent (25%) vineyard planting. Vineyard planting shall conform to the approved vineyard planting plan exhibit (Exhibit V) for the approved project.

090 - Planning. 12 USE - WALL & FENCE LOCATIONS Not Satisfied

Wall and/or fence locations shall be in conformance with APPROVED EXHIBITS (Site Plan and/or Landscaping Plans).

Planning-EPD

090 - Planning-EPD. 1 Deed Restriction - EPD Not Satisfied

Prior to final occupancy, a deed restriction shall be placed upon the Jurisdictional Areas located within the project site. Evidence of the deed restriction shall be provided to EPD.

Transportation

090 - Transportation. 1 IMP PLANS Not Satisfied

Improvement plans for the required improvements must be prepared and shall be based upon a design profile extending a minimum of 300 feet beyond the limit of construction at a grade and alignment as approved by the Riverside County Transportation Department. Completion of road improvements does not imply acceptance for maintenance by County.

090 - Transportation. 2 LINE-OF-SIGHT Not Satisfied

In order to secure adequate sight distance at the driveway intersection NO TREES, WALLS or any OTHER obstructions over 30-inch high shall be allowed per County Standard No. 821, Ordinance 461.

090 - Transportation. 3 LSP - LANDSCAPE INSPECTION DEPOSIT Not Satisfied

Prior to building permit final inspection, all landscape inspection deposits and plan check fees shall be paid.

090 - Transportation. 4 LSP - LANDSCAPE INSPECTION REQUIRED Not Satisfied

The project's Licensed/Registered Landscape Architect or On-site Representative shall schedule the Landscape PRE-INSTALLATION INSPECTION (irrigation/soils reports), the Landscape INSTALLATION INSPECTION (planting/mulch/Ord 859 compliance), and ensure an acceptable Landscape Security and Inspection Deposit is posted with the Department. The PRE-INSTALLATION INSPECTION shall occur prior to the installation of any landscape or irrigation. An INSTALLATION INSPECTION shall be at least 5 working days prior to the building final inspection or issuance of occupancy permit, whichever occurs first. All landscape planting and irrigation systems shall be installed in accordance with Landscaping Concept Plans, Planning Exhibits, landscaping, irrigation, Ord 859 requirements, and shading plans. All landscaping shall be healthy, free of weeds, disease and pests; and, irrigation systems are properly constructed and determined to be in good working order.

090 - Transportation. 5 PHASE-I Improvement - Existing Maintained Not Satisfied

PHASE - I IMPROVEMENT

De Portola Road is a paved County maintained road designated as a Mountain Arterial Road and shall be improved with AC pavement tapering for acceleration and deceleration lane at the project driveway entrance per County Standard No. 803, Ordinance 461, and as approved by the Director of Transportation.

NOTE:

1. Edge of pavement returns at winery driveway entrance shall be constructed with 35 foot radius.

Plan: PPT180019

Parcel: 927640008

90. Prior to Building Final Inspection

Transportation

- 090 - Transportation. 5 PHASE-I Improvement - Existing Maintained (cont.) Not Satisfied
2. No parking signs shall be installed along De Portola Road as directed by the Transportation Department.
 3. Provide acceleration/deceleration lanes per County Standard No. 803, Ordinance 461.

- 090 - Transportation. 6 PHASE-II Improvement - Existing Maintained Not Satisfied

PHASE - II IMPROVEMENT

De Portola Road is a paved County maintained road designated as a Mountain Arterial Road and shall be improved along and outside project boundaries with AC pavement, protected shoulders, within the 110' full-width dedicated right-of-way as follows:

1. The left turn pocket shall be 12' wide minimum (6' west and 6' east of the centerline) AC pavement and 100 feet long with a 120 foot reverse curve transition tapering.
2. Provide 270 foot AC pavement transition taper on each side of the left turn pocket.
3. Provide acceleration and deceleration AC pavement lane at the driveway per County Standard No. 803, Ordinance 461.
4. Edge of pavement return at the driveway shall be 35' radius.
5. 'No parking' sign shall be installed along De Portola Road and as directed by the Transportation Department.
6. In the event the Board of Supervisors adopts a Traffic Impact Fee (TIF) Program or similar funding program for the Wine Country Community Plan Area supported by a nexus study, the project proponent shall pay the fee in accordance with the fee schedule in effect at the time of permit issuance. Payment of the described fee shall cause the above improvements (1 through 5) to be considered satisfied.

- 090 - Transportation. 7 SIGNING & STRIPING Not Satisfied

A signing and striping plan is required for this project. The project proponent shall be responsible for any additional paving and/or striping removal caused by the striping plan or as approved by the Director of Transportation.

- 090 - Transportation. 8 WQMP COMPLETION Not Satisfied

Prior to Building Final Inspection, the Project is required to furnish educational materials regarding water quality to future owners/occupants, provide an engineered WQMP certification, inspection of BMPs, GPS location of BMPs, ensure that the requirements for inspection and cleaning the BMPs are established, and for businesses registering BMPs with the Transportation Department's Business Storm Water Compliance Program Section.

- 090 - Transportation. 9 WRCOG TUMF Not Satisfied

Prior to the issuance of an occupancy permit, the project proponent shall pay the Transportation Uniform Mitigation Fee (TUMF) in accordance with the fee schedule in effect at the time of issuance, pursuant to Ordinance No. 824.

Waste Resources

- 090 - Waste Resources. 1 Waste Reporting Form and Receipts Not Satisfied

Prior to final building inspection, evidence (i.e., waste reporting form along with receipts or other types of verification) to demonstrate project compliance with the approved Waste Recycling Plan (WRP) shall be presented by the project proponent to the Planning Division of the Riverside County Department of Waste Resources. Receipts must clearly identify the amount of waste disposed and Construction and Demolition (C&D) materials recycled.

WORK AUTHORITY

For EDA Use Only

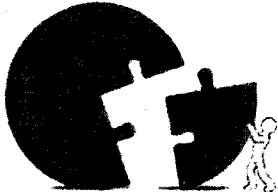
FTA No. 2018-01

[Illegible text block containing various fields and possibly a signature or stamp area, heavily obscured by noise and low contrast.]

For EDA Use Only

[Handwritten signature]

Title:
 EDA



**RIVERSIDE COUNTY
PLANNING DEPARTMENT**

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

**DEVELOPMENT ADVISORY COMMITTEE ("DAC")
INITIAL CASE TRANSMITTAL
RIVERSIDE COUNTY PLANNING DEPARTMENT – RIVERSIDE
PO Box 1409
Riverside, 92502-1409**

DATE: July 9, 2018

TO:

Riv. Co. Transportation Dept.
Riv. Co. Environmental Health Dept.
Riverside County Flood Control
Riv. Co. Fire Department (Riv. Office)
Riv. Co. Building & Safety – Grading
Riv. Co. Building & Safety – Plan Check
Riv. Co. Regional Parks & Open Space

P.D. Environmental Programs Division
P.D. Geology Section
Riv. Co. Trans. Dept. – Landscape Section
P.D. Archaeology Section
Riv. Co. Waste Resources Management Dept.
Board of Supervisors - Supervisor: 3rd District-
Washington

Planning Commissioner: 3rd District- Taylor-
Berger
Eastern Municipal Water District (EMWD)
Rancho California Water District (RCWD)

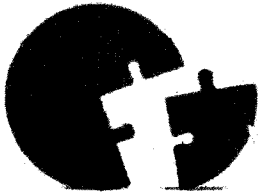
PLOT PLAN NO. 180019 - Applicant: RTN Development, Rick Neugebauer – Engineer/Representative: RTN Development, Ted Neugebauer - Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Agriculture: Agriculture (AG: AG) within the Temecula Valley Wine County Policy Area–Winery District – Location: North of Pauba Road, Southeast of Avenida Verde, and West of De Portola Road – 20.86 Acres - Zoning: Wine Country-Winery (WC-W) - **REQUEST:** The proposed plot plan is for a Class V Winery in two (2) phases. Phase One will consist of a two-story wine tasting room and bar with a restaurant attached on the first floor with restrooms. Second floor will consist of a VIP lounge and offices. Additionally Phase One will consist of a wine production building with a subterranean basement for storage, wine lab and employee restrooms. Phase Two will consist of a three-story, 44 room Wine Country Hotel with laundry services, storage, and employee’s lounge on the basement level. First floor will have a hotel lobby foyer, a restaurant, a spa, offices, conference room suites, hotel rooms and VIP suites. The second floor will have a roof deck patio and more hotel rooms. The hotel will also offer an outdoor pool and spa and fire pit areas. Special occasions (weddings/events) will also be offered on the project site with a covered stage area. The project offers 189 parking spaces including 9 ADA parking spaces and winery signage. – APN: 927-640-008, 009, 011, 012, and 015 – Related Cases: HANS170001 and CPM180006. **BBID: 199-830-839**

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

If you do not include this transmittal in your response, please include a reference to the case number and project planner's name. Thank you.



