



**COUNTY OF RIVERSIDE  
PLANNING DEPARTMENT  
STAFF REPORT**

**Agenda Item No.**  
4.1  
(ID # 18945)  
**MEETING DATE:**  
**Wednesday, June 15, 2022**

**SUBJECT:** PLOT PLAN NO. 210017, CHANGE OF ZONE NO. 2100011, and NOISE EXCEPTION NO. 2100001 – Intent to Adopt a Mitigated Negative Declaration – (CEQ210027) – (State Clearinghouse Number: SCH2022050266) – Applicant: EPD Solutions, c/o Emily Neudecker – Engineer/Representative: 4M Engineering, c/o Matt Liesemeyer – Third Supervisorial District – Southwest Area Plan – Agriculture: Agriculture (AG:AG) – Temecula Valley Wine Country Policy Area – Winery District – Location: north of Madera de Playa Dr., east and west of Calle Encantado, and south of Rancho California Rd. – 21.10 Gross Acres – Zoning: Citrus/Vineyard (C/V). REQUEST: CHANGE OF ZONE NO. 2100011 is a proposal to alter the subject sites’ existing zoning from Citrus/Vineyard (C/V) to Wine Country-Winery (WC-W) to put the parcels into compliance with the Temecula Valley Wine Country Policy Area. PLOT PLAN NO. 210017 is a proposal for the construction of a Class V winery consisting of a vineyard, a wine production and storage facility, a special occasions and restaurant facility, and a Bed and Breakfast to provide 10 rooms for patrons and overnight guests. NOISE EXCEPTION NO. 2100001 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 APNs: 951-020-001, 951-020-002, 951-060-001, 951-060-002. Project Planner: Kathleen Mitchell at (951) 955-6836 or email at kmitchell@rivco.org.

**PROPOSED PROJECT**

Case Number(s):	PPT210017, CZ2100011, NE2100001
Environmental Type:	Mitigated Negative Declaration
Area Plan No.	Southwest
Zoning Area/District:	Rancho California Area
Supervisorial District:	Third District
Project Planner:	Kathleen Mitchell
Project APN(s):	951-020-001, -002, 951-060- 001, -002
Continued From:	

  
John Hildebrand, Planning Director 5/23/2022

**PROJECT DESCRIPTION AND LOCATION**

**Plot Plan No. 210017** is a proposal for the construction of a Class V Winery facility on a 21.1 gross acre lot. The development would consist of a wine production and storage facility, a wine

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT  
STAFF REPORT**

---

tasting and restaurant facility, an outdoor space for special occasions, and a Bed & Breakfast Inn to provide 10 rooms for patrons and overnight guests. The proposal includes 131 standard parking spaces, including 5 ADA parking spaces, 5 EV parking spaces, and 5 bicycle parking spaces, to service these amenities during regular operations. To service peak hours during normal operations, an additional 8 tandem overflow valet parking spaces can be utilized if needed. To service special event operations, an additional 16 tandem overflow valet parking spaces can be utilized if needed.

**Change of Zone No. 2100011** proposes to change the zoning classification of the subject site from Citrus Vineyard (C/V) to Wine Country-Winery (WC-W). The applicant is requesting a Change of Zone to bring the subject site into compliance with the standards of the Temecula Valley Wine Country Policy Area – Winery District that the subject site is within.

**Noise Exception No. 2100001** 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.

The above is hereinafter referred to in this staff report as the “Project.”

The Project is located within the Southwest Area Plan and is a part of the Temecula Valley Wine Country Policy Area – Winery District. The Project site is south of Rancho California Road, west of La Serena Way, and north of Madera de Playa Drive.

**PROJECT RECOMMENDATION**

**STAFF RECOMMENDATIONS**

**THAT THE PLANNING COMMISSION TAKE THE FOLLOWING ACTIONS:**

**ADOPT** a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 210027**, based on the findings and conclusions provided in the initial study, attached hereto, and the conclusion that the project will not have a significant effect on the environment; and,

**TENTATIVELY APPROVE CHANGE OF ZONE NO. 2100011**, to amend the zoning classification of the Project site from Citrus Vineyard (C/V) to Wine Country-Winery (WC-W) based upon the findings and conclusions incorporated in the staff report, pending final adoption of the Zoning Ordinance by the Board of Supervisors; and,

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT  
STAFF REPORT**

---

**APPROVE NOISE EXCEPTION NO. 2100001**, per Section 7.a.3 Continuous Events Exception of Ordinance No. 847, based on the findings and conclusions in the initial study, attached Advisory Notification Document, Conditions of Approval, and based upon the findings and conclusions provided in this staff report; and,

**APPROVE PLOT PLAN NO. 210017**, subject to the attached Advisory Notification Document, Conditions of Approval, and based upon the findings and conclusions provided in this staff report.

<b>PROJECT DATA</b>
---------------------

**Land Use and Zoning:**

	Specific Plan: N/A
	Specific Plan Land Use: N/A
Existing General Plan Foundation Component:	Agriculture (AG)
Proposed General Plan Foundation Component:	N/A
Existing General Plan Land Use Designation:	Agriculture (AG)
Proposed General Plan Land Use Designation:	N/A
Policy / Overlay Area:	Temecula Valley Wine Country Policy Area – Winery District
Surrounding General Plan Land Uses	
North:	Agriculture (AG)
East:	Agriculture (AG)
South:	Agriculture (AG)
West:	Agriculture (AG)
Existing Zoning Classification:	Citrus Vineyard (C/V)
Proposed Zoning Classification:	Wine Country – Winery (WC-W)
Surrounding Zoning Classifications	
North:	Citrus Vineyard, 20-acre min (C/V-20), Citrus Vineyard, 10-acre min (C/V-10)
East:	Citrus Vineyard (C/V)
South:	Residential Agricultural, 2 ½ ac min (R-A-2½ ), Citrus Vineyard (C/V)
West:	Citrus Vineyard (C/V)

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT  
STAFF REPORT**

Existing Use:	Vacant
Surrounding Uses	
North:	Winery
East:	Vacant
South:	Residential
West:	Winery

**Project Details:**

<i>Item</i>	<i>Value</i>	<i>Min./Max. Development Standard</i>
Project Site (Acres):	21.1 gross acres	20 acres
Proposed Building Area (SQFT):	19,701 sq.ft.	N/A
Floor Area Ratio:	0.02 FAR	N/A
Building Height (FT):	28 feet	40 feet

**Parking:**

**Parking (Peak Demand)**

<i>Type of Use</i>	<i>Building Area (in SF)</i>	<i>Parking Ratio</i>	<i>Spaces Required</i>	<i>Spaces Provided</i>
Restaurant, Serving Areas, Bars, Lounges, Tasting Area	3,941 sq.ft.	1/45 sq.ft.	88	131 standard + 8 overflow valet
General Retail	825 sq.ft.	1/200 sq.ft.	5	
Winery/Inn Business Operations (i.e. Offices)	2,312 sq.ft.	1/250 sq.ft.	10	
Inn Guest Rooms	4,011 sq.ft.	1 space/room + 2 spaces for Employees	12	
Wine Production/Processing	2,508 sq.ft.	1/500 sq.ft.	6	
Wine Storage	1,989 sq.ft.	1/1000 sq.ft.	6	
Circulation (i.e. hallways, restrooms, misc. areas)	4,869 sq.ft.	N/A	N/A	
<b>TOTAL:</b>			<b>127</b>	<b>139</b>
Special Occasions Event Space (Independently operated from general public use)	3,941 sq.ft.	1 space/45 sq.ft.	88	127 standard +16 overflow valet



**COUNTY OF RIVERSIDE PLANNING DEPARTMENT  
STAFF REPORT**

---

<i>Type of Use</i>	<i>Building Area (in SF)</i>	<i>Parking Ratio</i>	<i>Spaces Required</i>	<i>Spaces Provided</i>
Dance Floor	528 sq.ft.	1 space/30 sq.ft.	18	
<b>TOTAL:</b>			<b>106</b>	<b>143</b>

**Located Within:**

City's Sphere of Influence:	No
Community Service Area ("CSA"):	Yes – 149 Wine Country
Special Flood Hazard Zone:	No
Agricultural Preserve:	No
Liquefaction Area:	No
Subsidence Area:	Yes – Susceptible
Fault Zone:	No
Fire Zone:	Yes – High, SRA
Mount Palomar Observatory Lighting Zone:	Yes – Zone B
WRCMSHCP Criteria Cell:	No
CVMSHCP Conservation Boundary:	No
Stephens Kangaroo Rat ("SKR") Fee Area:	Yes – In or partially within
Airport Influence Area ("AIA"):	No

**PROJECT BACKGROUND AND ANALYSIS**

**Background**

Originally, a pre-application review (PAR200060) was submitted for this Project in November of 2020. The applicants of the PAR received comments from various development agencies on December 29, 2020. The review was of a proposal for the development of a Class V Winery with the same specifications as the currently submitted Project.

On March 23, 2021, the applicant, Mexin Teme Agriculture, submitted Plot Plan No. 210017 (PPT210017) to the County of Riverside for consideration. The applicant proposes the construction of a Class V Winery facility on a 21.1 gross acre area. The scope of the Project includes the following components: a 2,508 square foot wine production facility; a 1,989 square foot winery storage area; 2,700 square feet of entertaining space that includes a restaurant, serving areas, bars, lounges, and wine tasting area; 2,312 sq.ft. of winery/inn business operations spaces (i.e. offices); 825 sq.ft. of general retail space (converted to a 528 sq.ft.

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT  
STAFF REPORT**

---

dance floor during special occasions); and a 4,011 square foot Bed & Breakfast Inn to provide 10 rooms for patrons and overnight guests. With the inclusion of 5,510 square feet of auxiliary spaces (i.e. circulation, hallways, storage, bathrooms, etc.), the total gross building area totals 19,701 square feet.

The proposal also includes a 1,760 sq.ft. outdoor event ceremony grass yard and 1,517 sq.ft. event cocktail hour yard for the accommodation of special occasions, such as wedding ceremonies. Since the Project will have events/special occasions as part of their Class V Winery with music or amplified sound outdoors, an Exception to the Riverside County Noise Ordinance No. 847 (NE2100001) was applied for as required per Ordinance No. 348, Section 14.93.C.4.

The Project would have 131 standard parking spaces, including 5 ADA parking spaces, 5 EV parking spaces, and 5 bicycle parking spaces to service these amenities during regular operations. During normal business hours, if the general parking is at capacity, 8 overflow valet parking spaces can be provided, for a total of 139 parking spaces. To service the special event operations and peak demand, there are an additional 16 tandem overflow valet parking spaces that can be provided, for a total of 143 parking spaces.

At the request of Planning staff, the applicant gave a presentation to the Temecula Valley Wine Growers Association in September of 2021 to discuss their architecture, business operations plan, and winery production for the Project. One comment was received during the meeting regarding the addition of a wine consultant to the Project to ensure that the Project's primary use would remain the production of wine. A consultant has since been brought on board to the applicant's team, thus addressing this comment. No other comments or concerns were received by the Association.

*General Plan Consistency*

The Project's existing General Plan Land Use Designation is Agriculture. This designation has been established to help conserve productive agricultural lands within the county, which includes row crops, nurseries, citrus groves and vineyards, dairies, ranches, poultry and hog farms, and other agricultural related uses. In addition, the Project site is located within the Temecula Valley Wine Country – Winery District Policy Area of the Southwest Area Plan. The primary purpose of the Winery District is to promote the establishment of additional commercial activities that support tourism while ensuring long-term viability of the wine industry. The utilization of the Project site for purposes of developing a winery with corresponding amenities is compliant with the standards set for the General Plan and the Policy Area, which is further detailed in the Land Use Findings below.

*Ordinance No. 348 Consistency*

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT  
STAFF REPORT**

---

The current zone classification for the property is Citrus Vineyard (C-V). The Project is proposing CZ2100011 to the County of Riverside for consideration to change the subject site's current zone classification to Wine Country-Winery (WC-W). The change of zone proposal would accommodate the various specifications desired for the winery, as well as bring the subject site into consistency with the Temecula Valley Wine Country Policy Area – Winery District. With approval of the change of zone, the proposed subdivision would be subject to the development standards outlined in Article XIVd Section 14.93 (Development Standards) of Ordinance No. 348. Staff has reviewed the Project and has determined that it is compliant with the applicable development standards of the WC-W zoning classification, which is further detailed in the Development Standards Findings below.

**ENVIRONMENTAL REVIEW / ENVIRONMENTAL FINDINGS**

An Initial Study (IS) and a Mitigated Negative Declaration (MND) have been prepared for this project in accordance with the California Environmental Quality Act (CEQA). The IS and MND represent the independent judgement of Riverside County. The documents were circulated for public review per the California Environmental Quality Act Statute and Guidelines Section 15105. The Project was also posted to the State Clearinghouse (SCH2022050266) for a 20-day comment period. As of the writing this staff report, no comment letters in response to the IS and MND have been received, and no additional revisions to the Project have been made.

While the IS identifies potentially significant impacts, mitigation measures have been incorporated into the Project to reduce those impacts to a level that is less than significant. Accordingly, the Project, as reviewed and conditioned, will not result in any potentially significant environmental impacts with the incorporation of the mitigation as required under the MND. All documents supporting this determination are located at the County of Riverside Planning Department, 4080 Lemon Street, 12<sup>th</sup> Floor, Riverside, CA 92502.

**FINDINGS AND CONCLUSIONS**

**In order for the County to approve the proposed project, the following findings are required to be made:**

**Land Use Findings:**

1. The Project site has a General Plan Foundational Component of Agriculture (AG) and a Land Use Designation of Agriculture (AG). The Agriculture designation was established to help conserve productive agricultural lands within the county; including but not limited to row crops, nurseries, citrus groves and vineyards, dairies, ranches, poultry and hog farms, and

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT  
STAFF REPORT**

---

other agricultural related uses. The proposed project, a Class V Winery with onsite vineyard planting is an allowed use within the Agriculture land use designation. The Project is also located in the Temecula Valley Wine Country Policy Area – Winery District of the Southwest Area Plan. This Policy Area promotes the establishment of additional commercial activities that support tourism and long-term viability of the wine industry. The proposed Project would include a tasting room, restaurant, special occasions facility, and Bed & Breakfast Inn that would support this intent. For these reasons, and those previously discussed, the proposed Project would be in compliance with the General Plan Foundational Component, Land Use Designation, and Policy Area.

2. Subject to the approval of Change of Zone No. 2100111, the Project site would have a zoning classification of WC-W, which is highly consistent with the Riverside County General Plan Land Use Designation of AG. The proposed Project, as designed and conditioned, complies with the applicable standards identified in Section 14.93 (WC-W Development Standards) of Ordinance No. 348, as further discussed in the Development Standards section below.
  
3. The Project site is bordered by properties that are being utilized for purposes that are compatible with the proposed Project's use. The subject property is currently located within the Winery District of the Temecula Valley Wine Country Policy Area, and, as such, it is surrounded by other existing wineries along Rancho California Road. It is compatible with the surrounding wineries and residential properties through its comparable landscaping, topography, roadway setbacks, and location on the property. The Project would consist of a wine production and storage facility, a wine tasting and restaurant facility, an outdoor space for special occasions, and a Bed & Breakfast Inn to provide 10 rooms for patrons and overnight guests, which are permitted uses for a Class V winery, subject to the approval of a plot plan.