**RIVERSIDE COUNTY
PLANNING DEPARTMENT**

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

**DEVELOPMENT ADVISORY COMMITTEE ("DAC")
SECOND CASE TRANSMITTAL
RIVERSIDE COUNTY PLANNING DEPARTMENT – RIVERSIDE
PO Box 1409
Riverside, 92502-1409**

DATE: September 17, 2018

TO:

Riv. Co. Transportation Dept.
Riv. Co. Environmental Health Dept.
Riv. Co. Fire Department (Riv. Office)
Riv. Co. Building & Safety – Grading
Riv. Co. Regional Parks & Open Space

P.D. Environmental Programs Division
Riv. Co. Trans. Dept. – Landscape Section
P.D. Archaeology Section
Board of Supervisors - Supervisor: 3rd District
Planning Commissioner: 3rd District

Eastern Municipal Water District (EMWD)
Rancho California Water District (RCWD)

PLOT PLAN NO. 180019, 2nd Submittal - Applicant: RTN Development, Rick Neugebauer – Engineer/Representative: RTN Development, Ted Neugebauer - Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Agriculture: Agriculture (AG: AG) within the Temecula Valley Wine County Policy Area–Winery District – Location: North of Pauba Road, Southeast of Avenida Verde, and West of De Portola Road – 20.86 Acres - Zoning: Wine Country-Winery (WC-W) - **REQUEST:** The proposed plot plan is for a Class V Winery in two (2) phases. 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 production building will be vats, coolers, equipment, and crush pad. There will also be a subterranean basement for storage with the production building. 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 basement level. The next floor will have a restaurant, spa treatment facilities, offices, conference room suites, hotel rooms and VIP suites. The final 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. Special occasions (weddings/events) will also be offered on the project site with a trellis stage area. The project offers 189 parking spaces including 9 ADA parking spaces and winery signage. – APN: 927-640-008, 009, 011, 012, and 015 – Related Cases: HANS170001 and CPM180006. **BBID: 199-830-839**

DATE: _____

SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

If you do not include this transmittal in your response, please include a reference to the case number and project planner's name. Thank you.



HANS170001

Board of Directors

- Chairperson
Jonathan Ingram
City of Murrieta
- Daniela Andrade
City of Banning
- Julio Martinez
City of Beaumont
- Jeffrey Hewitt
City of Calimesa
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County of Riverside
- Marion Ashley
County of Riverside

Executive Staff

Charles Landry
Executive Director

3403 10th Street, Suite 320
Riverside, California 92501

P.O. Box 1667
Riverside, California 92502-1667

Phone: (951) 955-9700
Fax: (951) 955-8873
www.wrc-rca.org

September 24, 2018

Matthew Poonamallee
Environmental Programs Department
County of Riverside
4080 Lemon Street, 12th Floor
Riverside, California 92501

RECEIVED
OCT - 9 2018

ADMINISTRATION
RIVERSIDE COUNTY
PLANNING DEPARTMENT

Dear Mr. Poonamallee:

Please find the following JPR attached:

JPR 18-07-09-01. Permittee: Riverside County, HANS 170001. The JPR file attached includes the following:

- RCA JPR Findings
- Exhibit A, Vicinity Map with MSHCP Schematic Cores and Linkages
- Exhibit B, Criteria Area Cells with MSHCP Vegetation and Project Location
- Exhibit C, Criteria Area Cells with Soils and Proposed Project Impacts
- Exhibit D, Conservation and Avoidance Areas
- Regional Map

Thank you,

Britney Strittmater

Western Riverside County Regional Conservation Authority

cc: Karin Cleary-Rose
U.S. Fish and Wildlife Service
777 East Tahquitz Canyon Way,
Suite 208
Palm Springs, California 92262

Heather A. Pert
California Dept. of Fish and Wildlife
3602 Inland Empire Blvd. #C220
Ontario, California 91764



RCA Joint Project Review (JPR)

JPR #: 18-07-09-01

Date: 09/24/2018

Project Information

Permittee: County of Riverside
 Case Information: HANS170001; RTN Winery
 Site Acreage: 20.88 acres (includes 7.81 acres development, 0.45 acre riverine avoidance, and 0.29 acre for off-site road improvements)
 Portion of Site Proposed for MSHCP Conservation Area: 0 acres

Criteria Consistency Review

Consistency Conclusion: *The Project is consistent with both the Criteria and Other Plan Requirements.*

Data:

Applicable Core/Linkage: Proposed Core 7
 Area Plan: Southwest

APN(s)	Sub-Unit	Cell Group	Cell
927-640-008	SU3-Vail Lake	C	6807
927-640-009			
927-640-011			
927-640-012			
927-640-015			

Criteria and Project Information

Criteria Comments:

- a. As stated in Section 3.2.3 of the MSHCP, "Proposed Core 7 is comprised of a mosaic of upland and wetland habitat types in the Vail Lake, Sage and Wilson Valley areas. The proposed large intact habitat blocks provide Live-In Habitat for a number of Planning Species and movement for species connecting to other Core Areas located in the Agua Tibia Wilderness, San Bernardino National Forest and Beauty Mountain Management Area. Proposed Core 7 supports Quino checkerspot butterfly, coastal California gnatcatcher, Stephens' kangaroo rat, least Bell's vireo, bobcat, mountain lion and several Narrow Endemic Plant Species occurring on Travers-Willow-Domino soil series. Maintenance of large intact interconnected habitat blocks and wetland functions and values of Vail Lake and portions of Tualota Creek, Temecula Creek, Tule Creek, Cottonwood Creek, Arroyo Seco Creek, Kolb Creek and Wilson Creek is important for these species. Areas not affected by edge within Proposed Core 7 total approximately 48,510 acres of the total 50,000 acres occupied by this Core. For portions of Core Areas



RCA Joint Project Review (JPR)

JPR #: 18-07-09-01

Date: 09/24/2018

- adjacent to Development, treatment and management of edge conditions will be necessary to ensure habitat quality for species using the Core.”
- b. The site is located within Cells 6807 and 6917 of Cell Group C (11 Cells). As stated in Section 3.3.15 of the MSHCP, “Conservation within Cell Group C will contribute to assembly of Proposed Core 7 and Proposed Constrained Linkage 24. Conservation within Cell Group C will focus on Riversidean alluvial fan sage scrub, riparian scrub, woodland and forest habitat along Temecula Creek and adjacent chaparral, coastal sage scrub, grassland, woodland and forest habitat. Areas conserved within Cell Group C will be connected to chaparral, coastal sage scrub, riparian scrub, woodland and forest habitat proposed for conservation in Cell Group D to the southeast and to Riversidean alluvial fan sage scrub habitat proposed for conservation in Cell 7134 to the southwest. Conservation within Cell Group C will range from 60% to 70% of the Cell Group focusing in the southern and central portions of the Cell Group.”
 - c. Rough Step: The proposed Project is within Rough Step Unit 4. Rough Step Unit 4 encompasses 212,630 acres within the southeastern corner of western Riverside County and includes Proposed Core 4 and Proposed Core 7. These areas are composed of upland and wetland habitat types in the Vail Lake, Sage, and Wilson Valley areas. This area is bounded by Diamond Valley Lake, Lake Skinner, and Johnson Ranch to the west, San Diego County and the Agua Tibia Mountains to the south, and the San Jacinto Mountains and eastern Riverside County to the west. There are 105,759 acres within the Criteria Area in Rough Step Unit 4. Key vegetation communities within Rough Step Unit 4 include coastal sage scrub; desert scrubs; grasslands; riparian scrub, woodland, forest; Riversidean alluvial fan sage scrub; and woodlands and forests. Through 2016, a total of 21,041 acres of conservation has been acquired within this Rough Step Unit. In 2016 a total of 3,434 acres were acquired in Rough Step Unit 4. There were 232 acres of Coastal Sage Scrub, 6 acres of Desert Scrub, 136 acres of Grassland, 36 acres of Riparian Scrub, Woodland & Forest, 67 acres of Riversidean Alluvial Fan Sage Scrub, and 23 acres of Woodlands and Forests acquired in 2016. The remaining 2,934 acres were acquired in vegetation categories not tracked under rough step (agricultural, chaparral, developed/disturbed, cismontane alkali marsh). Based on the MSHCP baseline vegetation mapping, vegetation on the proposed Project site is grassland and coastal sage scrub. The proposed Project has 0.09 acre of permanent impacts to coastal sage scrub habitat. According to the 2016 MSHCP Annual Report, all vegetation categories are “in” Rough Step. Therefore, development of the project will not conflict with or interfere with the Rough Step Status of Unit 1.
 - d. Project information provided by the Permittee included the following: JPR Application (HANS170001) (06/21/18; revised 09/10/18), HANS 170001 Application (12/21/17), JPR Information Form (12/21/17), Checklist of Actions Necessary to Implement the Terms and Conditions of the MSHCP (01/22/2018), MSCHP Compliance review worksheet (06/21/18; revised 09/10/18), and HANS 170001 Western Riverside County MSHCP Compliance Document (06/25/2018; revised 08/30/18). The proposed Project site is located within the City of Temecula, immediately west of De Portola Road and is comprised of five APNs (927-640-008, -009, -011, -



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012, and -015), totaling 20.88 acres. Surrounding uses include rural developments and agricultural uses to the north, east, south, and west, De Portola Road to the east, and Avenida Verde to the north. The project consists of the development and construction of a winery in two phases: 1) Phase I includes a tasting room, restaurant, and production building with a target completion date of 2020; and 2) Phase II includes a hotel/spa with a target completion date of 2025. The proposed project will consist of the existing vineyard, in addition to the newly proposed paved roads, 189 parking spaces, planted vineyard, olive orchard and landscaped areas. According to the Compliance Document, the proposed Project site is an active vineyard with no permanent structures present. On-site vegetation communities include 11.01 acres of active agriculture, 0.63 acre of coastal sage scrub, 7.87 acres of disturbed/ruderal, 0.93 acre of European olive, and 0.44 acre of non-native grasslands. Off-site vegetation communities include 0.03 acre of developed and 0.26 acre of disturbed/ruderal. Soils on the property include Greenfield sandy, Hanford coarse sandy, rough broken land, and San Emigdio fine sandy loam. Implementation of the proposed Project would result in permanent impacts to 7.81 acres on-site including 2.50 acres of active agriculture, 0.09 acre of coastal sage scrub, 4.37 acres of disturbed/ruderal, and 0.85 acre of European olive. An additional 0.29 acre of off-site impacts would result from result from De Portola Road widening, including 0.03 acre of developed and 0.26 acre of disturbed/ruderal. According to the Compliance Document, no temporary impacts or staging areas are proposed.

- e. Reserve Assembly: As mentioned above, the Project site is located within Cell Group C (11 Cells), nearest to Proposed Core 7, and Cell Group C has a 60%-70% conservation goal in the southern and central portions. Conservation within this Cell Group will focus on Riversidean alluvial fan sage scrub, riparian scrub, woodland and forest habitat along Temecula Creek and adjacent chaparral, coastal sage scrub, grassland, woodland and forest habitat. Areas conserved within this Cell Group will be connected to chaparral, coastal sage scrub, riparian scrub, woodland and forest habitat proposed for conservation in Cell Group D to the southeast and to Riversidean alluvial fan sage scrub habitat proposed for conservation in Cell 7134 to the southwest.

Using the mid-range of the area described for conservation (65%) within Cell Group C, approximately 1,067.95 acres are described for conservation within this approximately 1,643-acre Cell group. Public/Quasi-Public (PQP) lands totaling 114 are not counted towards this goal. To date, approximately 695.57 acres have been developed or are approved for development in this Cell Group, including the proposed Project. Covered road acreage is 24.77 acres, and planned conserved lands in the Cell Group are 2.44 acres. Therefore, there are approximately 953.56 undeveloped acres available for conservation within the Cell Group, of which approximately 848.26 undeveloped acres available for conservation are within areas described for conservation. Using the low-range conservation goal (60%) within Cell Group C, approximately 986 acres are needed for conservation, but 953.56 acres are available. Note that 91.09 acres of potential conservation is existing vineyard. Therefore, the Cell Group will not meet the Reserve



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Assembly Goals of the MSHCP even if available undeveloped lands outside of the areas described for Conservation, but within the same Cell Group C, are acquired.

Although the goals cannot be met for Cell Group C, the proposed Project site is located in the western portion of the Cell Group outside of the area described for conservation and is separated from Temecula Creek by De Portola Road and large lot residential development and agricultural uses. Therefore, the 0.63 acres of fragmented coastal sage scrub habitat would not provide valuable connectivity to support the Planning Species for Proposed Core 7, including but not limited to arroyo toad, California red-legged frog, Quino checkerspot butterfly, tricolored blackbird, southern California rufous-crowned sparrow, Bell's sage sparrow, cactus wren, yellow warbler, white-tailed kite, loggerhead shrike, coastal California gnatcatcher, least Bell's vireo, Aguanga kangaroo rat, Stephens' kangaroo rat, bobcat, Los Angeles pocket mouse, mountain lion, and/or Parry's spine flower. Given the location of the Project site outside of the area described for conservation, development of the proposed Project would not impede the conservation goals for Proposed Core 7. The RCA will prepare reserve assembly analysis for Subunit 3 (Vail Lake) within 30 days to determine the potential for high range conservation to offset the shortage in Cell Group C.

Other Plan Requirements

Data:

Section 6.1.2 – Was Riparian/Riverine/Vernal Pool Mapping or Information Provided?

Yes. There is one riverine resource on the Project site; however this feature will be avoided. No riparian habitat is present. There are no vernal pools, no suitable habitat for fairy shrimp, and no suitable habitat for riparian birds.

Section 6.1.3 – Was Narrow Endemic Plant Species Survey Information Provided?

Yes. The Project site is not located within a Narrow Endemic Plant Species Survey Area (NEPSSA).

Section 6.3.2 – Was Additional Survey Information Provided?

Yes. The Project site is not located within a Criteria Area Species Survey Area (CASSA) for plant species. The site is located within an Additional Survey Needs and Procedures Areas for burrowing owl.

Section 6.1.4 – Was Information Pertaining to Urban/Wildland Interface Guidelines Provided?

Yes. The Project is located adjacent to current or proposed conservation.



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Other Plan Requirement Comments:

- a. Section 6.1.2: According the *Compliance Document*, no riparian habitat is present. One riverine feature (Feature A) totaling 0.45 acre is present in the eastern portion of the property. Feature A is a USGS-designated ephemeral stream with a sandy bottom ranging from four to six feet wide with a bank to bank width of 15 to 30 feet wide. The banks of the channel consist of open rip-rap boulders and loam substrates with non-native grassland/ruderal plants, including California buckwheat, western ragweed, cocklebur, and climbing milkweed. This man-made ditch diverts natural stream flows from agricultural areas and surface streets. Stream flows exit the property through two 36-inch corrugated metal culverts beneath the dirt access road and continue off-site in a southerly direction. Flows outlet through two culverts beneath an access road on the neighboring property approximately 360 feet south of the Project site and continue south directly onto De Portola Road as surface flows approximately 890 feet south of the Project site. According to the *Compliance Document*, evidence of flows continued along the western and northern shoulder of De Portola Road for approximately 1.5 miles but appeared to dissipate to sheet flow and it was determined Feature A is not a tributary to Temecula Creek and does not contribute to downstream resources. This notwithstanding, Feature A will be avoided by the proposed Project. A 0.45-acre deed restriction will be placed over the riverine feature (Feature A) in order to ensure that it is avoided in perpetuity. **Recordation of the deed restriction shall be a condition of project approval.** Indirect impacts to this feature will be addressed with the implementation of Urban/Wildlife Interface Guidelines per Section 6.1.4 of the MSHCP.