**Entitlement Findings:**

**Change of Zone Findings**

Change of Zone No. 2100011 is a proposal to change the project site's Zoning Classification from Citrus Vineyard (C/V) to Wine Country-Winery (WC-W) and is subject to the following findings:

1. The current C/V zoning is in conflict with the Temecula Valley Wine Country Policy Area – Winery District of the Southwest Area Plan, which the site is subject to. The proposed Change of Zone to the WC-W zone would correct prior inaccuracies, more accurately reflect the site's intended use, and improve compliance with both the General Plan and

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT  
STAFF REPORT**

---

Policy Area. In addition, the WC-W zone is highly consistent with an Agriculture (AG) land use designation. Therefore, approval would not conflict with the Riverside County Vision or the Planning Principles set forth in the General Plan or the Policy Area.

**Plot Plan Findings**

The following findings shall be made prior to making a recommendation to grant a Plot Plan, pursuant to the provisions of the Riverside County Zoning Ordinance No. 348 (Land Use):

1. *The proposed use conforms to all the requirements of the General Plan and with all applicable requirements of State law and the ordinances of Riverside County.* The proposed use conforms to all such requirements. The General Plan Land Use Designation of Agriculture (AG) was established to help conserve productive agricultural lands within the County. These include crops, citrus groves, vineyards, and other related agricultural related uses. All entitled wineries within the Temecula Valley Wine Country Policy Area and the Zoning Classification of Wine Country-Winery (WC-W) are required to plant and maintain a vineyard. Thus, the productive agriculture land on the subject site would be maintained and utilized for agricultural purposes. In addition, the primary intent of the Wine Country Policy Area of the Southwest Area Plan is to promote the establishment of additional commercial activities that support tourism while ensuring long-term viability of the wine industry. The inclusion of a tasting room, restaurant, special occasions facility, and Bed & Breakfast Inn are permitted incidental commercial uses in this Policy Area (SWAP 1.6 & SWAP 1.11) and would allow the Project to promote tourist related activities for the wine industry (SWAP 1.9). A dedicated trail along Rancho California Road to connect to the trails system established for the Wine Country area has also been provided (SWAP 1.7). For these reasons, and those additionally discussed in the findings below, the proposed Project is consistent with the objectives, policies, general land uses, and programs of the General Plan.
  
2. *The overall development of the land shall be designed for the protection of the public health, safety and general welfare.* As detailed in the Initial Study and Mitigated Negative Declaration prepared for the project, impacts related to health and safety factors were considered, such as Air Quality, Hazards, and Noise. The determination found that the impacts would be less than significant with adherence to the existing regulations and implementation of mitigation measures. In addition, the Project is designed to meet Temecula Valley Wine Country Policy Area and County Design guideline standards, which provides setback standards to help protect the welfare of residents and businesses adjacent to the subject site. The Project is adjacent to residential properties to the south, a vacant parcel to the east, and wineries to the north and west. The Project's front setback from the wine tasting/restaurant outdoor patio to Rancho California Road is approximately 367 feet, which meets the setback requirements designated for this roadway. The eastern side

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT  
STAFF REPORT**

---

setback from the inn is approximately 163 feet from the property line, and the western side setback from production facility is approximately 814 feet from the property line. The rear setback from the nearest structure to the adjacent residential parcel is approximately 260 feet. Since the Project proposes outdoor special occasions, a Noise Exception application (NE2100001) has been submitted and reviewed along with this application to assess the noise impacts from the winery's operations. The results of the study found that off-site and on-site traffic noise, operational noise, and construction noise/vibration were found to be less than significant at the nearest noise-sensitive receptor locations without mitigation measures. In terms of lighting, the Project is within Zone B of Ordinance No. 655. All lighting proposed shall be conditioned to be shielded and directed downwards to not interfere with the Mt. Palomar Observatory, as well as to prevent light spillage on neighboring properties in accordance with the requirement of Ordinance No. 655. Finally, all development projects are reviewed by a Development Advisory Committee made up of various departments within the County (i.e. Transportation, Fire, Environmental Health, Biology, Cultural, Grading). These departments provide comments and corrections until they found that their standards had been met, at which point conditions of approval were added to the Project. These conditions are to be addressed prior to grading permit issuance and final, and prior to building permit issuance and final, ensuring that the Project does not adversely impact public health, safety, and general welfare. For these reasons, the proposed Project would be in compliance.

3. *The proposed use conforms to the logical development of the land and to be compatible with the present and future logical development of the surrounding property.* The subject property is currently located within the Winery District of the Temecula Valley Wine Country Policy Area, and, as such, it is surrounded by other existing wineries along Rancho California Road. It is compatible with the surrounding wineries and residential properties through its comparable landscaping, topography, roadway setbacks, and location on the property. The Project would consist of a wine production and storage facility, a wine tasting and restaurant facility, an outdoor space for special occasions, and a Bed & Breakfast Inn to provide 10 rooms for patrons and overnight guests, which are permitted uses for a Class V winery. For these reasons, the proposed Project would be in compliance.
4. *That plan for the proposed use shall consider the location and need for dedication and improvement of necessary streets and sidewalks, including the avoidance of traffic congestion; and shall take into account topographical and drainage conditions, including the need for dedication and improvements of necessary structures as a part thereof.* The Project would take its access from Rancho California Road and has proposed street improvements and a dedicated trail along this roadway. The Project was reviewed and approved by Transportation, Fire, and Grading in relation to street improvements, access, traffic,

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT  
STAFF REPORT**

---

drainage, and on-site circulation. The Project has been conditioned to ensure compliance with these Departments' standards; therefore, the proposed Project would be in compliance.

5. The proposed uses are consistent with Ordinance No. 348, and, in particular, with the permitted uses and development standards of the Wine Country – Winery (WC-W) zone, as detailed in the Development Standards Findings section. The Plot Plan proposes a Class V Winery that would consist of a wine production and storage facility, a wine tasting and restaurant facility, an outdoor space for special occasions, and a 10 room Bed & Breakfast Inn. The Wine Country – Winery (WC-W) zone allows for these uses with an approved Plot Plan entitlement of a Class V winery. Thus, the Project is in compliance.
6. *All plot plans which permit the construction of more than one structure on a single legally divided parcel shall, in addition to all other requirements, be subject to a condition which prohibits the sale of any existing or subsequently constructed structures on the parcel until the parcel is divided and a final map recorded in accordance with Ordinance No. 460 in such a manner that each building is located on a separate legally divided parcel.* The Project proposes the operation of a Class V Winery with 0.57 acres of building area and 11.89 acres of vineyards to satisfy the planting requirements. A Class V Winery is only permitted to operate on a minimum 20-acre parcel; thus, the property could not be subdivided as this would nullify the Class V Winery development standards. As such, no subdivision is proposed, and this standard is not applicable.

**Development Standards Findings**

The following standards shall apply to all uses and development in the WC-W Zones, per Ordinance No. 348:

**General Standards**

1. **Lot Size.** *The minimum lot size for Class V wineries is 20 acres.* The subject site is 21.1 gross acres, and it is currently divided across four parcels. The Project is conditioned to finalize a parcel merger prior to building permit issuance to consolidate the parcels into a single lot (80-Planning. 2). The lot will, therefore, be in compliance with the minimum lot size standards for a winery of this classification.
2. **Lot Width.** *Lots shall have a minimum average width of two hundred feet (200').* The collective lot width across the subject site is greater than 1,300 square feet, which exceeds the minimum lot width requirement.

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT  
STAFF REPORT**

---

3. **Lot Depth.** *The minimum average lot depth shall be two hundred feet (200').* The approximate depth of the subject site is 820 feet, which exceeds the minimum lot depth requirement.
4. **Setbacks.**
- a. *The minimum road right of way setback for buildings and structures shall be fifty feet (50'), except when the site is located next to Rancho California Road where the minimum road right of way setback shall be one hundred feet (100').* The northern end of the subject site is along Rancho California Road, so the 100-foot minimum setback will apply. Per the proposed site plan, there would be an approximately 351-foot setback from the closest building to the right of way of this road. Thus, the Project would be in compliance with this standard.
  - b. *The minimum side setback for buildings and structures shall be thirty feet (30') from the property line.* Per the proposed site plan, there would be an approximately 814-foot setback from the closest building to the west side of the subject site, and an approximately 163-foot setback from the nearest building to the property line on the east side of the subject site. Both side yard setbacks, as proposed, would exceed the thirty foot minimum side setback. Thus, the Project would be in compliance with this standard.
  - c. *The minimum rear setback for buildings and structures shall be thirty feet (30') from the property line.* Per the proposed site plan, there would be an approximately 260-foot setback from the closest building to the rear property line, which exceeds the 30-foot minimum. Thus, the Project would be in compliance with this standard.
  - d. *The minimum road right of way setback for permanent buildings and structures used in conjunction with drying, processing, and packing operations shall be fifty feet (50'), except when the site is located next to Rancho California Road where the minimum setback requirement shall be one hundred feet (100').* The northern end of the subject site is along Rancho California Road, so the 100-foot setback minimum will apply. Per the proposed site plan, there would be an approximately 351-foot setback from the closest building being utilized for drying, processing, and packing operations to the right of way of this road. Thus, the Project would be in compliance with this standard.
  - e. *The minimum road right of way setback for all Special Occasion Facility buildings and structures shall be one hundred feet (100'), except when the site is located next to Rancho California Road, where the minimum setback requirement shall be three*



**COUNTY OF RIVERSIDE PLANNING DEPARTMENT  
STAFF REPORT**

---

*hundred feet (300'). The northern end of the subject site is along Rancho California Road, so the 300-foot minimum will apply. Per the proposed site plan, there would be an approximately 290-foot setback from the outdoor special occasion facility to the road right of way. The primary intent of this standard is to ensure that patrons of the winery are not negatively impacted by the aesthetics of viewing the adjacent roadways. The applicant provided renderings of the property from this viewpoint demonstrating that there would not be a negative impact due to the elevation difference and screening from the vineyards along the frontage of the property from Rancho California Road. As such, Planning has found it permissible that the outdoor space be allowed to encroach 10 feet closer to the roadway than is typically required by the ordinance. Thus, the Project would be in compliance with this standard.*

- f. *The minimum road right of way setback for all winery buildings and structures shall be fifty feet (50'), except when the site is located next to Rancho California Road, where the minimum setback requirement shall be one hundred feet (100'). The northern end of the subject site is along Rancho California Road, so the 100-foot minimum will apply. Per the proposed site plan, there would be an approximately 351-foot setback from the closest building to the right of way of this road. Thus, the Project would be in compliance with this standard*

5. **Habitable Stories.** *The number of habitable stories above a building's lowest above ground finished floor shall not exceed two (2). One (1) additional habitable story for a total of three (3) habitable stories may be permitted for Wine Country Hotels and for the hotel building of Wine Country Resorts as long as additional criteria are met. The Project proposes to construct a one-story, ten-bedroom Bed & Breakfast Inn on the premises, which is within the habitable story specification. Thus, the Project would be in compliance.*

6. **Height.**

- a. *The maximum height for a building shall not exceed forty feet (40'). Architectural elements such as spires, minarets, chimneys, or similar structures may exceed the prescribed height limits where such structures do not provide additional floor space. The tallest proposed elevation on-site is along the western elevation of the structure, which stands at 28 feet. This stands below the 40-foot maximum, so the proposed Project would be in compliance.*
- b. *The maximum height for a structure shall not exceed fifty feet (50') unless a greater height is approved pursuant to Section 18.34 of this ordinance. In no event, however, shall a structure exceed seventy-five feet (75') in height, unless a variance is approved pursuant to Section 18.27 of this ordinance. The tallest proposed elevation*

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT  
STAFF REPORT**

---

stands at 28 feet, which is below the 50-foot maximum. Thus, the proposed Project would be in compliance.

7. **Noise.** *Site layouts and building designs shall minimize noise impacts on surrounding properties and comply with Ordinance No. 847.* The Project, as proposed, has been laid out and designed to minimize noise impacts on surrounding properties and comply with Ordinance No. 847. The setbacks of the proposed buildings are at least 260 feet or greater from the property lines that abut residential zoned parcels to the south. In addition, a Noise Exception application (NE2100001) has been submitted and reviewed along with this application to allow for outdoor amplified sound as well as assess the noise impacts from the winery's operations. The study was conducted by Urban Crossroads Inc. dated June 17, 2021. The results of the study found that off-site and on-site traffic noise, operational noise, and construction noise/vibration were found to be less than significant at the nearest noise-sensitive receptor locations without mitigation measures. For these reasons, the proposed Project would be in compliance.
8. *Drainage channels shall be constructed to avoid undermining or eroding the roadbed.* No drainage channels are proposed for this Project. Rancho California Road is a paved street without drainage improvement. Per the Flood Hazard Report conducted for the subject site by the County Flood Department, there is a well-defined watercourse that traverses the northern portion of the site in an east-to-west direction documented under Parcel Map No. 55006 (1973). The impacted area was recorded under Parcel Map No. 13867 (1979) as a flood plain. The Project has been conditioned so that the recorded natural watercourses and the floodplains shall be kept free of buildings, obstructions, and encroachment by landfills. The Project has also been conditioned by Transportation (060-Transportation. 4) and Grading (060-BS-Grade. 3) for the review and approval of any necessary hydrology or drainage studies, including the preliminary and final Water Quality Management Plan. For these reasons, the proposed Project would be in compliance.
9. *Curbs, gutters, and streetlights shall be constructed in accordance with Temecula Valley Wine Country Design Guidelines.* The Project has been conditioned to meet these standards. For example, per Building & Safety – Grading, prior to issuance of a grading permit, the grading plan shall include a six-inch-high curb with a 12-inch-wide walkway constructed along planters on end stalls adjacent to automobile parking areas (060-BS-Grade. 1). For these reasons, the proposed Project would be in compliance.
10. *Site layout and design shall be consistent with existing and planned recreational trails and bike paths set forth in the Riverside County General Plan and the Temecula Valley Wine Country Design Guidelines.* The Project proposes the construction of a trail along the frontage of the subject site, which is adjacent to Rancho California Road. The trail has been

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT  
STAFF REPORT**

---

conditioned per the Parks & Open Space Planner to ensure the trail meets the standards set by the Temecula Valley Wine Country Community Plan, as well as to allow for the review of the trail at the grading phase and prior to issuance and final of the construction permits (060-Regional Parks & Open Space. 1, 080-Regional Parks & Open Space. 1, & 090-Regional Parks & Open Space. 1).

11. *All utilities shall be installed underground except electrical lines rated at 33kV or greater which may be installed above ground.* The Project has been conditioned to meet these standards (090-Planning. 10) Thus, the proposed Project would be in compliance.
12. *All exterior lighting shall comply with applicable requirements of Ordinance Nos. 655 and 915. All exterior lighting, including spotlights, floodlights, electric reflectors, and other means of illumination for signs, structures, landscaping, parking, loading, unloading and similar areas, shall be focused, directed, and arranged to prevent glare and direct illumination of streets or adjoining properties.* All lighting for the proposed Project is shielded and directed down towards the ground so as not to illuminate into either Rancho California Road or the neighboring properties. In addition, the Project has been conditioned to meet this standard (AND. Planning. 10 & 13).
13. *On-site advertising signs shall be consistent with Temecula Valley Wine Country Design Guidelines and comply with all applicable County signage requirements.* One wall-mounted sign is proposed with this Project on the northern elevation of the building. The sign is not to exceed 210.6 sq.ft. in area (10% of the building frontage square footage). The Project has been conditioned (AND. Planning. 11) to submit a separate entitlement that will be processed for the approval of all proposed signage on-site and reviewed against the Temecula Valley Wine Country Design Guidelines for compliance. For these reasons, the proposed Project would be in compliance.
14. *All residential developments shall record a Right-to-Farm covenant, pursuant to Ordinance No. 625 to protect the vineyard uses from residential encroachment and conflicting land uses.* There are no new residential dwellings proposed for the Project and, as such, this specification does not apply to the Project.