Fairy Shrimp: According to the *Compliance Document*, the property does not support depressions and exhibits no evidence of long-lasting ponds (i.e. cracked mud, crusty soils, etc.). Additionally, road ruts that contained evidence of ponding, and stock ponds were not detected on the property. Soils associated with vernal pools are absent. No vernal pool plant indicator species were observed. As such, there is no habitat on the Project site suitable for the presence of fairy shrimp, and fairy shrimp are considered absent.

Riparian Birds: The site was assessed for habitat that could support least Bell's vireo (*Vireo bellii pusillus*; LBV), southwestern willow flycatcher (*Empidonax trailii*; SWFL), and western yellow-billed cuckoo (*Coccyzus americanus occidentalis*; YBCU). The Project site does not contain riparian vegetation. A single Hinds' willow (*Salix exigua* var. *hindsiana*) is located in the upstream portion of Feature A. According the *Compliance Document*, the single tree would not provide suitable habitat for riparian bird species; therefore, focused riparian bird surveys were not conducted.

Based on the information provided in the *Compliance Document*, the Project demonstrates compliance with Section 6.1.2 of the MSHCP.

- b. Section 6.1.3: The project site is not located within a Narrow Endemic Plant Species Survey Area (NEPSSA).
The Project demonstrates compliance with Section 6.1.3 of the MSHCP.
- c. Section 6.3.2: The Project site is not located within a Criteria Area Species Survey Area (CASSA) for plant species. The Project site is located in the area for additional survey needs for burrowing owl. An



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initial Step I burrowing owl habitat assessment was conducted on March 6, 2018. The Step I assessment identified 19.20 acres of suitable BUOW habitat; an additional 24.22 acres of suitable habitat was present with the 150-meter buffer around the property. Due to the presence of potentially suitable habitat focused burrow owl surveys were conducted in accordance with current MSHCP guidelines, Step II, Part A and Part B. Potential burrows were detected on the property, consisting of California ground squirrel burrows/burrow complexes and coyote/gray fox dens. No burrow surrogates or other human-created features (i.e., debris piles) suitable for burrowing owl were detected on the property. All suitable burrows were mapped and are shown on **Figure 13** in the *Compliance Document*. Consistent with Step II-B, focused burrowing owl surveys were conducted in 2018 on March 6 and 29, April 16, and May 1. No burrowing owl or burrowing owl sign was observed at any of the potential owl burrow locations, and burrowing owl are currently considered absent.

Due to the potential suitable burrowing owl habitat on site a 30-day preconstruction survey for burrowing owls is required prior to initial ground-disturbing activities. If burrowing owl have colonized the property site prior to the initiation of construction, the Permittee should immediately inform the Wildlife Agencies and the RCA, and coordinate on the potential need for a Burrowing Owl Protection and Relocation Plan, prior to initiating ground disturbance.

Based on the information provided in the *Compliance Document*, the Project demonstrates consistency with Section 6.3.2 of the MSHCP.

- d. Section 6.1.4: To preserve the integrity of areas adjacent to the Project site which are existing or described Conservation Areas, the guidelines contained in Section 6.1.4 related to controlling adverse effects for development adjacent to the MSHCP Conservation Area should be considered by the Permittee in their actions relative to the Project. Specifically, the Permittee should include as Project conditions of approval the following measures:
 - i. The Project will not result in runoff being discharged into the MSHCP conservation area. The Project is designed as to not release toxins, chemicals, petroleum products, exotic plant materials, or other elements that might degrade or harm biological resources or ecosystem processed within the MSHCP Conservation Area. The proposed project is not expected to generate sufficient drainage to effect nearby Conserved lands, sensitive habitat, and/or targeted conserved lands. This notwithstanding, Standard Best Management Practices (BMPs), such as those described in Appendix C of the MSHCP relating to drainage and runoff shall be implemented. The proposed Project has also prepared an Erosion Control Plan (ECP), Stormwater Pollution Prevention Plan (SWPPP), and Water Quality Management Plan (WQMP) that includes these BMPs.
 - ii. Land use proposed in proximity to the MSHCP Conservation Area that use chemicals or generates bio-products such as oil machinery and trucks that are potentially toxic or may adversely affect wildlife species, habitat, or water quality shall incorporate measures to ensure that application of such chemicals does not result in discharge to the MSHCP Conservation Area (Temecula Creek). The proposed Project is not expected to utilize any additional toxic chemicals that are not already in



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use for agricultural purposes (i.e., pesticides, fertilizers, etc.) or create any bio-products during or post-construction. The BMPs associated with the ECP, SWPPP, and WQMP will protect the surrounding environment from toxic runoff.

- iii. The proposed Project's lighting will not have a negative effect on nearby Conserved lands, sensitive habitat, and/or targeted conserved lands given the sites distance from those areas.
- iv. The Project will not produce any amount of noise that would be considered and impact to the surrounding environment.
- v. No invasive and/or non-native plant species on the California Invasive Plant Counsel List will be used to landscape the Project site except for those being utilized for agricultural purposes (i.e., European olive).

Based on the information provided in the *Compliance Document*, the Project demonstrates consistency with Section 6.1.4 of the MSHCP.

- e. MSHCP Volume I, Appendix C: The following best management practices (BMPs), as applicable, shall be implemented for the duration of construction:
 - i. A condition shall be placed on grading permits requiring a qualified biologist to conduct a training session for project personnel prior to grading. The training shall include a description of the species of concern and its habitats, the general provisions of the Endangered Species Act (Act) and the MSHCP, the need to adhere to the provisions of the Act and the MSHCP, the penalties associated with violating the provisions of the Act, the general measures that are being implemented to conserve the species of concern as they relate to the project, and the access routes to and project site boundaries within which the project activities must be accomplished.
 - ii. Water pollution and erosion control plans shall be developed and implemented in accordance with RWQCB requirements.
 - iii. The footprint of disturbance shall be minimized to the maximum extent feasible. Access to sites shall be via pre-existing access routes to the greatest extent possible.
 - iv. The upstream and downstream limits of projects disturbance plus lateral limits of disturbance on either side of the stream shall be clearly defined and marked in the field and reviewed by the biologist prior to initiation of work.
 - v. Projects should be designed to avoid the placement of equipment and personnel within the stream channel or on sand and gravel bars, banks, and adjacent upland habitats used by target species of concern.
 - vi. Projects that cannot be conducted without placing equipment or personnel in sensitive habitats should be timed to avoid the breeding season of riparian identified in MSHCP Global Species Objective No. 7.
 - vii. When stream flows must be diverted, the diversions shall be conducted using sandbags or other methods requiring minimal instream impacts. Silt fencing of other sediment trapping materials shall