*Wine Country Clustered Subdivision Development Standards*

In addition to the General Standards, additional standards shall apply to wine country clustered subdivisions in the WC-W Zone.

1. The Project does not have subdivision or wine country clustered subdivisions proposed.

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT  
STAFF REPORT**

---

*Special Occasion Facility Standards*

In addition to the General Standards, the following standards shall apply to all special occasion facilities in the WC-W zone:

1. *Buildings and structures shall be designed in a rural, equestrian, or wine country theme consistent with the Temecula Valley Wine Country Design Guidelines.* The proposed architecture of the Project has been reviewed against the Wine Country Design Guidelines and was found to be in compliance. At the request of Planning staff, the applicant gave a presentation to the Temecula Valley Wine Growers Association in September of 2021 to discuss their architecture, business operations plan, and winery production for the Project. One comment was received during the meeting regarding the addition of a wine consultant to the Project to ensure that the Project's primary use would be the production of wine. A consultant has since been brought on board to the applicant's team, thus addressing this comment. No other comments or concerns were received by the Association. The Project, therefore, would be compliant with this standard.
  
2. *Loading, trash, and service areas shall be screened by structures or landscaping and shall be located and designed in such a manner as to minimize noise and odor impacts to adjacent properties.* The trash enclosure is incorporated within the structure of the building, and is located, per the proposed site plan, to the south of the kitchen, between the women's restroom and the Inn Office. To the right of the trash enclosure is a 4' loading door leading to a service hallway and 2 oversized delivery/loading truck parking spots to the south. This area is considered as the "loading bay" of the building where the industrial activities, such as trash pick-up, will take place. The trash enclosure itself is shielded from view by two sliding gates made from the same steel material used on much of the exterior façade. The Project, therefore, would be compliant with this standard.
  
3. *Automobile parking spaces shall comply with Section 18.12 of Ordinance No. 348 and shall be consistent with the rural standards of Temecula Valley Wine Country Policy Area of the Riverside County General Plan and the Temecula Valley Wine Country Design Guidelines.* The Project would have 131 standard parking spaces, including 5 ADA parking spaces, 5 EV parking spaces with required electrical charging staging, and 5 bicycle parking spaces to service these amenities during regular operations. During normal business hours, with the winery production staff on property, 8 overflow valet parking spaces can be provided, for a total of 139 parking spaces. To service the special event operations and peak demand, there are an additional 16 tandem overflow valet parking spaces that can be provided, for a total of 143 parking spaces. The Project would, therefore, exceed the number of required parking spaces necessary for operation of the proposed uses.

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT  
STAFF REPORT**

---

4. *No amplified sound shall be permitted outdoors unless an exception to Ordinance No. 847 has been applied for and approved. The Project, as proposed, has been laid out and designed to minimize noise impacts on surrounding properties and comply with Ordinance No. 847.* The Project, as proposed, has been laid out and designed to minimize noise impacts on surrounding properties and comply with Ordinance No. 847. The setbacks of the proposed buildings are at least 260 feet or greater from the property lines that abut residential zoned parcels. Since the Project does propose outdoor amplified sound, a Noise Exception application (NE2100001) has been submitted and reviewed along with this application to assess the noise impacts from the winery's operations. The study was conducted by Urban Crossroads Inc. dated June 17, 2021. The results of the study found that off-site and on-site traffic noise, operational noise, and construction noise/vibration were found to be less than significant at the nearest noise-sensitive received locations without mitigation measures. For these reasons, the proposed Project would be in compliance.
  
5. *All special occasion facilities shall conduct a noise study or an acoustical analysis if an outdoor facility is proposed. Based on such study or analysis, the Planning Director may require as a condition of approval that the project applicant enter into a good neighbor agreement with the surrounding neighbors.* A Noise Exception application (NE2100001) has been submitted and reviewed along with this application to assess the noise impacts from the winery's operations since an outdoor special occasion facility is proposed. The study was conducted by Urban Crossroads Inc. dated June 17, 2021. The results of the study found that off-site and on-site traffic noise, operational noise, and construction noise/vibration were found to be less than significant at the nearest noise-sensitive received locations without mitigation measures. Given these findings, the Project should not significantly increase ambient noise levels above existing conditions. For these reasons, the proposed Project would be in compliance.
  
6. *Outside storage areas and the material therein shall be screened with structures or landscaping.* The Project does not propose outside storage areas for materials, so this standard is not applicable.
  
7. *All roof mounted mechanical equipment shall be screened from the ground elevation view to minimum sight distance of thirteen hundred twenty feet (1,320').* The Project does not propose roof mounted equipment on any of the structures, so this standard is not applicable.

Lodging Facility Standards

In addition to the General Standards, the following standards shall apply to all lodging facilities in the WC-W zone:

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT  
STAFF REPORT**

---

1. *A maximum of two (2) guest rooms or guest suites per gross acre shall be permitted for a lodging facility.* The gross acreage of the subject site is 21.1 gross acres. This would allow for forty-two (42) guest rooms or suites. The proposed Bed & Breakfast Inn has 10 rooms; therefore, the Project is compliant with this standard.
2. *Buildings and structures shall be designed in a rural, equestrian, or wine country theme consistent with the Temecula Valley Wine Country Design Guidelines.* The proposed architecture of the project has been reviewed against the Wine Country Design Guidelines and was found to be in compliance. At the request of Planning staff, the applicant gave a presentation to the Temecula Valley Wine Growers Association in September of 2021 to discuss their architecture, business operations plan, and winery production for the Project. One comment was received during the meeting regarding the addition of a wine consultant to the Project to ensure that the Project's primary use would be the production of wine. A consultant has since been brought on board to the applicant's team, thus addressing this comment. No other comments or concerns were received by the Association. The Project, therefore, would be compliant with this standard.
3. *Loading, trash, and service areas shall be screened by structures or landscaping and shall be located and designed in such a manner as to minimize noise and odor impacts to adjacent properties.* The trash enclosure is incorporated within the structure of the building, and is located, per the proposed site plan, to the south of the kitchen, in between the women's restroom and the Inn Office. To the right of the trash enclosure is a 4' loading door leading to a service hallway and 2 oversized delivery/loading truck parking spots to the south. This area is considered as the "loading bay" of the building where the industrial activities, such as trash pick-up, will take place. The trash enclosure itself is shielded from view by two sliding gates made from the same steel material used on much of the exterior façade. The Project, therefore, would be compliant with this standard.
4. *Automobile parking spaces shall comply with Section 18.12 of Ordinance No. 348 and shall be consistent with the rural standards of Temecula Valley Wine Country Policy Area of the Riverside County General Plan and the Temecula Valley Wine Country Design Guidelines.* The Project would have 131 standard parking spaces, including 5 ADA parking spaces, 5 EV parking spaces, and 5 bicycle parking spaces to service these amenities during regular operations. During normal business hours, with the winery production staff on property, 8 overflow valet parking spaces can be provided, for a total of 139 parking spaces. To service the special event operations and peak demand, there are an additional 16 tandem overflow valet parking spaces that can be provided, for a total of 143 parking spaces. The Project would, therefore, exceed the number of required parking spaces necessary for operation of the proposed uses.

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT  
STAFF REPORT**

---

5. *Outside storage areas and the material therein shall be screened with structures or landscaping.* The Project does not propose outside storage areas for materials, so this standard is not applicable.
6. *All roof mounted mechanical equipment shall be screened from the ground elevation view to minimum sight distance of thirteen hundred twenty feet (1,320').* The Project does not propose roof mounted equipment on any of the structures, so this standard is not applicable

Winery Standards

In addition to the General Standards, the following standards shall apply to all wineries in the WC-W zone:

1. *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. To achieve the seventy-five percent (75%) requirement, fifteen percent (15%) of the net project area may include the planting of olive trees and the remaining sixty percent (60%) of the net project area shall be planted in vineyards. The seventy-five percent (75%) planting requirement shall not include water features, natural or manmade lakes or the planting of grapevines in parking lots but may include planting in the road right of way as may be approved by the Director of Transportation or his designee. Per the proposed planting plan, the Project would plant 11.89 net acres, or 80.1 percent (%), of the site with vineyards, thus meeting the vineyard planting requirement. There are no water features, natural or manmade lakes, or planting of grapevines in the parking lot(s) for the Project. No vineyard planting is proposed within the road right of way. The Project has been conditioned to meet these planting requirements and to ensure that it will be maintained for the life of the permit (AND. Advisory Notification. 7). In addition, a condition has been added that a site visit will be conducted to assess the planting per these standards, which must be satisfied prior to building permit issuance & finals (080-Planning. 14 & 090-Planning. 11). The Project, therefore, would be compliant with this standard.*
2. *Vineyards used to meet the above planting requirement shall have a minimum average density of 450 vines per acre. Olive trees used to meet the above planting requirement shall have a minimum average density of 100 olive trees per acre. The vineyards or olive trees planted will be maintained for the life of the permit.* The Project has been conditioned to meet the average density requirements (AND. Advisory Notification. 7). In addition, a condition has been added that a site visit will be conducted to assess the planting per these standards, which must be satisfied prior to building permit issuance & finals (080-Planning. 14 & 090-Planning. 11). Therefore, the Project would be compliant with this standard.

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT  
STAFF REPORT**

---

3. *No amplified sound shall be permitted outdoors unless an exception to Ordinance No. 847 has been applied for and approved.* The Project, as proposed, has been laid out and designed to minimize noise impacts on surrounding properties and comply with Ordinance No.847. The setbacks of the proposed buildings are at least 260 feet or greater from the property lines that abut residential zoned parcels. Since the Project does propose outdoor amplified sound, a Noise Exception application (NE2100001) has been submitted and reviewed along with this application to assess the noise impacts from the winery's operations. The results of the study found that off-site and on-site traffic noise, operational noise, and construction noise/vibration were found to be less than significant at the nearest noise-sensitive receptor locations without mitigation measures. For these reasons, the proposed Project would be in compliance.
  
4. *Prior to obtaining a Certificate of Occupancy, a winery operator shall obtain all applicable permits or licenses required by the California Department of Beverage Control.* A condition of approval for ABC licensing is required to be satisfied prior to occupancy to meet this requirement (090-Planning. 2). The Project, therefore, would be compliant with this standard.
  
5. *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. The first two years from the plot plan's or conditional use permit's effective date; (b) The first two years from the plot plan's or conditional use permit's effective date.* The Project proposes to utilize the wine made via the proposed wine production building for the retail sales occurring on-site. In addition, the Project has been conditioned to meet this standard (AND. Advisory Notification. 7); therefore, it is compliant.
  
6. *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 Commissioner.* The applicant has indicated that a minimum of 50% of the wine sold on-site will be produced utilizing the vineyards' grapes. All bottling, barreling, and labeling would happen on-site, and a consultant vintner would oversee the production process to ensure that at least 3,500 gallons produced annually would be sold at the winery. In addition, the Project has been conditioned to meet this standard (AND. Advisory Notification. 7); therefore, it is compliant.



**COUNTY OF RIVERSIDE PLANNING DEPARTMENT  
STAFF REPORT**

---

7. *Prior to the issuance of a building permit and prior to a certificate of occupancy for any incidental commercial use, the winery shall be constructed and operational.* The development would consist of a wine production and storage facility, a wine tasting and restaurant facility, an outdoor space for special occasions, and a Bed & Breakfast Inn to provide 10 rooms for patrons and overnight guests. No other buildings or incidental commercial uses are a part of this Project entitlement. All the proposed buildings will be operational at the same time. In addition, the Project has been conditioned to meet this standard (AND. Advisory Notification. 7); therefore, it is compliant.
  
8. *Buildings and structures shall be designed in a rural, equestrian, or wine country theme consistent with the Temecula Valley Wine Country Design Guidelines.* The proposed architecture of the Project has been reviewed against the Wine Country Design Guidelines and was found to be in compliance. At the request of Planning staff, the applicant gave a presentation to the Temecula Valley Wine Growers Association in September of 2021 to discuss their architecture, business operations plan, and winery production for the Project. One comment was received during the meeting regarding the addition of a wine consultant to the Project to ensure that the Project's primary use would be the production of wine. A consultant has since been brought on board to the applicant's team, thus addressing this comment. No other comments or concerns were received by the Association. The Project, therefore, would be compliant with this standard.
  
9. *Automobile parking spaces shall comply with Section 18.12 of Ordinance No. 348 and shall be consistent with the rural standards of Temecula Valley Wine Country Policy Area of the Riverside County General Plan and the Temecula Valley Wine Country Design Guidelines.* The Project would have 131 standard parking spaces, including 5 ADA parking spaces, 5 EV parking spaces, and 5 bicycle parking spaces to service these amenities during regular operations. During normal business hours, with the winery production staff on property, 8 overflow valet parking spaces can be provided, for a total of 139 parking spaces. To service the special event operations and peak demand, there are an additional 16 tandem overflow valet parking spaces that can be provided, for a total of 143 parking spaces. The Project would, therefore, exceed the number of required parking spaces necessary for operation of the proposed uses.
  
10. *Loading, trash, and service areas shall be screened by structures or landscaping and shall be located and designed in such a manner as to minimize noise and odor impacts to adjacent properties.* The trash enclosure is incorporated within the structure of the building, and is located, per the proposed site plan, to the south of the kitchen, between the women's restroom and the Inn Office. To the right of the trash enclosure is a 4' loading door leading to a service hallway and 2 oversized delivery/loading truck parking spots to the south. This

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT  
STAFF REPORT**

---

area is considered as the “loading bay” of the building where the industrial activities, such as trash pick-up, will take place. The trash enclosure itself is shielded from view by two sliding gates made from the same steel material used on much of the exterior façade. The Project, therefore, would be compliant with this standard.

11. *Outside storage areas and the material therein shall be screened with structures or landscaping.* The Project does not propose outside storage areas for materials, so this standard is not applicable.
12. *All roof mounted mechanical equipment shall be screened from the ground elevation view to minimum sight distance of thirteen hundred twenty feet (1,320’).* The Project does not propose roof mounted equipment on any of the structures, so this standard is not applicable

**Noise Exception Standards**

1. Ordinance No. 348, Section 14.93.C.4, states for winery projects with special occasions or outdoor events that include outdoor amplified sound; an exception to Ordinance No. 847 (Regulating Noise) needs to be applied for and approved.

A continuous event noise exception cannot be approved unless the applicant can demonstrate that the activities described in the Project scope would not be detrimental to the health, safety, and general welfare of the community. The County of Riverside and Department of Environmental Health-Industrial Hygiene Divisions stationary noise standards are 65dB from 7 a.m. to 10 p.m. (daytime) and 45dB from 10 p.m. to 7 a.m. (nighttime). The General Plan land use designation Agricultural (AG) for the project site and the surrounding area allows for noise standards of 45dB from 7 a.m. to 10 p.m. (daytime) and 45dB from 10 p.m. to 7 a.m. (nighttime) per Ordinance No. 847. The Project’s Noise Study (prepared by Urban Crossroads Inc. dated June 17, 2021) provides analysis that supports the County of Riverside’s stationary noise standards of daytime and nighttime levels. The daytime hourly noise levels at the off-site receiver locations are expected to range from 23 to 45 dB, and the nighttime hourly noise levels at the off-site receiver locations are expected to range from 9.7 to 26.9 dB. Therefore, the results of the study found that off-site and on-site traffic noise, operational noise, and construction noise/vibration were found to be less than significant at the nearest noise-sensitive receptor locations without mitigation measures.