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- be installed at the downstream end of construction activity to minimize the transport of sediments off site. Settling ponds where sediment is collected shall be cleaned out in a manner that prevents the sediment from reentering the stream. Care shall be exercised when removing silt fences, as feasible, to prevent debris or sediment from returning to the stream.
- viii. Equipment storage, fueling, and staging areas shall be located on upland sites with minimal risks of direct drainage into riparian areas or other sensitive habitats. These designated areas shall be located in such a manner as to prevent any runoff from entering sensitive habitat. Necessary precautions shall be taken to prevent the release of cement or other toxic substances into surface waters. Project related spills of hazardous materials shall be reported to appropriate entities including but not limited to applicable jurisdictional city, FWS, and CDFG, RWQCB and shall be cleaned up immediately and contaminated soils removed to approved disposal areas.
 - ix. Erodible fill material shall not be deposited into water courses. Brush, loose soils, or other similar debris material shall not be stockpiled within the stream channel or on its banks.
 - x. The qualified project biologist shall monitor construction activities for the duration of the project to ensure that practicable measures are being employed to avoid incidental disturbance of habitat and species of concern outside the project footprint.
 - xi. The removal of native vegetation shall be avoided and minimized to the maximum extent practicable. Temporary impacts shall be returned to pre-existing contours and revegetated with appropriate native species.
 - xii. Exotic species that prey upon or displace target species of concern should be permanently removed from the site to the extent feasible.
 - xiii. To avoid attracting predators of the species of concern, the project site shall be kept as clean of debris as possible. All food related trash items shall be enclosed in sealed containers and regularly removed from the site(s).
 - xiv. Construction employees shall strictly limit their activities, vehicles, equipment, and construction materials to the proposed project footprint and designated staging areas and routes of travel. The construction area(s) shall be the minimal area necessary to complete the project and shall be specified in the construction plans. Construction limits will be fenced with orange snow screen. Exclusion fencing should be maintained until the completion of all construction activities. Employees shall be instructed that their activities are restricted to the construction areas.
 - xv. The Permittee shall have the right to access and inspect any sites of approved projects including any restoration/enhancement area for compliance with project approval conditions, including these BMPs.

BS

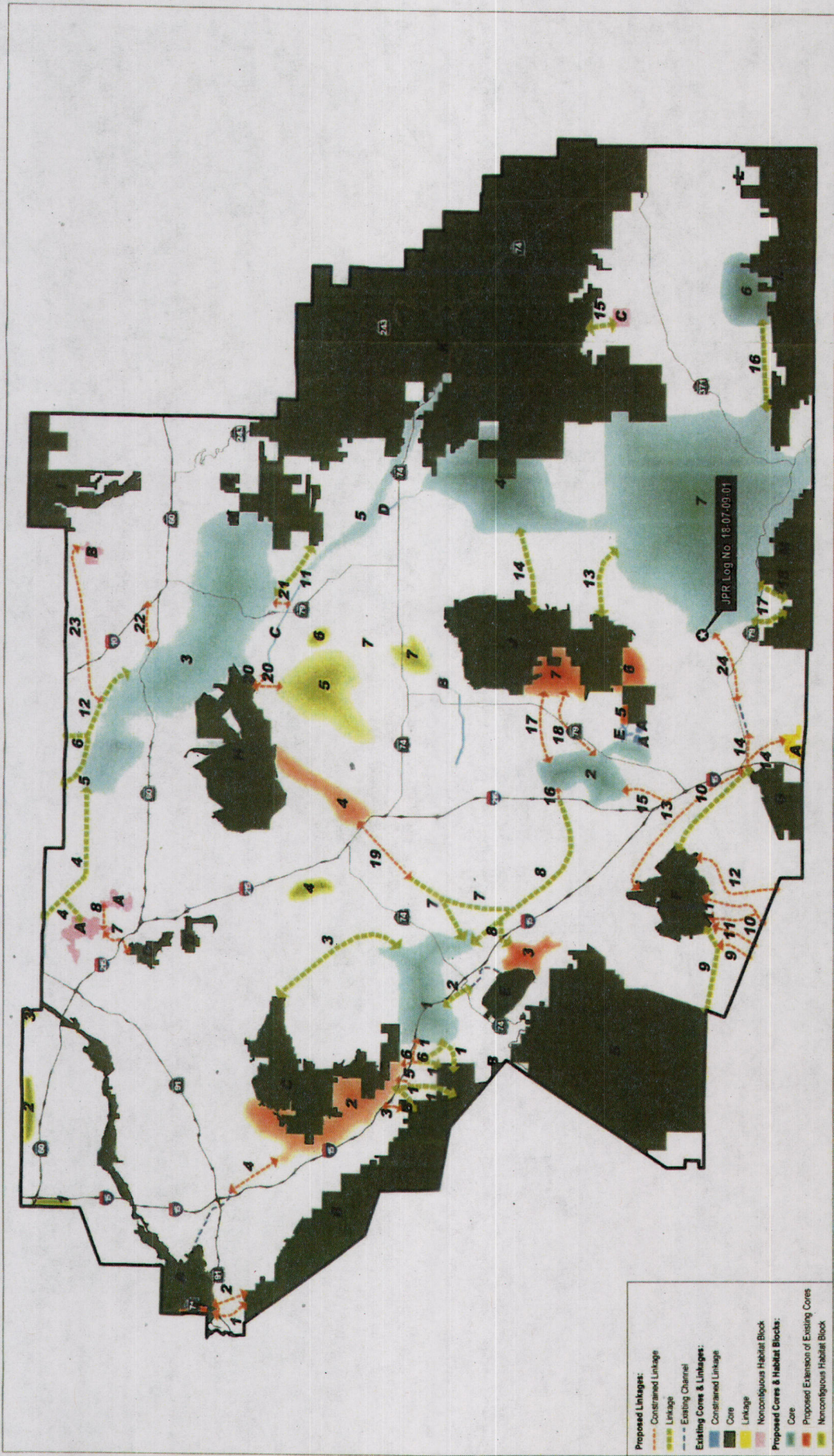


EXHIBIT A
 JPR Log No. 18-07-09-01 - Vicinity Map with MSHCP Schematic Cores and Linkages





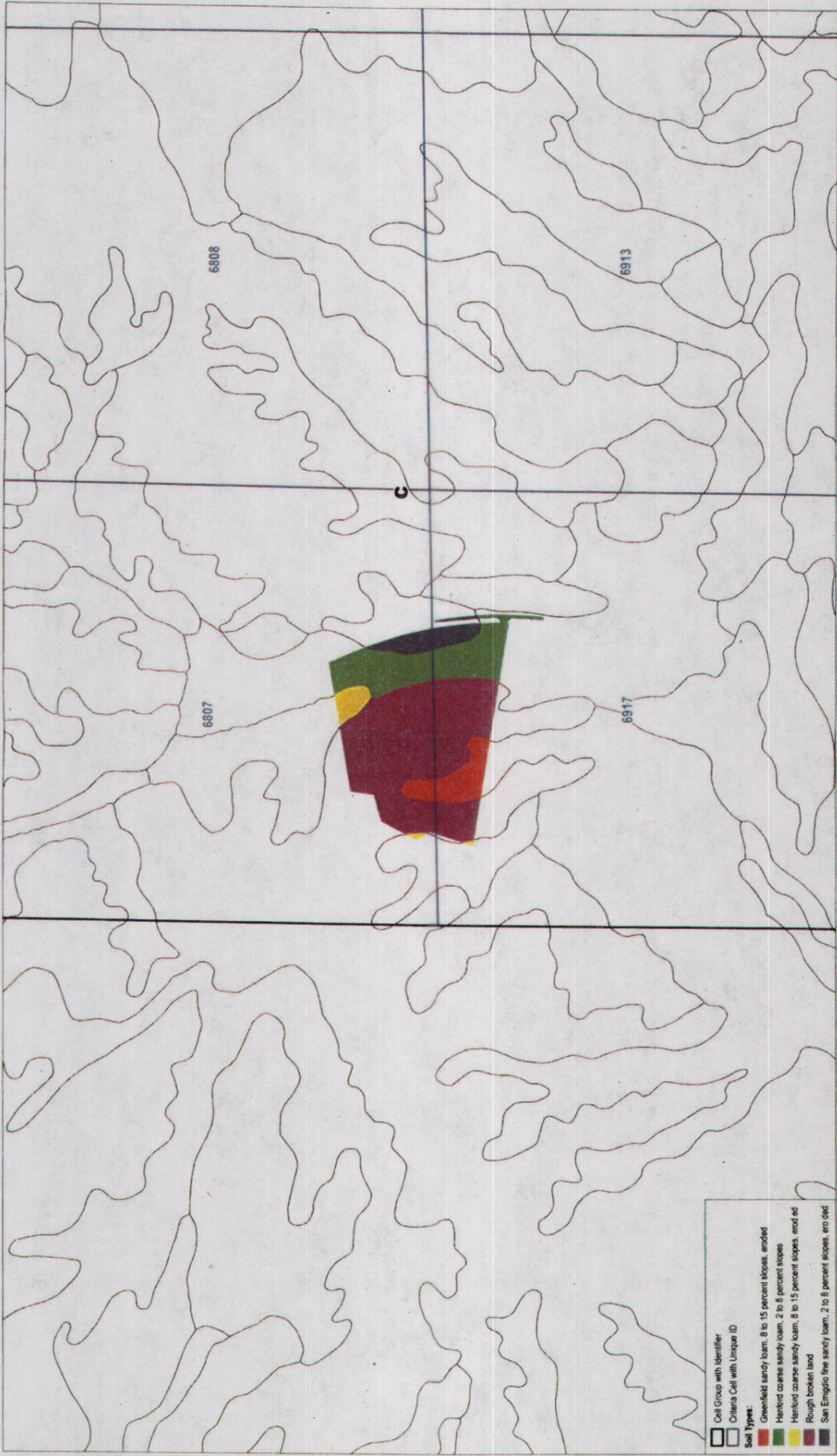
SOURCE: Riverside S&S/CP 2017 Vegetation; County of Riverside 2016



DUDEK

JPR Log No. 18-07-09-01 - Criteria Area Cells with Riverside County Vegetation and Project Location

EXHIBIT B



- Cell Group with Identifier
- Criteria Cell with Unique ID
- Soil Types:
 - Greenfield sandy loam, 8 to 15 percent slopes, eroded
 - Henford coarse sandy loam, 2 to 8 percent slopes
 - Henford coarse sandy loam, 8 to 15 percent slopes, erod. sd
 - Rough broken land
 - San Emigdio fine sandy loam, 2 to 8 percent slopes, erod. sd

SOURCE: USDA NRCS, Soil 2017, County of Riverside, 2018



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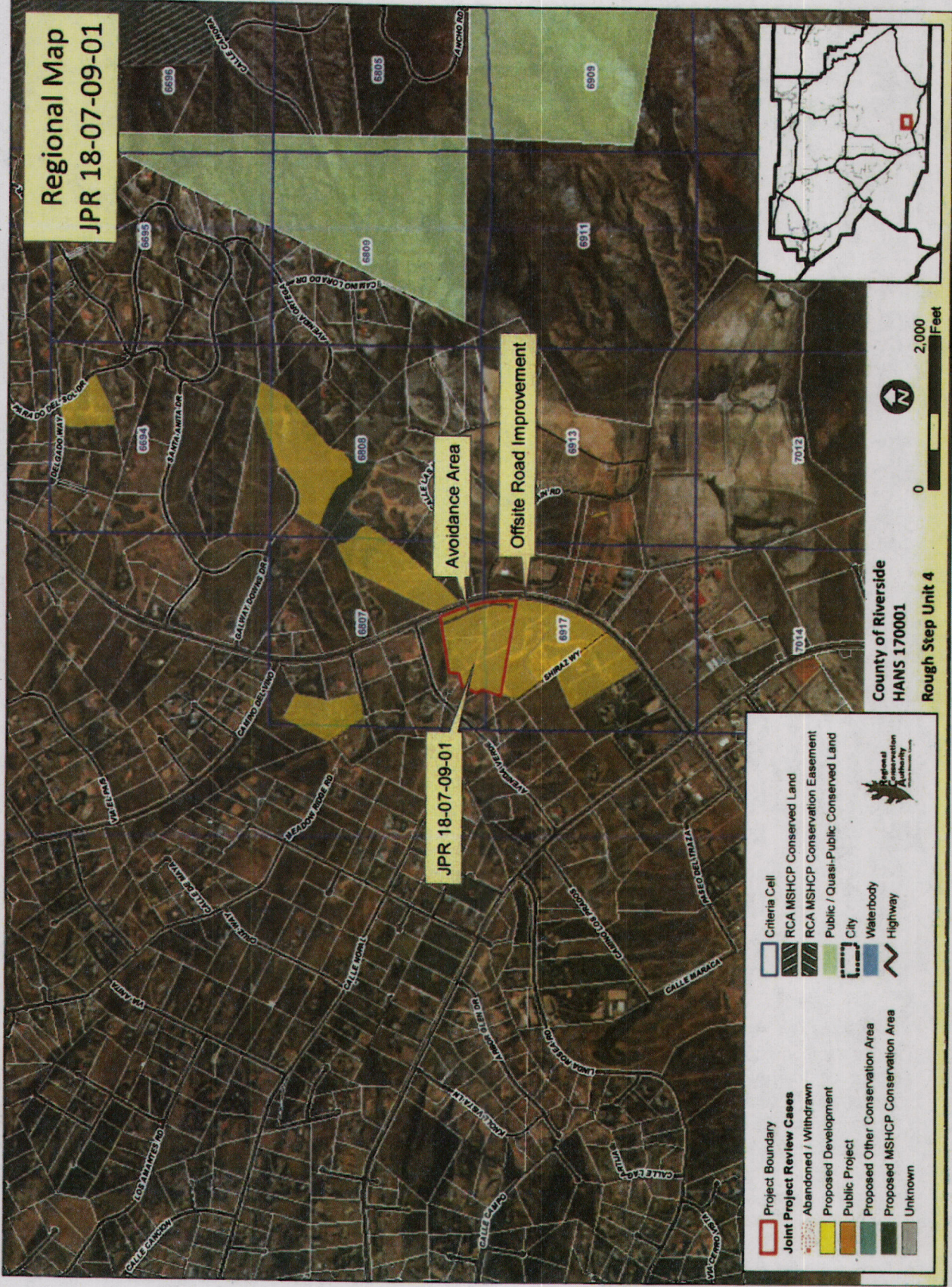
EXHIBIT D
 JPR Log No. 18-07-09-01 - Conservation and Avoidance Areas

0 200 500
 Feet

DUDEK

SOURCE: County of Riverside GIS, Bing Maps, 2018

Regional Map
JPR 18-07-09-01

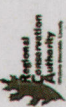


JPR 18-07-09-01

Avoidance Area

Offsite Road Improvement

- | | |
|--|--------------------------------------|
| Project Boundary | Criteria Cell |
| Joint Project Review Cases Abandoned / Withdrawn | RCA MSHCP Conserved Land |
| Proposed Development | RCA MSHCP Conservation Easement |
| Public Project | Public / Quasi-Public Conserved Land |
| Proposed Other Conservation Area | City |
| Proposed MSHCP Conservation Area | Waterbody |
| Unknown | Highway |



County of Riverside
HANS 170001

Rough Step Unit 4





U.S. Fish and Wildlife Service
Palm Springs Fish and Wildlife Office
777 East Tahquitz Canyon Way, Suite 208
Palm Springs, California 92262
760-322-2070
FAX 760-322-4648



California Department of Fish and Wildlife
Inland Deserts Region
3602 Inland Empire Blvd., Suite C-220
Ontario, California 91764
909-484-0167
FAX 909-481-2945

In Reply Refer To:
FWS/CDFW-WRIV-19B0009-19CPA0008

October 09, 2018
Sent by email

Mr. Ken Baez
Principal Planner
County of Riverside
4080 Lemon Street, 12th Floor
Riverside, California 92501

Attn: Matthew Poonamallee

Subject: JPR 18-07-09-01, RTN Winery, HANS 170001, Riverside County

Dear Mr. Baez:

The U.S. Fish and Wildlife Service (Service) and the California Department of Fish and Wildlife (Department), hereafter referred to jointly as the Wildlife Agencies, have reviewed Joint Project Review (JPR) 18-07-09-01 for the proposed RTN Winery (Project). The JPR was prepared to evaluate the Project's consistency with the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP). The Wildlife Agencies are providing the following comments in regards to the project's consistency with the Reserve Assembly requirements of the MSHCP (Sections 3.2.3 and 3.3.15 of the MSHCP). We recommend a Criteria Refinement for this project.