As recommended per the applicant’s noise study, no activities should occur past 10 p.m., which aligns with the County of Riverside’s stationary noise standards.

The exception seeks to cover any anticipated outdoor noise, amplified sound, or live music that may occur on the subject site in relation to either the normal operations of the winery or use of the special occasion outdoor spaces. Said amplified sounds may include but are not

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT  
STAFF REPORT**

---

limited to, music played within the wine tasting areas that consist of indoor/outdoor locations, operations of the restaurant, amplifiers used for conducting ceremonies or events in the outdoor event space, and wine club activities. The Project, as proposed, has been laid out and designed to minimize noise impacts on surrounding properties. The special occasion space, tasting room, and restaurant are in the center-most portion of the property to provide maximum setback potential from the adjacent property lines. The buildings are located at least 350 feet from Rancho California Road. The structure closest to the eastern property line is set back approximately 163 feet, and the adjacent property is currently vacant. The closest sensitive receptor (a residential dwelling) is located to the south of the subject site. The rear setback from the nearest structure to this property line is approximately 260 feet. There are also wineries located to the north and west of the Project site operating with similar uses as the Proposed project. The nearest proposed structure to the northern and western property lines are approximately 351 and 814 feet, respectively.

Although the Project does meet the Ordinance No. 847 standards for daytime and nighttime noise per the study, conditions of approval have been included to address noise concerns based on Continuance Events Exceptions (per Ordinance No. 847, Section 7.a3). Generally, projects are conditioned for hours of operations and compliance with general noise standards by the County of Riverside. Additionally, the project has been conditioned for no outdoor activities and/or amplified sounds to occur past 10 p.m., and that a follow-up noise measurement will occur during an outdoor event with amplified sound (such as a live music event or wedding) when such an event were to occur (AND. Planning. 15 & 16). With these conditions of approval in place, the Project has been found to not be detrimental to the health, safety, and general welfare of the community and Wine Country District Area.

**Other Findings**

1. The project site is not located within a Criteria Cell of the Multi-Species Habitat Conservation Plan nor the Conservation Area of the Coachella Valley Multiple Species Habitat Conservation Plan.
2. In compliance with Assembly Bill 52 (AB52), notices regarding this Project were mailed to requesting tribes on April 1, 2021. No response was received from Colorado River Indian Tribe, Santa Rosa Band of Mission Indians, Cahuilla Band of Indians, Morongo Band of Mission Indians, Pala Band of Mission Indians, Ramona Band of Cahuilla Mission Indians, or Soboba Band of Mission Indians. The Rincon Band of Mission Indians responded in an email letter dated April 23, 2021, and requested to consult on the Project. A letter was subsequently received that stated the tribe believes that the potential exists to unearth cultural resources throughout the duration of this project. Therefore, it was recommended that archaeological and tribal monitoring, a monitoring report, and protocols for discovery of

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT  
STAFF REPORT**

---

cultural material and human remains be required. Further, they recommend working closely with the Pechanga Band of Luiseño Indians as they are located closer to the Project area and may have pertinent information. In addition, Rincon stated that other Tribes potentially have knowledge particular to this Project site and may request additional measures. No Tribal Cultural Resources were identified by Rincon. The Advisory Notification Document was provided to the tribe on June 2, 2021.

The Agua Caliente Band of Cahuilla Indians responded in an email dated April 2, 2021, deferring to other tribes in the area. No Tribal Cultural Resources were identified by Agua Caliente.

Pechanga Band of Mission Indians responded in an email dated April 14, 2021. Pechanga requested to consult and claimed that the Project was located within the tribes Traditional Use Area. Planning provided Pechanga with the Project exhibits, the cultural report, and the Advisory Notification Document on April 14, 2021. The sacred lands file search conducted by the consulting archaeologist had come back positive, and the Pechanga Band was the point of contact. During a meeting held on July 15, 2021, this Project was discussed. The tribe claimed that the Project is within a sensitive area and provided information regarding a specific event in the tribe's history. However, there was no specific information provided. Pechanga agreed with the conditions of approval and consultation was concluded on July 15, 2021.

All the consulting tribes expressed concerns that due to the limited ground visibility, the Project has the potential for yet unidentified subsurface tribal cultural resources. The tribes request that a Native American monitor be present during ground disturbing activities so any unanticipated finds will be handled in a timely and culturally appropriate manner (60-Planning-CUL. 1). The project will also be required to adhere to State Health and Safety Code Section 7050.5 if human remains are encountered and by ensuring that no further disturbance occur until the County Coroner has made the necessary findings as to origin of the remains. Furthermore, pursuant to Public Resources Code Section 5097.98 (b), remains shall be left in place and free from disturbance until a final decision as to the treatment and their disposition has been made (AND. Planning-CUL. 1) CEQA requires the Lead Agency to address any unanticipated cultural resources discoveries during Project construction. Therefore, a condition of approval that dictates the procedures to be followed should any unanticipated cultural resources be identified during ground disturbing activities has been placed on this project. (AND. Planning-CUL. 3).

With the inclusion of these Conditions of Approval/mitigation measures, impacts to any previously unidentified Tribal Cultural Resources would be less than significant.

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT  
STAFF REPORT**

---

3. The Project site is located within Zone B of the Mount Palomar Observatory Lighting Zone boundary, as identified by Ordinance No. 655 (Mt. Palomar). The Project is required to comply with all lighting standards specified within Ordinance No. 655, pursuant to Zone B.
4. The Project site is located within, or partially within, the Fee Assessment Area of the Stephen's Kangaroo Rat Habitat Conservation Plan (SKRHCP). Per County Ordinance No. 663 and the SKRHCP, all applicants who submit for development permits, including maps, within the boundaries of the Fee Assessment Area who cannot satisfy mitigation requirements through on-site mitigation, as determined through the environmental review process, shall pay a Mitigation Fee of \$500.00 per gross acre of the parcels proposed for development. Payment of the SKRHCP Mitigation Fee for this Project, instead of onsite mitigation, will not jeopardize the implementation of the SKRHCP as all core reserves required for permanent Stephen's Kangaroo Rat habitat have been acquired and no new land or habitat is required to be conserved under the SKRHCP.
5. The Project site is not located within any City's Sphere of Influence. Therefore, the Project is not required or has requested of any comments, in favor of or in opposition to the project, from a city during development review.
6. The Project site is not located within an Airport Influence Area (AIA) boundary and is therefore not subject to the Airport Land Use Commission (ALUC) review.

**Fire Findings**

1. The Project site is located within a Cal Fire State Responsibility Area (SRA) and is also located within a high hazard severity zone.
  - a. This use has been designed so it is in compliance sections 4290 and 4291 of the Public Resources Code by providing a defensible space within each lot of 100 feet from each side, front and rear of a pad site, requiring that the site have fuel modification standards acceptable to the Riverside County Fire Department, requiring a minimum 10-foot clearance of all chimneys or stovetop exhaust pipes, no buildings shall covered or have dead brush overhang the roof line and requiring that the roof structure shall be maintained free of leaves, needles, or other vegetation. The Project is not a subdivision, but it has been condition by the Riverside County Fire Department regarding hazards and public safety.
  - b. Fire protection and suppression services will be available for the Project through Riverside County Fire Department. The Project is closest to the Riverside County Fire Department Station 95 located approximately 1.5 miles northwest of the Project

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT  
STAFF REPORT**

---

site at 32131 South Loop Ranch, Temecula, CA 92591. Thus, the Project site is adequately served by fire protection services under existing conditions.

- c. The Project meets the regulations regarding road standards for fire equipment access adopted pursuant to Section 4290 of the Public Resources Code and Riverside County Ordinance No. 787 by conditions of approval imposed by the Riverside County Fire Departments review of the proposed project.

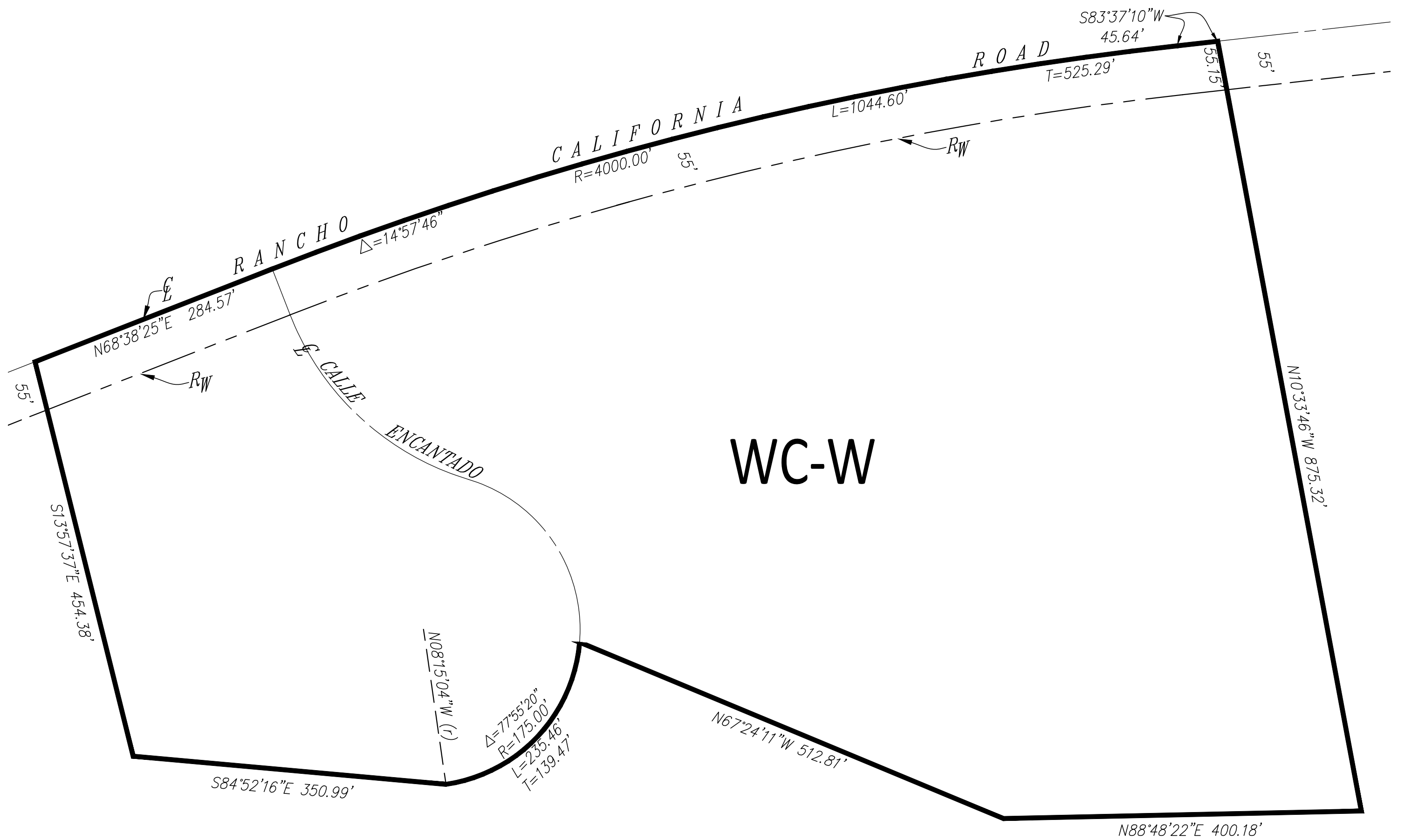
**Conclusion**

1. For the reasons discussed above, as well as the information provided in the Initial Study, the proposed Project conforms to all the requirements of the General Plan and with all applicable requirements of State law and the ordinances of Riverside County. Moreover, the proposed Project would not be detrimental to the health, safety, or general welfare of the community.

**PUBLIC HEARING NOTIFICATION AND COMMUNITY OUTREACH**

This Project was advertised in the Press Enterprise Newspaper. Additionally, public hearing notices were mailed to property owners within 1,000 feet of the project site. As of the writing of this report, Planning Staff has not received written communication/phone calls indicating support or opposition to the proposed Project.

RANCHO CALIFORNIA AREA  
 SEC. 33, T.7S., R.2W. S.B.M.



**WC-W**

WINE COUNTRY – WINERY

MAP NO.  
 CHANGE OF OFFICIAL ZONING PLAN  
 AMENDING  
 MAP NO. 2 ORDINANCE NO. 348

CHANGE OF ZONE CASE NO. 2100011

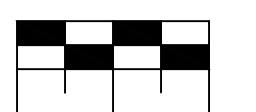
ADOPTED BY ORDINANCE NO. 348. \_\_\_\_\_

DATE: \_\_\_\_\_

RIVERSIDE COUNTY BOARD OF SUPERVISORS



SCALE IN FEET



0 50 100

APN:  
 951-020-001 & 002  
 951-060-001 & 002

# TEME WINERY



This document is the property of John S. Beery, Architect, AIA. Any reproduction, use or reproduction of this document, in whole or part, is prohibited.