MSHCP Reserve Assembly Requirements and RCA Analysis

The 20.88-acre Project site is located in MSHCP Criteria Cells 6807 and 6917, which are part of Cell Group C, a group of 11 criteria cells. Cell Groups B, C, and D make up Subunit 3 (the Vail Lake Area Subunit); Subunit 3's purpose is to contribute to the assembly of the MSHCP's Proposed Core 7.

The conservation requirements for Cell Group C (Section 3.3.15 of the MSHCP) are as follows:

“Conservation within Cell Group C will contribute to assembly of Proposed Core 7 and proposed Constrained Linkage 24. Conservation within Cell Group C will focus on Riversidean alluvial fan sage scrub, riparian scrub, woodland and forest habitat along Temecula Creek and adjacent chaparral, coastal sage scrub, grassland, woodland and forest habitat. Areas conserved within Cell Group C will be connected to chaparral, coastal sage scrub, riparian scrub, woodland and forest habitat proposed for conservation in Cell Group D to the southeast and to Riversidean alluvial fan sage scrub habitat proposed for conservation in Cell 7134 to the southwest. Conservation within Cell Group C will range from 60% to 70% of the Cell Group focusing in the southern and central portions of the Cell Group.”

The reserve assembly analysis in the JPR uses the mid-range of the 60% to 70% for Cell Group C and provides the following information:

“Using the mid-range of the area described for conservation (65%) within Cell Group C, approximately 1,067.95 acres are described for conservation within this 1,643-acre cell group. Public/Quasi-Public (PQP) Lands totaling 114 acres are not counted towards this goal. To date, approximately 695.57 acres have been developed or are approved for development in this cell group, including the proposed project. Covered road acreage is 24.77 acres, and planned conserved lands in the cell group are 2.44 acres. Therefore, there are approximately 953.56 undeveloped acres available for conservation within the cell group, of which approximately 848.26 undeveloped acres ...are within the areas described for conservation.

Using the low-range conservation goal (60%) within Cell Group C, approximately 986 acres are needed for conservation, but [only] 953.56 acres are available. Note that 91.09 acres of the potential conservation is existing vineyard. Therefore, the Cell Group will not meet the Reserve Assembly Goals of the MSHCP, even if available undeveloped lands outside of the areas described for Conservation, but within the same Cell Group C, are acquired.

Although the goals cannot be met for Cell Group C, the proposed Project site is located in the western portion of the Cell Group outside of the area described for conservation, and is separated from Temecula Creek by De Portola Road and large-lot residential development and agricultural uses. Therefore, the 0.63 acres of fragmented coastal sage scrub habitat would not provide valuable connectivity to support the Planning Species for Proposed Core 7 ... Given the location of the Project site outside outside of the area described for conservation, development of the proposed Project would not impede the conservation goals for Proposed Core 7.

The RCA will prepare a reserve assembly analysis for Subunit 3 (Vail Lake area) within 30 days to determine the potential for high-range conservation to offset the shortage in Cell Group C.”

Results

The Wildlife Agencies summarized the Reserve Assembly acreage goals and deficit for Cell Group C below (Table 1), using low- and mid-range level of conservation as presented in the JPR. We included two columns for the results because the analysis in the JPR identified the winery project site in the “Developed or Already Approved for Development” land category rather than in the “Undeveloped – Available for Conservation” category. Using the mid-range level of conservation (65%) described for Cell Group C by the MSHCP Plan and including the Project site in the “Lands Available for Conservation” category, 1,067.95 acres are Described for Conservation in Cell Group C, 2.44 acres are planned for conservation under existing project approvals, 1,065.56 acres are still needed to meet the Cell Group conservation goal, 974.44 acres (including 91.09 existing vineyard acres) are undeveloped and available to be conserved, but – if all 974.44 of the undeveloped acres were conserved – there would still be a shortfall of 91.07 conservation acres not achieved.

If the Project site were moved from the "Undeveloped" category to the "Developed or Already Approved for Development" category, then Cell Group's C conservation deficit would increase to 112 acres.

Table 1. Current MSHCP Reserve Assembly Shortfall in Core 7, Cell Group C.

Mid-Level Conservation (65%)		
Described for Conservation	1,067.95	1,067.95
Already Conserved	2.44	2.44
Needed to Meet Conservation Goals	1,065.51	1,065.51
Minimum Level Conservation (60%)		
Described for Conservation	986.00	986.00
Already Conserved	2.44	2.44
Needed to Meet Conservation Goals	983.56	983.56

We concur with RCA's conclusion in the JPR that even low-end conservation acreage goal cannot be met for Cell Group C due to the existing level of development in the cell group. Further, we concur removal of the proposed project site from conservation will not impair the linkage and habitat goals for Cell Group C. However, we do not accept that the existing conservation acreage shortfall and low conservation value of the Project site excuses or eliminates the County obligation to implement the MSHCP's Reserve Assembly requirements in the Cell Group. Because all the remaining undeveloped land in Cell Group C is needed to approach the low-end reserve assembly requirement (60%), the Wildlife Agencies do not agree that development of the proposed Project site is consistent with the existing Reserve Assembly requirements for Cell Group C. The MSHCP Plan requires a Criteria Refinement for a Permittee to modify the Cell Group acreage goal.

The RCA has volunteered to perform an analysis to see if the conservation shortfall in Cell Group C can be made up through high-end conservation in the bulk of Subunit 3 (i.e., in Cell Groups B and D). If such an analysis demonstrates that the conservation shortfall in Cell Group C can be made up in Cell Groups B and D, the County would need to view the analysis as a vehicle for a criteria refinement and commit to achieving the upper end of the described conservation in those cell groups. Failing that, a Criteria Refinement that makes up the shortfall in Group C needs to be prepared and adopted.

Since the 20.88-acre Project site consists mostly of agricultural and disturbed lands inside the western fringe of Core 7 and there seems to be potential for high-end conservation in Cell Group D (80 cells) to make up the conservation shortfall in Cell Group C, it seems that a Criteria Refinement could be done to make the proposed Project consistent with the Reserve Assembly requirements of the MSHCP.

Conclusion

The Wildlife Agencies recommend that Project not be approved until after the RCA's analysis and a related Criteria Refinement that addresses the conservation acreage shortfall in Cell Group C (including the development of the proposed winery site) is adopted. We request a meeting to discuss the RCA's Cell Group analysis and the County's commitment to remedying the conservation shortfall in Cell Group C by realizing the upper end of the described conservation as needed in Cell Groups B and D. Until the County can demonstrate that the acreage shortfall for Cell Group C has been remedied, the Wildlife Agencies do not concur that this Project is consistent with the MSHCP.

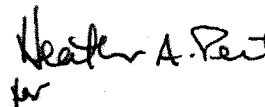
We appreciate the opportunity to provide the County with comments on this JPR. If you have any questions or comments regarding this letter, or to schedule a meeting, please contact James Thiede of the Service at james.thiede@fws.gov or Heather Pert of the Department Heather.Pert@wildlife.ca.gov.

Sincerely,

KARIN
CLEARY-ROSE

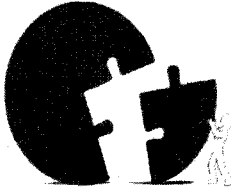
Digitally signed by
KARIN CLEARY-ROSE
Date: 2018.10.09
16:19:27 -07'00'

for
Kennon A. Corey
Assistant Field Supervisor
U.S. Fish and Wildlife Service



Leslie MacNair
Regional Manager
California Department of Fish and Wildlife

cc:
Charles Landry, Regional Conservation Authority



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

July 24, 2018

Pechanga Cultural Resources Department
Ebru Ozdil, Planning Specialist
P.O. Box 2183
Temecula, CA 92593

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (PPT180019)

This serves to notify you of a proposed project located within Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request by August 23, 2018 to hthomson@rivco.org and email cc to fsierra@rivco.org. To ensure an effective and good faith consultation effort, Planning asks that the request for consultation also indicate the following:

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- Is the Project causing a substantial adverse impact to a TCR? If so, what is that impact?