## NOTES

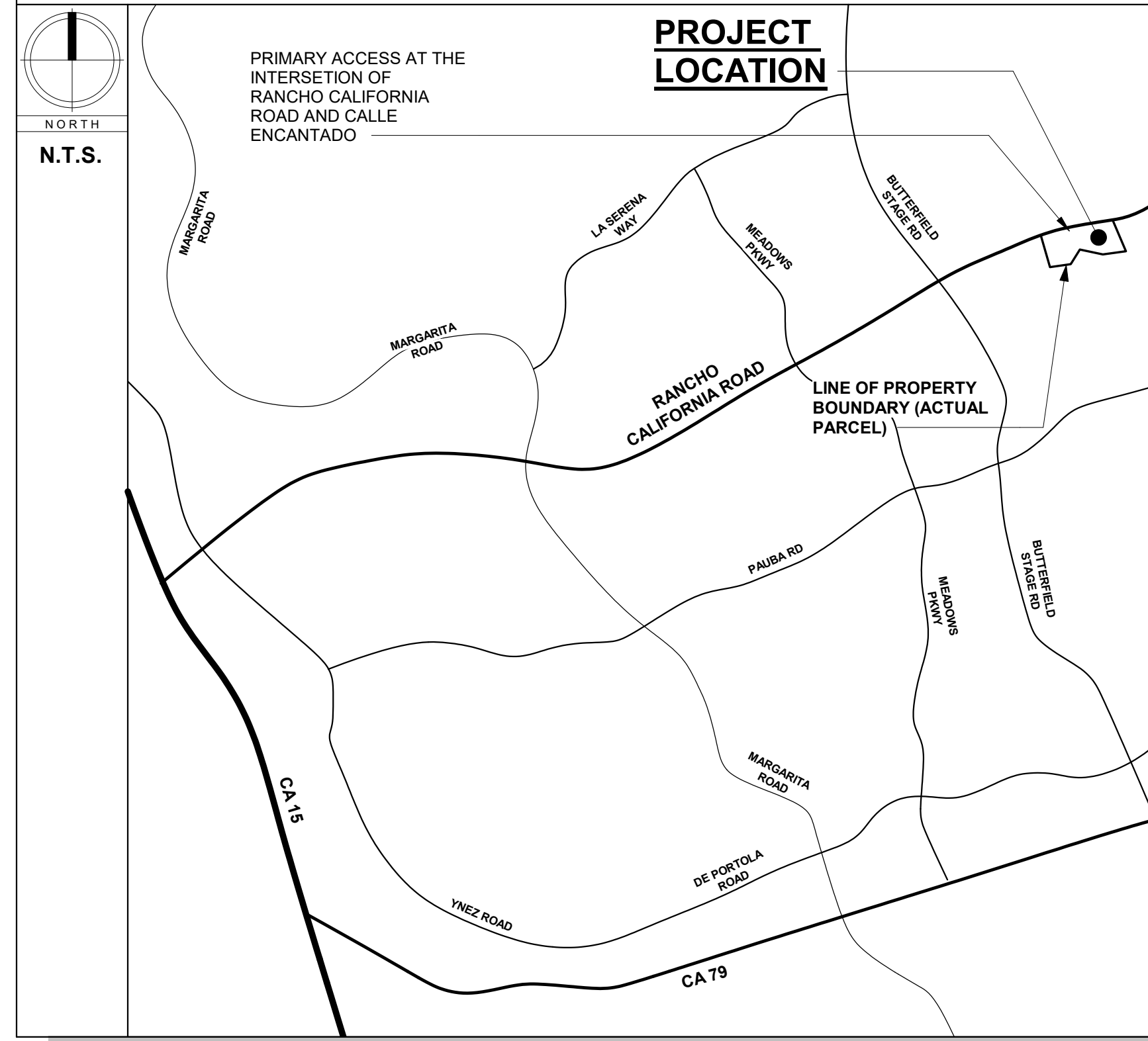
### GENERAL NOTES

- THE DRAWINGS REFLECT GENERAL ARRANGEMENT, DESIGN AND EXTENT OF WORK, AND ARE NOT TO BE SCALED FOR MEASUREMENTS. THE DRAWINGS ARE PARTLY DIAGRAMMATIC AND ARE NOT INTENDED TO BE AN EXACT REPRESENTATION OF FIELD CONDITIONS OR TO SERVE AS THE CONTRACTOR'S SHOP DRAWINGS.
- AT ANY TIME SHOULD CONDITIONS ARISE WHEREIN THE INTENT OF THE DRAWINGS ARE IN DOUBT, OR WHERE THE DRAWINGS ARE IN CONFLICT WITH EACH OTHER, OR WHERE THERE IS A DISCREPANCY BETWEEN THE DRAWINGS AND FIELD CONDITIONS, THE ARCHITECT SHALL BE NOTIFIED AT ONCE FOR CLARIFICATION.
- "EXISTING" "AS-BUILT" "SIZE TO FIT" AND SIMILAR PHRASES REQUIRE THE CONTRACTOR TO VERIFY AND COORDINATE DIMENSIONS AND CONDITIONS INDICATED IN THE DRAWINGS WITH THE ACTUAL FIELD CONDITIONS. DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT FOR DIRECTION ON HOW TO PROCEED.
- DIMENSIONS SHOWN ARE TO FACE OF STUD UNLESS NOTED OTHERWISE.
- REFER TO STRUCTURAL, MECHANICAL, PLUMBING, AND ELECTRICAL DRAWINGS FOR EQUIPMENT ANCHORAGE, HVAC, PLUMBING, LIGHTING, COMMUNICATION, AND DATA AND POWER REQUIREMENTS.
- THE ARCHITECT AND OWNERS' CONSULTANTS SHALL HAVE NO RESPONSIBILITY FOR THE DISCOVERY, PRESENCE, HANDLING, REMOVAL OR DISPOSAL OF OR EXPOSURE OF PERSONS TO HAZARDOUS MATERIALS IN ANY FORM AT THE PROJECT SITE, INCLUDING BUT NOT LIMITED TO ASBESTOS, ASBESTOS PRODUCTS, POLYCHLORINATED BIPHENYL (PCB) OR OTHER TOXIC SUBSTANCES.
- CONTRACTOR SHALL CONTACT OWNER 48 HOURS IN ADVANCE OF ANY RESTRICTION OF OWNER ACCESS OR UTILITY OUTAGES. AUTHORIZATION FROM OWNER TO BE RECEIVED IN WRITING.
- THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO BEGINNING WORK. AT ANY TIME SHOULD ANY CONDITIONS ARISE WHEREIN THE INTENT OF THE DRAWINGS IS IN DOUBT OR WHERE THERE IS A DISCREPANCY BETWEEN THE DRAWINGS AND FIELD CONDITIONS THE ARCHITECT SHALL BE NOTIFIED IMMEDIATELY IN WRITING FOR CLARIFICATION.
- THE CONTRACTOR SHALL HAVE FULL RESPONSIBILITY AND CHARGE OF AND SHALL BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES, FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK, FOR THE ACTS OR OMISSIONS OF THE CONTRACTOR, SUBCONTRACTOR OR ANY OTHER PERSONS PERFORMING ANY OF THE WORK OR THE FAILURE OF ANY OF THEM TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
- THESE DRAWINGS DO NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. SAFETY OF ALL PARTIES PRESENT ON THE JOB SITE IS SOLELY THE CONTRACTOR'S RESPONSIBILITY.
- THESE DRAWINGS ARE FOR PERMIT ONLY. GENERAL CONTRACTOR IS RESPONSIBLE FOR ALL ADDITIONAL DETAILS AND REQUIRED COORDINATION DURING CONSTRUCTION.

### FIRE NOTES

- FIRE DEPARTMENT FINAL INSPECTION REQUIRED. SCHEDULE ALL INSPECTIONS 2 DAYS IN ADVANCE.
- LOCATIONS AND CLASSIFICATIONS OF FIRE EXTINGUISHERS SHALL BE IN ACCORDANCE WITH THE CALIFORNIA FIRE CODE STANDARD 10-1 AND PLACEMENT IS SUBJECT TO THE APPROVAL OF THE FIRE INSPECTOR.
- STORAGE, DISPENSING OR USE OF ANY FLAMMABLE AND COMBUSTIBLE LIQUIDS, FLAMMABLE AND COMPRESSED GASES, AND OTHER HAZARDOUS MATERIALS SHALL COMPLY WITH UNIFORM FIRE CODE REGULATIONS. THE STORAGE AND USE OF HAZARDOUS MATERIALS SHALL BE APPROVED BY THE FIRE AUTHORITY PRIOR TO ANY MATERIALS BEING STORED OR USED ON SITE. A SEPARATE PLAN SUBMITTAL IS REQUIRED PRIOR TO THE STORAGE AND USE OF HAZARDOUS MATERIALS.
- PLANS OF NEW OR MODIFICATIONS TO EXISTING FIRE PROTECTION, DETECTION, ALARM OR MONITORING SYSTEM(S) SHALL BE APPROVED BY THE FIRE DEPARTMENT PRIOR TO INSTALLATION. A SEPARATE PLAN SUBMITTAL AND APPROVAL BY THE FIRE DEPARTMENT IS REQUIRED PRIOR TO COMMENCEMENT OF WORK.
- PROVIDE 2A-10BC MINIMUM RATED FIRE EXTINGUISHERS TO BE LOCATED ON EACH FLOOR WITHIN 75 FEET MAX. OF TRAVEL DISTANCE FROM ALL AREAS.
- DRAPE AND OTHER DECORATIVE MATERIALS SHALL BE FLAME RETARDANT. CERTIFICATION THEREOF SHALL BE PROVIDED. EXITS, EXIT SIGNS, FIRE ALARM STATIONS HOSE CABINETS AND EXTINGUISHER LOCATIONS SHALL NOT BE CONCEALED BY DECORATIVE MATERIALS.
- ALL INTERIOR FINISHES SHALL CONFORM WITH THE TITLE 24, CCR, CHAPTER 42.

## PROJECT LOCATION



## PROJECT DIRECTORY

<p><b>OWNER</b> MTAD 2666 HUNINGTON DRIVE DUARTE, CA 91010 ATTN: SANDY WANG</p>	<p><b>ARCHITECT</b> BGI ARCHITECTURE 2292 FARADAY AVENUE, #100 CARLSBAD, CA 92008 P: 760.438.2963 F: 760.438.2965 bgichitecture.com</p>
<p><b>GENERAL CONTRACTOR</b> (TO BE DETERMINED)</p>	<p><b>GOVERNING AGENCY</b> COUNTY OF RIVERSIDE 4080 LEMON STREET RIVERSIDE, CA 92501 Phone # 951-955-3200</p>
<p><b>STRUCTURAL ENGINEER</b> (TO BE DETERMINED)</p>	<p><b>MEP ENGINEER</b> (TO BE DETERMINED)</p>
<p><b>CIVIL ENGINEER</b> 4M ENGINEERING &amp; DEVELOPMENT 41635 ENTERPRISE CIRCLE N. SUITE B TEMECULA, CA 92590 Phone # 951-293-3466</p>	<p><b>GEOTECHNICAL ENGINEER</b> (SEE EPD SOLUTIONS)</p>
<p><b>LANDSCAPE ARCHITECT</b> ALHAMBRA GROUP 41635 ENTERPRISE CIRCLE N. SUITE C TEMECULA, CA 92590 Phone # 951-296-6802</p>	<p><b>ENTITLEMENTS / CEQA</b> EPD SOLUTIONS 2 PARK PLAZA, SUITE 1120 IRVINE, CA 92614 Phone # 949-794-1180</p>
<p><b>BIOLOGICAL</b> HERNANDEZ ENVIRONMENTAL 17037 LAKESHORE DRIVE LAKE ELSINORE, CA 92530 Phone # 909-772-9009</p>	

## PROJECT DATA

<b>PROJECT DESCRIPTION</b>	THE PROJECT IS TO DEVELOP A WINERY ON THE 21.1 ACRE PROPERTY. THE PROPOSED IMPROVEMENTS TO THE PROPERTY ARE: - AN EXISTING TO REMAIN (MAINTENANCE AND REPAIR) SINGLE FAMILY RESIDENCE. THE RESIDENCE IS A 2,200 S.F. SINGLE STORY STRUCTURE OF "SPANISH" STYLE. - A VINEYARD WHICH SHALL BE A MINIMUM OF 75% OF THE PROPERTY AREA. - A WINE PRODUCTION AND STORAGE FACILITY (CLASS V WINERY MIN. 3,000 S.F. AND PRODUCE MIN. 7,000 GALLONS OF WINE ANNUALLY AS DETERMINED BY THE COUNTY AGRICULTURAL COMMISSIONER.) - A WINE TASTING, SPECIAL OCCASIONS (WEDDINGS) AND RESTAURANT FACILITY - A GUEST INN TO PROVIDE 10 ROOMS FOR PATRONS		
<b>PROJECT ADDRESS</b>	41325 CALLE ENCANTADO, TEMECULA, CA 92592		
<b>APN NO.</b>	* 951-020-001: 4.31 ACRES      * 951-060-001: 8.71 ACRES * 951-020-002: 4.36 ACRES      * 951-060-002: 1.02 ACRES		
<b>LEGAL DESCRIPTION</b>	* PARCELS 951-020-001 & 002 RECORDED IN BOOK PW, 75 / PAGE 384 MAP NO. 13867 IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA * PARCELS 951-060-001 & 002 RECORDED IN BOOK PW, 16 / PAGE 81 MAP NO. _____ IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA		
<b>ZONE</b>	EXISTING: C.V, C2 5487 PROPOSED: WC-C		
<b>SPECIAL PLANS</b>	N.A.		
<b>LAND USE</b>	AGRICULTURE		
<b>EXISTING RESIDENCE USE</b>	SINGLE FAMILY RESIDENTIAL - TO REMAIN, NO STRUCTURAL IMPROVEMENTS TO EXISTING RESIDENCE AS PART OF THIS PERMIT.		
<b>GENERAL PLAN</b>	TEMECULA VALLEY WINE COUNTRY POLICY DISTRICT (WINERY DISTRICT).		
<b>FIRE HAZARD ZONE</b>	N.A.		
<b>FAULT ZONE</b>	N.A.		
<b>LOT SIZE</b>	GROSS = 21.1 ACRES. NET = 19.42 ACRE (MIN. LOT AREA = 10 ACRE. SPECIAL OCCASION MIN. LOT AREA = 10 ACRE. GUEST INN MIN. LOT AREA = 15 ACRE)		
<b>LOT COVERAGE</b>	N.A.		
<b>F.A.R.</b>	N.A.		
<b>SETBACKS</b>	PER THE FOLLOWING, THE PROPERTY IS LOCATED NEXT TO RANCHO CALIFORNIA ROAD.		
	<b>WINERY</b>	<b>SPECIAL OCCASION</b>	<b>GUEST INN</b>
	FRONT YARD = 100'-0"	FRONT YARD = 300'-0"	FRONT YARD = 100'-0"
	SIDE YARD = 50'-0"	SIDE YARD = 100'-0"	SIDE YARD = 50'-0"
	REAR YARD = 50'-0"	REAR YARD = 100'-0"	REAR YARD = 50'-0"
<b>NUMBER OF STORIES / HEIGHT</b>	- / 50'-0" ALLOWED	- / 30'-0" ALLOWED	2 / 30'-0" ALLOWED
<b>SECONDARY ACCESS</b>	REQUIRED: 1,320 LINEAR FEET (AS HOSE LIES) MINIMUM FROM NEAREST MAJOR STREET CORNER TO FURTHEST CORNER OF BUILDING PROPOSED: 1,189 LINEAR FEET @ CENTERLINE OF ROADS TO FURTHEST BUILDING CORNER. SEE SHEET AC-1		
<b>WINERY</b>	CLASS V: AREA = 3,000 S.F. MINIMUM PRODUCE = 7,000 G. WINE ANNUALLY		
<b>VINEYARD REQUIREMENT</b>	75% MIN. OF NET LOT AREA.		
<b>OCCUPANCY</b>	- A-2: ASSEMBLY / DINING SPACES (NON-FIXED SEATING)      2,564 S.F. / 15 = 170 OCC. - B: BUSINESS OPERATIONS      2,461 S.F. / 150 = 17 OCC. - F-2: FACTORY - LOW HAZARD      4,811 S.F. / 500 = 10 OCC. - R-1: RESIDENTIAL (TRANSIENT RESIDENTS, INN)      4,011 S.F. / 200 = 21 OCC. - SERVICE AREAS (NON-DESCRIPT CIRCULATION, SERVICE AREAS, BATHROOMS)      5,006 S.F. = 0 OCC.		
<b>PARKING</b>	SEE PARKING ANALYSIS CALCULATIONS ON SHEET A-0.0		
<b>TYPE OF CONSTRUCTION</b>	TYPE V-A (SPRINKLED / FIRE SUPPRESSION SYSTEM)		
<b>FLOOR AREA</b>	<b>WINERY</b> - PRODUCTION / BOTTLING / LABELING = 2,802 S.F. - STORAGE = 2,009 S.F. <b>WINE TASTING / RESTAURANT / SPECIAL OCCASION</b> - MAIN ENTRANCE / LOBBY / SPECIAL EVENT SPACE = 1,134 S.F. - RESTAURANT = 1,189 S.F. - WINE TASTING = 1,082 S.F. - BUSINESS = 1,901 S.F. - AUXILIARY CIRCULATION, HALLWAYS, STORAGE, BATHROOMS = 3,156 S.F. <b>GUEST INN</b> - GUEST ROOMS (10) = 4,011 S.F. - BUSINESS = 568 S.F. - AUXILIARY CIRCULATION, HALLWAYS, STORAGE, BATHROOMS = 1,849 S.F. <b>BUILDING TOTAL = 19,701 S.F. GROSS BUILDING AREA</b> <b>NOTE:</b> ALL BUILDING AREAS ABOVE ARE GROSS AREAS (NOT NET) AND INCLUDE NON-INHABITABLE AREAS SUCH AS WALL THICKNESSES, VOIDS, ETC. FOR THIS REASON, THESE AREAS ARE NOT TO BE USED FOR OCCUPANCY OR PARKING CALCULATIONS.		
<b>SCHOOL DISTRICT</b>	TEMECULA VALLEY UNIFIED		
<b>COMMUNITIES</b>	RANCHO CALIFORNIA		
<b>FIRE DISTRICT</b>	-		
<b>LIGHTING (ORD 655)</b>	ZONE B		
<b>WELL WATER PERMIT</b>	N.A.		
<b>SEPTIC PERMIT</b>	# 0N0006105 (NOV. 22, 2016)		
<b>WATER DISTRICT</b>	EASTERN MUNICIPAL DISTRICT		
<b>FLOOD CONTROL DISTRICT</b>	RIVERSIDE COUNTY FLOOD CONTROL DISTRICT		
<b>GOVERNING CODES</b>	THESE PLANS AND ALL WORK SHALL COMPLY WITH COUNTY OF RIVERSIDE ZONING ORDINANCE, THE 2019 EDITION OF THE CALIFORNIA BUILDING CODE FOUND IN STATE OF CALIFORNIA TITLE 24 CCR AS AMENDED AND ADOPTED BY THE CITY OF SANTA ANA. THE 2019 EDITIONS OF THE CALIFORNIA BUILDING CODES SHALL APPLY: - 2019 CALIFORNIA BUILDING CODE - 2019 CALIFORNIA GREEN BUILDING CODE - 2019 CALIFORNIA HISTORICAL BUILDING CODE - 2019 CALIFORNIA ELECTRICAL CODE - 2019 CALIFORNIA MECHANICAL CODE - 2019 CALIFORNIA PLUMBING CODE - 2019 CALIFORNIA TITLE 24 - 2019 CALIFORNIA FIRE CODE		

## SHEETS

T-1	PROJECT TITLE SHEET
C-1	CONCEPTUAL GRADING PLAN - SHEET 1
C-1.2	CONCEPTUAL GRADING PLAN - SHEET 2 (SECTIONS)
AC-1	ARCHITECTURAL SITE PLAN
AC-2	ARCHITECTURAL SITE PLAN - ENLARGED
AC-3	FIRE ACCESS TEMPLATE DETAILS
A-0.0	PARKING AND ZONING EXHIBITS
A-1.0	KEY PLANS - FLOOR PLANS
A-1.1	MAIN FLOOR PLAN - SECTION 1.1
A-1.2	MAIN FLOOR PLAN - SECTION 1.2
A-1.3	MAIN FLOOR PLAN - SECTION 1.3
A-2.0	ROOF PLAN - SECTION 1.1
A-2.1	ROOF PLAN - SECTION 1.2
A-2.2	ROOF PLAN - SECTION 1.3
A-3.0	KEY PLANS & ENLARGED ELEVATIONS
A-3.1	ENLARGED ELEVATIONS - SOUTH
A-3.2	ENLARGED ELEVATIONS - NORTH
A-4.0	BUILDING SECTIONS
AP-1	PERSPECTIVES
AP-2	PERSPECTIVES
AP-3	PERSPECTIVES
L-1	COMPREHENSIVE LANDSCAPE PLAN
L-2	SITE BREAKDOWN PLAN

## LANDSCAPE CALCULATIONS

PERCENTAGE BREAKDOWN (PER LANDSCAPE COLORED EXHIBIT)			
ITEM	SQUARE FEET	ACREAGE	PERCENTAGE
SITE GROSS	919,116 S.F.	21.10 ACS.	-
SITE NET	802,307 S.F.	18.42 ACS.	-
WATERCOURSE	159,542 S.F.	3.66 ACS.	0.3%
SITE USABLE AREA	642,765 S.F.	14.76 ACS.	100%
BUILDINGS	24,924 S.F.	.57 ACS.	3.9%
PAVERS, DRIVEWAYS & WALK	60,725 S.F.	1.39 ACS.	9.7%
LAWN	1,806 S.F.	0.04 ACS.	0.9%
PLANTING	37,078 S.F.	0.85 ACS.	5.8%
VINEYARDS	518,232 S.F.	11.89 ACS.	80.1%

**PRELIMINARY**  
NOT FOR CONSTRUCTION

I have reviewed these construction documents and have approved their contents as including all of the design aspects I had previously authorized. I understand my project will be constructed as specified by these construction documents.  
Signature \_\_\_\_\_ Date \_\_\_\_\_

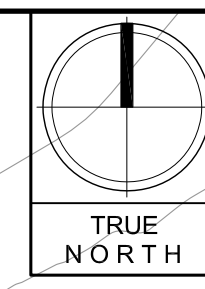
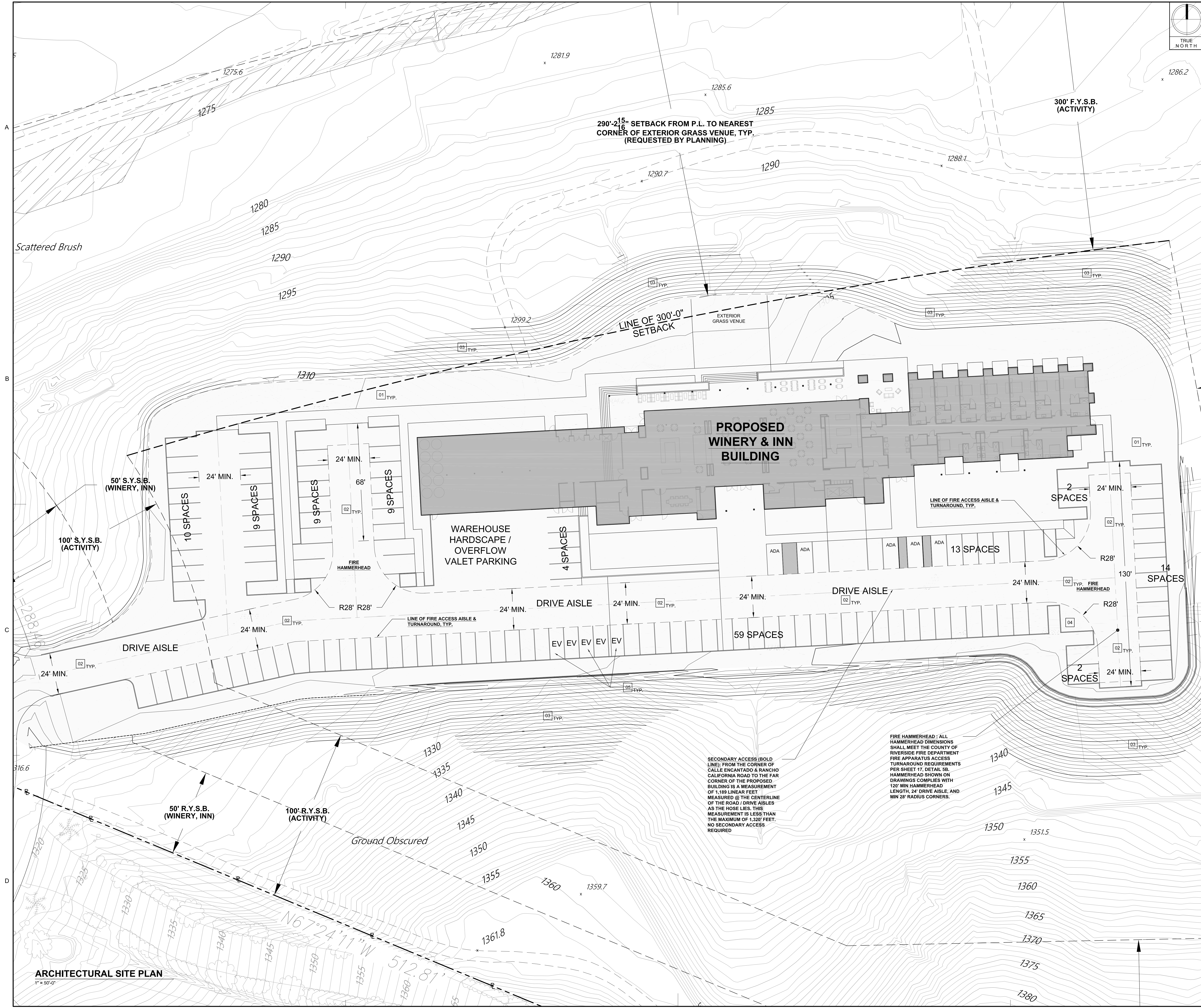
**TEME WINERY**  
41325 CALLE ENCANTADO  
TEMECULA, CA 92592

REVISIONS	By
Date	2021.11.16
Scale	NO SCALE
Drawn By	BPB
Job No.	2005
Sheet Name	PROJECT TITLE SHEET
Sheet No.	<b>T-1</b>









- ### KEYNOTES
- PER COUNTY OF RIVERSIDE FIRE DEPARTMENT CONDITIONS OF APPROVAL, UPGRADED NFPA 13 FIRE SPRINKLER SYSTEM SHALL BE INSTALLED IN LIEU OF MINIMUM 150' HOSE PULL REQUIREMENT. TYP.
  - FOR FIRE ACCESS AISLE DETAILS AND MINIMUM REQUIRED DIMENSIONS, SEE SHEET AC-3, FIRE ACCESS TEMPLATE DETAILS, TYP.
  - FOR GRADING, SLOPES AND CIVIL DESIGN, SEE CONCEPTUAL GRADING PLANS SHEETS C-1 THROUGH C-12.
  - PROPOSED LOCATION OF BICYCLE PARKING, 5 BICYCLE PARKING SPACES REQUIRED PER BICYCLE PARKING CALCULATIONS SHOWN ON SHEET A-0.0, RIGHT HAND SIDE OF SHEET, TYP.
  - PROPOSED ELECTRIC VEHICLE PARKING LOCATION, 5 ELECTRIC VEHICLE SPACES REQUIRED PER ELECTRIC VEHICLE CALCULATIONS SHOWN ON SHEET A-0.0, RIGHT HAND SIDE OF SHEET.



**BGI ARCHITECTURE**  
 Beery Group Inc.  
 2292 Faraday Avenue, #100  
 Carlsbad, CA 92008  
 (760) 438-2963  
 bgichitect.com

This document is the property of John S. Beery, Architect, AIA. Any unauthorized use or reproduction of this document, in whole or part, is prohibited.

- ### GENERAL NOTES
- SEE CIVIL PLANS FOR RANCHO CALIFORNIA ROAD STREET IMPROVEMENTS AND BOUNDARIES, TYP.
  - PER COUNTY OF RIVERSIDE FIRE DEPARTMENT, FUEL MODIFICATION SHALL BE PROVIDED, TYP.
  - ANY FUTURE INCREASED KITCHEN CAPACITY (GREASE TRAPS, INDUSTRIAL VENTILATION, ETC.) SHALL BE SEPARATELY PERMITTED THROUGH THE COUNTY OF RIVERSIDE PLANNING DEPARTMENT.
  - FIRE TRUCK DRIVE AISLE SHOWN ON SITE PLANS SHALL BE 24'-0" MINIMUM WIDTH FOR THE ENTIRE LENGTH OF THE DRIVE AISLE. SEE ALSO SHEET AC-3, FIRE ACCESS TEMPLATE DETAILS.

- ### ARCHITECTURAL LEGEND
- (01) Doors
  - (A) Windows
  - (01) Keynote
  - (A) Wall Type
  - (01) Interior Elevation
  - (A-1) Storefront Elevation
  - (A-1) Building Elevation
  - New Wall
  - Existing Wall
  - Demolition
  - Insulation
  - Overhead
  - Centerline
  - Property Line
  - (01) Revision

NOTE: NOT ALL SYMBOLS SHOWN ABOVE ARE USED IN THIS SET OF DRAWINGS.

I have reviewed these construction documents and have approved their contents as including all of the design aspects I had previously authorized. I understand my project will be constructed as specified by these construction documents.

Signature \_\_\_\_\_ Date \_\_\_\_\_

REVISIONS	By

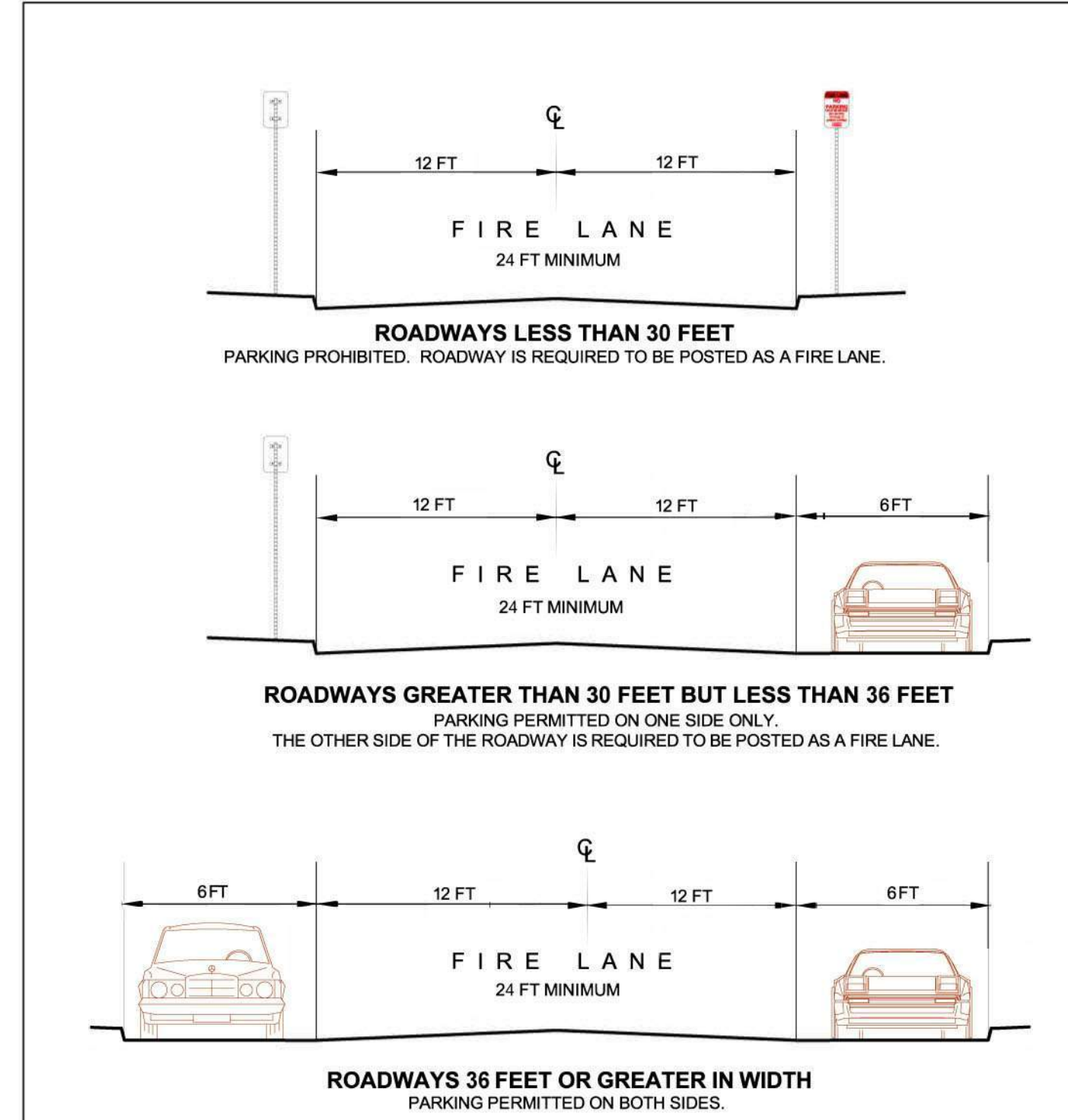
Date: 2021.09.03  
 Scale: 1" = 50'-0"  
 Drawn by: BPB  
 Job No.: 2005  
 Sheet Name: ARCHITECTURAL SITE PLAN - ENLARGED  
 Sheet No.: AC-2