Project Description:

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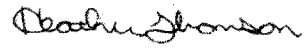
REQUEST: The proposed plot plan is for a Class V Winery in two (2) phases. Phase One will consist of a two-story wine tasting room and bar with a restaurant attached on the first floor with restrooms. Next to the tasting room will be a covered BBQ area. Second floor will consist of a VIP lounge and offices. Additionally Phase One will consist of a wine production building with a subterranean basement for storage, wine lab and employee restrooms. Phase Two will consist of a three-story, 44 room Wine Country Hotel with laundry services, storage, and employee's lounge on the basement level. First floor will have a hotel lobby foyer, a restaurant, a spa, offices, conference room suites, hotel rooms and VIP suites. The second floor will have a roof deck patio and more hotel rooms. The hotel will also offer an outdoor pool and spa and fire pit areas. Special occasions (weddings/events) will also be offered on the project site with a covered stage area. The project offers 189 parking spaces including 9 ADA parking spaces and winery signage. – APN: 927-640-008, 009, 011, 012, and 015 – Related Cases: HANS170001 and CPM180006.

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(951) 955-3200 · Fax (951) 955-3157

Desert Office · 77588 El Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7040

Sincerely,

PLANNING DEPARTMENT

A handwritten signature in cursive script that reads "Heather Thomson".

Heather Thomson, Archaeologist

Email CC: Tim Wheeler, twheeler@rivco.org

Attachment: Project Vicinity Map and Project Aerial



PECHANGA CULTURAL RESOURCES
Temecula Band of Luiseño Mission Indians

Post Office, Box 2183 • Temecula, CA 92593
Telephone (951) 770-6300 • Fax (951) 506-9491

September 27, 2018

VIA E-MAIL and USPS

Heather Thomson, Archaeologist
Riverside County, Planning Department
4080 Lemon Street, 12th Floor
P.O. Box 1409, Riverside, CA 92502

Re: Pechanga Tribe Comments on the Phase I Historical/Archaeological Resources Survey for the De Portola Estate Winery Project.

Dear Ms. Thomson,

This comment letter is written on behalf of the Pechanga Band of Luiseño Indians (hereinafter, "the Tribe"), a federally recognized Indian tribe and sovereign government. The Tribe submits these comments to Riverside County ("County") for the official record concerning the Phase I Historical/Archaeological Resource Survey for the De Portola Estate Winery Project prepared by CRM TECH and dated August 27, 2018.

The Tribe extends its thanks to the County for providing the survey report for the Tribe to review and provide comments on the content based upon Tribal traditional knowledge related to its Ancestral territory, cultural items, and cultural practices so we may preserve and protect all Luiseño tribal cultural resources.

In the "Ethnohistoric Context" section, found on page 7, the report states Luiseño "territory expanded from present-day Riverside to Escondido and Oceanside." Even though Riverside, Escondido and Oceanside are all within the Luiseño Ancestral territory, that description leaves out approximately 60% of the Luiseño traditional territory. The territory reaches as far northeast as the Santa Ana River and Box Springs Mountain Range, as far east as Mount San Jacinto, and as far southeast as Lake Henshaw, and to the west including the Southern Channel Islands. The Pechanga Tribe's knowledge of our ancestral boundaries is based on reliable information passed down to us from our elders; published academic works in the areas of anthropology, history and ethno-history; and through recorded ethnographic and linguistic accounts. While historic accounts and anthropological and linguistic theories are important in determining traditional Luiseño territory, the Pechanga Tribe asserts that the most critical sources of information used to define our traditional territories are our songs, creation accounts, and oral traditions. The Tribe requests that a more accurate Luiseño Ancestral territory description be included in the report.

On page 7 the report states "the Luiseño had approximately 50 active villages with an average population of 200 each, although other estimates place the total Luiseño population at 4,000-5,000 (Bean and Shipek 1978:557)." The Tribe is well aware that published reports on the Luiseño pre-contact

Chairperson:
Neal Ibanez

Vice Chairperson:
Bridgett Barcello

Committee Members:
Andrew Masiel, Sr.
Darlene Miranda
Eric Gerber
Richard B. Searce, III
Robert Villalobos

Director:
Gary DuBois

Coordinator:
Paul Macarro

Cultural Analyst:
Tuba Ebru Ozdil

Planning Specialist:
Molly E. Escobar

Pechanga Comment Letter to Riverside County
Re: Pechanga Tribe Comment Letter on the De Portola Winery Project
September 27, 2018
Page 2

population size range between 4,000 to 10,000 Luiseño. The Tribe, contrarily, understand the Luiseño pre-contact population size to have been much larger. We request that Tribes views to be included in the report.

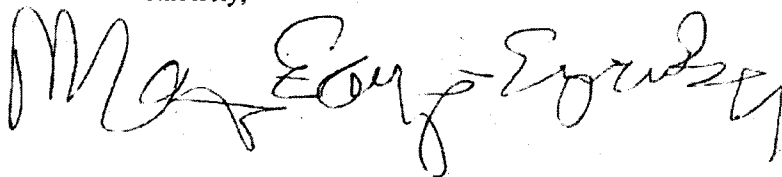
Lastly, the Project is located within a very historically significant area. The Project is located directly across the street from Pulgas Creek Road which traverses through a canyon known as Nigger Canyon. That canyon is where more than 50 Pechanga Luiseño were ambushed and murdered by Californios and Cahuillas. The Project is located at the west entrance of the canyon and is within the corridor the Californios traveled for the event.

The Tribe understands that there are were no previous or newly discovered cultural resources recorded within the Project APE, however, due to the historic sensitivity of the area the Tribe requests that Archaeological and Native American monitoring mitigation measures be put in place for the De Portola Estate Winery Project.

The Tribe would like our comments to be forwarded to CRM TECH so they may review and make the necessary updates/changes to their report and for the County to include this letter in the official record for the environmental review of this Project. The Tribe reserves the right to fully participate in the environmental review process, as well as to provide further comment on the Project's impacts to cultural resources and potential mitigation for such impacts. Should the need arise, the Tribe welcomes the opportunity to meet with Riverside County to further explain our comments.

The Pechanga Tribe looks forward to working together with Riverside County in protecting the invaluable and non-renewable Luiseño cultural resources found in the Project area. Please contact me at 951-770-6314 or at mescobar@pechanga-nsn.gov if there are any questions or concerns regarding our cultural report comments. Otherwise, please contact our Cultural Analyst, Ebru Ozdil at 951-770-6313 or at cozdil@pechanga-nsn.gov regarding all other project related questions or concerns. Thank you.

Sincerely,

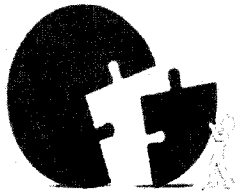


Molly Earp-Escobar, Cultural Planning Specialist

Cc Pechanga Office of the General Counsel

*Pechanga Cultural Resources • Temecula Band of Luiseño Mission Indians
Post Office Box 2183 • Temecula, CA 92592*

Sacred Is The Duty Trusted Unto Our Care And With Honor We Rise To The Need



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

July 24, 2018

Soboba Band of Luiseño Indians
Joseph Ontiveros, Cultural Resource Director
P.O. BOX 487
San Jacinto, CA 92581

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (PPT180019)

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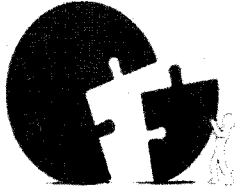
PLANNING DEPARTMENT

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Heather Thomson, Archaeologist

Email CC: Tim Wheeler, twheeler@rivco.org

Attachment: Project Vicinity Map and Project Aerial



RIVERSIDE COUNTY PLANNING DEPARTMENT

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

July 24, 2018

Rincon Band of Luiseño Indians
Destiny Colocho, Cultural Resource Manager
1 West Tribal Road
Valley Center, CA 92082

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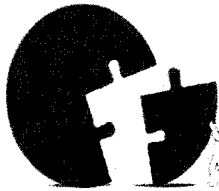
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RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

July 24, 2018

Pala Band of Mission Indians
Shasta C. Gaughen, THPO
PMB 50, 35008 Pala Temecula Rd.
Pala, CA 92059

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