**TEME WINERY**  
 41325 CALLE ENCANTADO  
 TEMECULA, CA 92592

**ARCHITECTURAL SITE PLAN**  
 1" = 50'-0"



DETAIL No. 1



- NOTES:
1. MINIMUM ROAD WIDTHS ARE MEASURED FROM FLOWLINE TO FLOWLINE.
  2. SEE DETAILS No. 6 AND No. 7 FOR "FIRE LANE" "NO PARKING" SIGNAGE REQUIREMENTS

Code Reference: 2016 CFC, Sections 503.2.1

APPROVED BY: \_\_\_\_\_ DATE: \_\_\_\_\_

FIRE MARSHAL JAMES FRATER

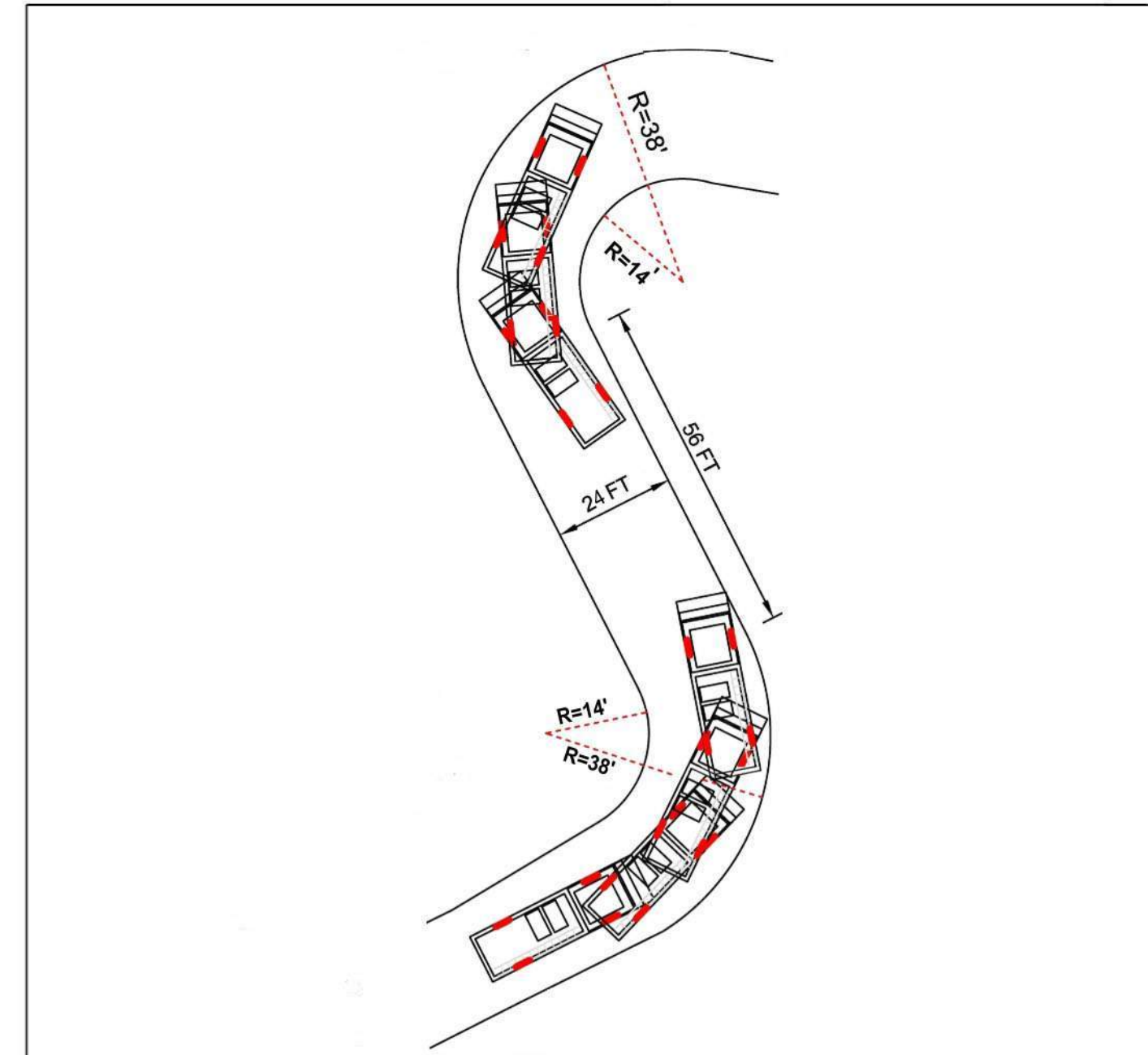
OFFICE OF THE FIRE MARSHAL  
RIVERSIDE COUNTY FIRE DEPARTMENT

**FIRE APPARATUS ACCESS  
MINIMUM ROAD WIDTH**

REVISIONS	REV.	BY	APPRD.	DATE
1				
2				
3				

SCALE: NONE PAGE 12

DETAIL No. 4



- NOTES:
1. STRAIGHT LEG DISTANCE AS SHOWN IS REQUIRED BETWEEN THE TURNS IN A COMPOUND CURVE IN ORDER TO PROVIDE SUFFICIENT RECOVERY DISTANCE FOR THE APPARATUS. ALTERNATIVELY, THE LENGTH OF THE STRAIGHT LEGS MAY BE REDUCED IF THE ROAD WIDTH AND/OR TURNING RADIUS ARE INCREASED TO ALLOW FOR A WIDER TURN.
  2. PARKING IS NOT PERMITTED IN ANY OF THESE CONFIGURATIONS WITH THE DIMENSIONS SHOWN.
  3. DIMENSIONS SHOWN ARE MINIMUM.

Code Reference: 2016 CFC, Section 503.2.4

APPROVED BY: \_\_\_\_\_ DATE: \_\_\_\_\_

FIRE MARSHAL JAMES FRATER

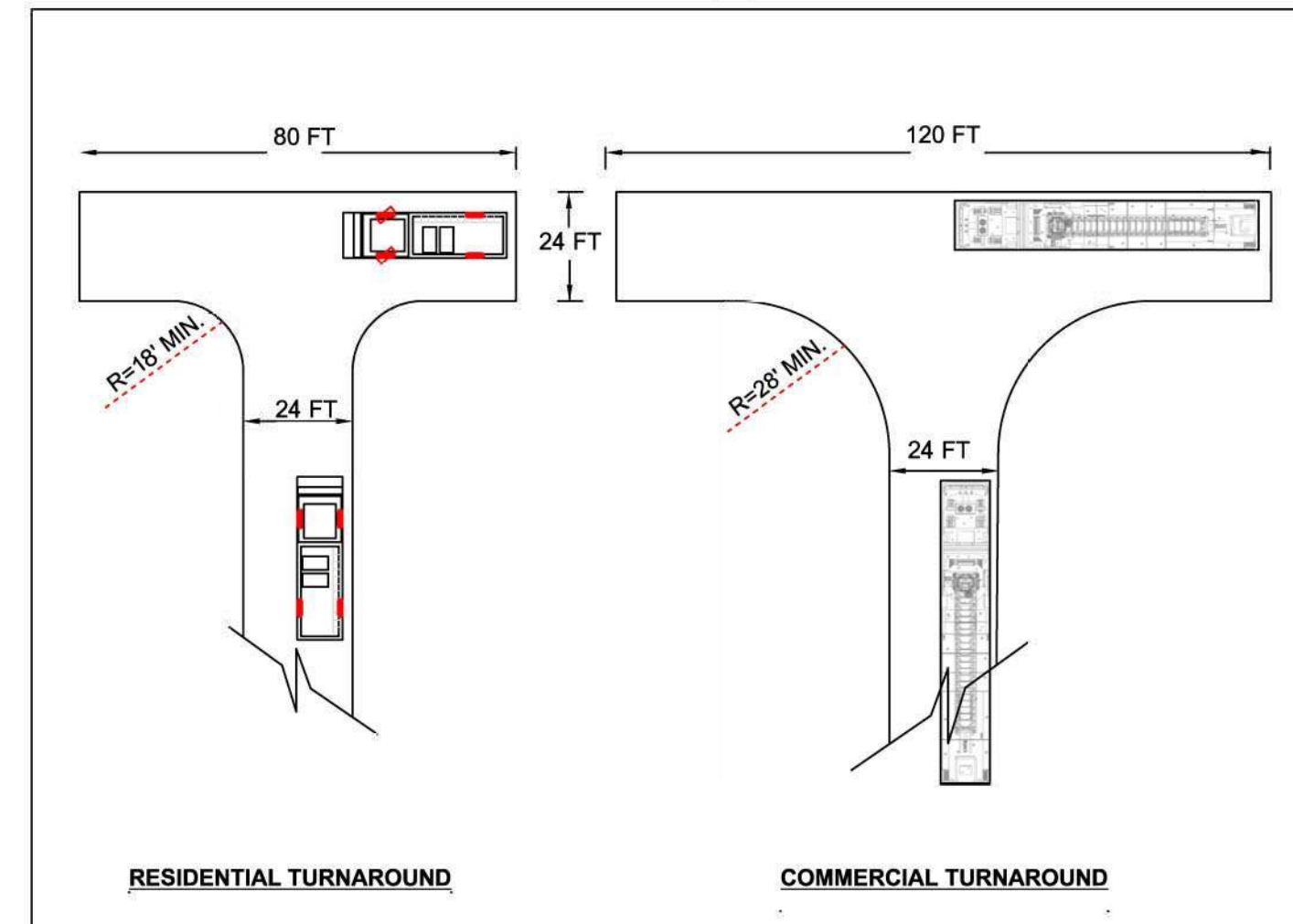
OFFICE OF THE FIRE MARSHAL  
RIVERSIDE COUNTY FIRE DEPARTMENT

**FIRE APPARATUS ACCESS  
"S" CURVES**

REVISIONS	REV.	BY	APPRD.	DATE
1				
2				
3				

SCALE: NONE PAGE 15

DETAIL No. 5B



- NOTES:
1. PARKING IS NOT PERMITTED IN THESE TURNAROUNDS WITH THE DIMENSIONS SHOWN. SEE DETAIL No. 1 FOR MINIMUM ROAD WIDTHS WITH PROVISIONS FOR PARKING.
  2. DIMENSIONS SHOWN ARE MINIMUM.

Code Reference: 2016 CFC, Sections 503.2.4 AND 503.2.5

APPROVED BY: \_\_\_\_\_ DATE: \_\_\_\_\_

FIRE MARSHAL JAMES FRATER

OFFICE OF THE FIRE MARSHAL  
RIVERSIDE COUNTY FIRE DEPARTMENT

**FIRE APPARATUS ACCESS  
TURNAROUNDS**

REVISIONS	REV.	BY	APPRD.	DATE
1				
2				
3				

SCALE: NONE PAGE 17

KEYNOTES

GENERAL NOTES

1) FIRE LANE DETAILS SHOWN ON THIS SHEET SHALL APPLY TO FIRE LANE(S) AND TURNAROUNDS SHOWN ON SHEETS AC-1 & AC-2, TYP.

ARCHITECTURAL LEGEND

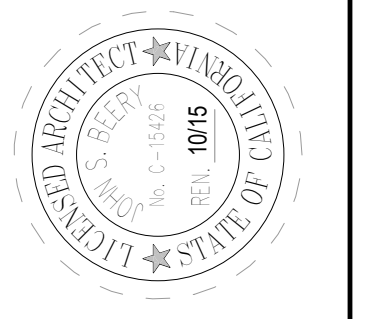
- ⊙ 1 Doors
  - ⊙ A Windows
  - ⊙ 1 Keynote
  - ⊙ A Wall Type
  - ⊙ 1 Interior Elevation
  - ⊙ A-1 Storefront Elevation
  - ⊙ A-1 Building Elevation
  - ▬ New Wall
  - ▬ Existing Wall
  - ▬ Demolition
  - ▬ Insulation
  - ▬ Overhead
  - ▬ Centerline
  - ▬ Property Line
  - ⊙ 1 Revision
- NOTE: NOT ALL SYMBOLS SHOWN ABOVE ARE USED IN THIS SET OF DRAWINGS.

PRELIMINARY NOT FOR CONSTRUCTION

Signature \_\_\_\_\_ Date \_\_\_\_\_

ARCHITECTURE | DESIGN

**BGI ARCHITECTURE**  
Beery Group Inc.  
2091 Las Palmas Drive, St. D  
Carlsbad, CA 92011  
(760) 438-2963  
bgiarchitect.com



This document is the property of John S. Beery, Architect, AIA. Any unauthorized use or reproduction of this document, in whole or part, is prohibited.

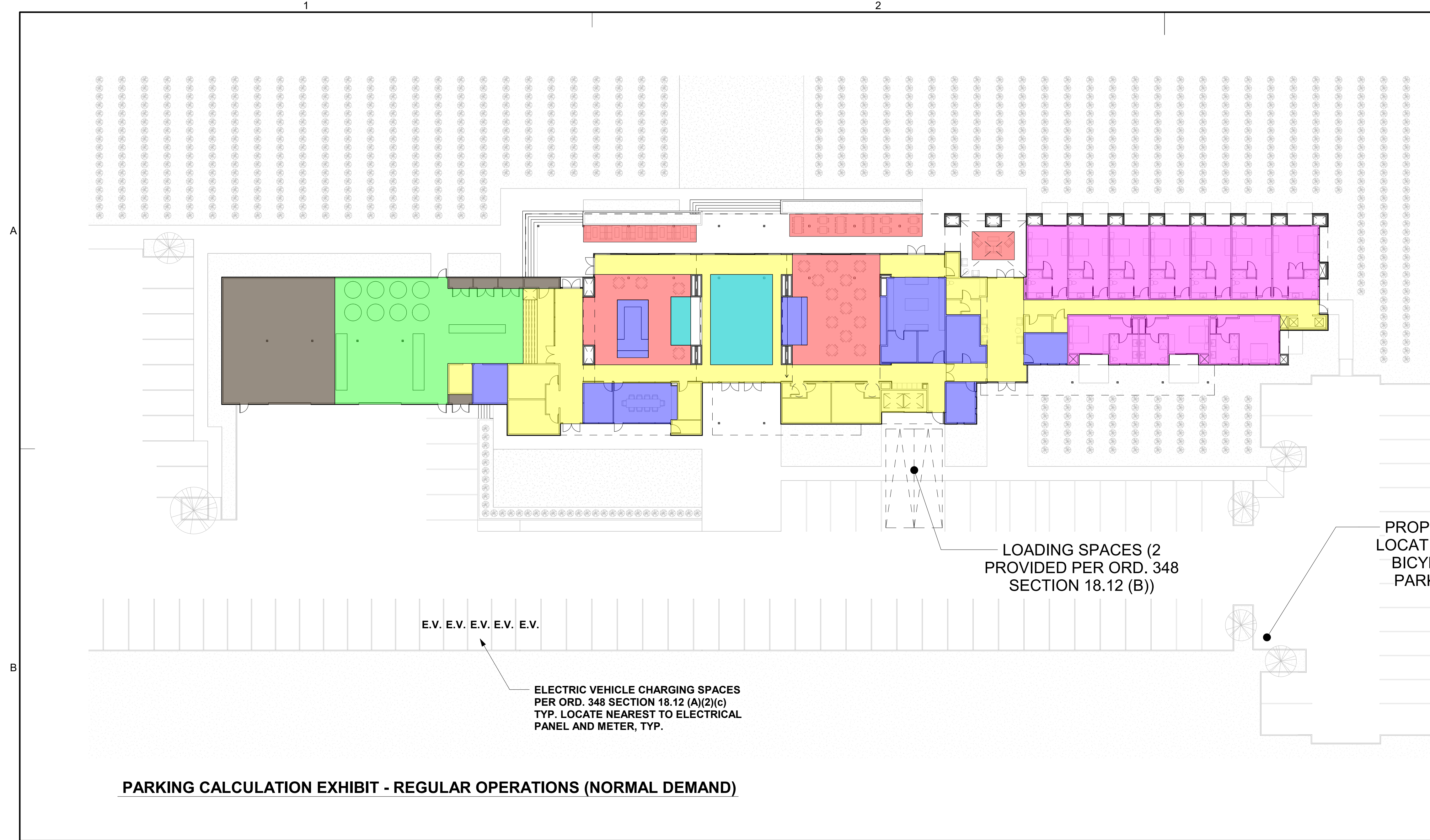
**TEME WINERY**  
41325 CALLE ENCANTADO  
TEMECULA, CA 92592

REVISIONS	By

Date: 2021.11.16  
Scale: \_\_\_\_\_  
Drawn By: BPB  
Job No.: 2005  
Sheet Name: FIRE ACCESS TEMPLATE DETAILS

Sheet No. **AC-3**





### REQUIRED PARKING SPACES - NORMAL DEMAND

THIS NORMAL DEMAND (TYPICAL CASE) PARKING CALCULATION ASSUMES THE FOLLOWING:

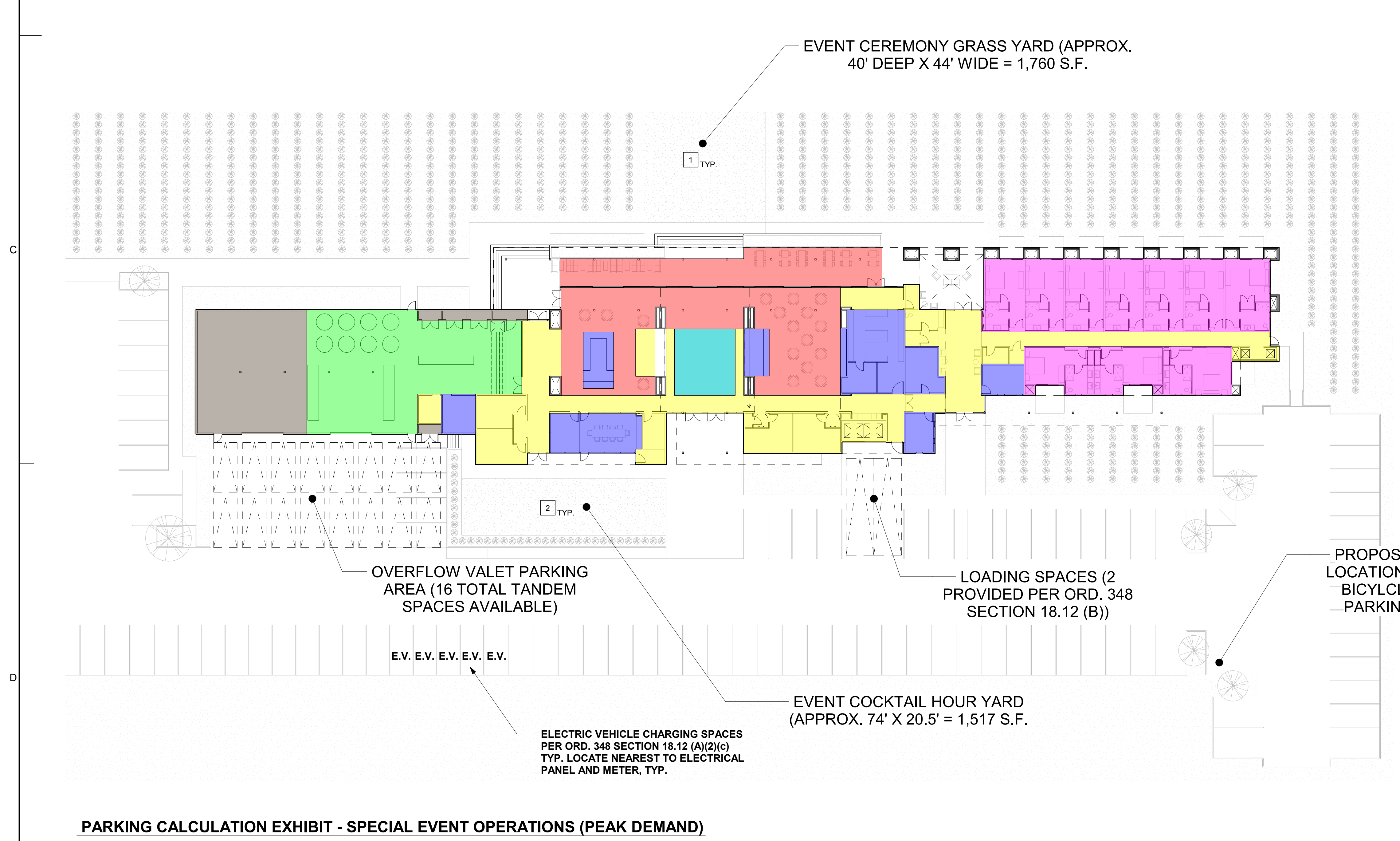
- NORMAL 8 AM - 5 PM BUSINESS HOURS DURING WEEK DAYS AND WEEKENDS
- THE CENTRAL MAIN ENTRANCE HALL IS FILLED WITH PRODUCT DISPLAY TABLES FOR GENERAL RETAIL SALES OF WINERY PRODUCTS (NO WINE TASTING OR SEATING IN THIS AREA)
- THE GLASS WINE DISPLAY CASE INSIDE THE WINE TASTING ROOM IS OPEN AND IS FILLED WITH FOR SALE WINE PRODUCTS. (GENERAL BUSINESS, NO SEATING)

AREA COLOR	AREA DESCRIPTION	PROPOSED AREA S.F.	PARKING SPACE / S.F.	PARKING SPACES REQ.
	RESTAURANT, SERVING AREAS, BARS, LOUNGES, TASTING AREA	2,700 S.F.	1 SPACE / 45 S.F.	60 SPACES
	WINERY GENERAL RETAIL	825 S.F.	1 SPACE / 200 S.F.	5 SPACES
	WINERY / INN BUSINESS OPERATIONS (OFFICES, ETC.)	2,312 S.F.	1 SPACE / 250 S.F.	10 SPACES (UP TO 20 EMPLOYEES)
	INN GUEST ROOMS	4,011 S.F.	1 SPACE / ROOM + 2 SPACES FOR MANAGER	12 SPACES (UP TO 4 EMPLOYEES)
	WINERY WINE PROCESSING / PRODUCTION	2,508 S.F.	1 SPACE / 500 S.F.	6 SPACES (UP TO 12 EMPLOYEES)
	WINERY STORAGE	1,989 S.F.	1 SPACE / 1,000 S.F.	6 SPACES (UP TO 4 EMPLOYEES)
	CIRCULATION, HALLWAYS, RESTROOMS, MISC. AREAS	5,510 S.F.	NOT COUNTED	
WHITE (WITHIN BUILDING)	UN-INHABITABLE AREAS (VOIDS, COUNTERTOPS, ETC.)		NOT COUNTED	
<b>TOTAL REQ.</b>				<b>95 SPACES</b>

### PROVIDED PARKING SPACES - NORMAL DEMAND

PARKING LOT PROVIDED SPACES	<b>131 SPACES</b>
	131 PROVIDED > 95 REQUIRED = COMPLIES

**NOTE: SEE ARCHITECTURAL SITE PLAN FOR FULL EXTENT OF SITE PARKING LOT, TYP.**



### REQUIRED PARKING SPACES - PEAK DEMAND

THIS PEAK DEMAND (WORST CASE) PARKING CALCULATION ASSUMES THE FOLLOWING:

- THE PROPERTY IS CLOSED TO THE GENERAL PUBLIC (EXCEPT THE INN) FOR A 200 PERSON SPECIAL EVENT WORST CASE SCENARIO (HOWEVER, OWNER PROPOSES THAT TYPICAL EVENTS WILL BE ON THE ORDER OF MAX. 150 PEOPLE).
- THE EVENT HAPPENS DURING NORMAL BUSINESS HOURS (EX. 1:00 PM ON A WEEKDAY WHEN WINERY PRODUCTION STAFF IS STILL ON THE PROPERTY). THIS, HOWEVER, IS UNLIKELY AS EVENTS WILL TYPICALLY HAPPEN ON WEEKENDS AND AFTER NORMAL BUSINESS HOURS, BUT THIS IS WORST CASE SCENARIO.
- THE WINERY TASTING ROOM, MAIN HALL, DINING ROOM AND EXTERIOR PATIO ARE RESERVED SOLELY FOR THE EVENT, AND THE PROPERTY IS CLOSED TO THE GENERAL PUBLIC FOR WINE TASTING.
- THE INN IS FULLY OCCUPIED BY PEOPLE NOT ATTENDING THE EVENT. THIS, HOWEVER, IS VERY UNLIKELY, BUT WORST CASE SCENARIO. TYPICALLY MEMBERS OF THE EVENT WILL OCCUPY PART, IF NOT ALL, OF THE INN UNITS FOR A WEDDING EVENT, WHICH WOULD REDUCE OR REMOVE THAT SEGMENT OF PARKING DEMAND FROM THE MAIN EVENT SPACE.
- THE GLASS WINE DISPLAY CASE IN THE WINE TASTING ROOM IS CLOSED DURING THE EVENT AND IS NOT USED FOR ANY SEATING DURING THE EVENT.

AREA COLOR	AREA DESCRIPTION	PROPOSED AREA S.F.	PARKING SPACE / S.F.	PARKING SPACES REQ.
	RESTAURANT, SERVING AREAS, BARS, LOUNGES, TASTING AREA	3,941 S.F.	1 SPACE / 45 S.F.	88 SPACES
	DANCE FLOOR	528 S.F.	1 SPACE / 30 S.F.	18 SPACES
	WINERY / INN BUSINESS OPERATIONS (OFFICES, ETC.)	2,312 S.F.	1 SPACE / 250 S.F.	10 SPACES (UP TO 20 EMPLOYEES)
	INN GUEST ROOMS	4,011 S.F.	1 SPACE / ROOM + 2 SPACES FOR MANAGER	12 SPACES (UP TO 4 EMPLOYEES)
	WINERY WINE PROCESSING / PRODUCTION	2,508 S.F.	1 SPACE / 500 S.F.	6 SPACES (UP TO 12 EMPLOYEES)
	WINERY STORAGE	1,989 S.F.	1 SPACE / 1,000 S.F.	6 SPACES (UP TO 4 EMPLOYEES)
	CIRCULATION, HALLWAYS, RESTROOMS, MISC. AREAS	4,869 S.F.	NOT COUNTED	
WHITE (WITHIN BUILDING)	UN-INHABITABLE AREAS (VOIDS, COUNTERTOPS, ETC.)		NOT COUNTED	
<b>TOTAL REQ.</b>				<b>136 SPACES</b>

### PROVIDED PARKING SPACES - PEAK DEMAND

NORMAL BUSINESS HOURS (WINERY PRODUCTION STAFF ON PROPERTY)		AFTER BUSINESS HOURS (NO WINERY PRODUCTION STAFF ON PROPERTY)	
PARKING LOT PROVIDED SPACES	131 SPACES	PARKING LOT PROVIDED SPACES	127 SPACES
OVERFLOW VALET PARKING PROVIDED SPACES	8 SPACES	OVERFLOW VALET PARKING PROVIDED SPACES	16 SPACES
<b>TOTAL</b>	<b>139 SPACES</b>	<b>TOTAL</b>	<b>143 SPACES</b>
139 PROVIDED > 136 REQUIRED = COMPLIES		143 PROVIDED > 136 REQUIRED = COMPLIES	

### KEYNOTES

- GRASS EVENT VENUE LAWN: APPROXIMATELY 1,760 S.F. IS SIZED TO ACCOMMODATE 12 ROWS OF 16 CHAIRS FOR OPEN AIR CEREMONIES = 192 NON-FIXED CHAIRS = 1,760 / 30 = 58 PARKING SPACES WHICH IS LESS THAN THE PARKING SPACES PROVIDED INSIDE THE RESTAURANT AND WINE TASTING ROOMS. THIS SPACE WILL NOT BE OCCUPIED AT THE SAME TIME AS OTHER SPACES DURING THE COURSE OF AN EVENT. UTILIZE SHARED PARKING.
- GRASS "COCKTAIL HOUR" VENUE LAWN: APPROXIMATELY 1,517 S.F. IS SIZED TO ACCOMMODATE OPEN AIR STANDING COCKTAIL AFTER WEDDING CEREMONIES = 1,517 / 30 = 51 PARKING SPACES WHICH IS LESS THAN THE PARKING SPACES PROVIDED INSIDE THE RESTAURANT AND WINE TASTING ROOMS. THIS SPACE WILL NOT BE OCCUPIED AT THE SAME TIME AS OTHER SPACES DURING THE COURSE OF AN EVENT. UTILIZE SHARED PARKING.

### GENERAL NOTE

1) WINERY TO BE CLOSED TO THE GENERAL PUBLIC DURING SPECIAL EVENTS (WEDDINGS) AS NOTED BELOW IN PEAK DEMAND PARKING CALCULATIONS. GENERAL PUBLIC VISITATION AND SPECIAL EVENTS SHALL NOT OCCUR CONCURRENTLY, TYP.

### PARKING REQUIREMENTS

ORD. 348 SECTION 18.12 (A)  
SEE PARKING CALC'S AND EXHIBITS THIS SHEET

### ELECTRIC VEHICLE PARKING REQUIREMENTS

ORD. 348 SECTION 18.12 (A)(2)(c)  
MAXIMUM PARKING SPACES PROVIDED DURING PEAK DEMAND = 143 SPACES = 5 ELECTRIC VEHICLE SPACES REQUIRED.  
5 ELECTRIC VEHICLE PARKING SPACE SHALL BE PROVIDED.

### COMPACT VEHICLE PARKING REQUIREMENTS

ORD. 348 SECTION 18.12 (A)(2)(i)  
PARKING SPACES SPACES PROVIDED IN SITE PARKING LOT = 131 SPACES X 20% = 26 SPACES ALLOWED TO BE COMPACT CARS SPACES  
COMPACT CAR SPACES SHALL BE 18' DEEP AND 8'-6" WIDE, TYP.  
26 COMPACT VEHICLE PARKING SPACES HAVE BEEN PROVIDED IN THE PROPOSED PARKING LOTS.

### LOADING SPACE REQUIREMENTS

ORD. 348 SECTION 18.12 (B)  
GROSS FLOOR AREA OF BUILDING = 19,534 S.F. = 2 LOADING SPACES REQUIRED.  
2 LOADING SPACES PROVIDED SOUTH OF KITCHEN AND TRASH ENCLOSURE

### ADA HANDICAP PARKING REQUIREMENTS

ORD. 348 SECTION 18.12 (C)  
MAXIMUM PARKING SPACES PROVIDED DURING PEAK DEMAND = 143 SPACES = 5 ADA HANDICAP SPACES REQUIRED.  
5 HANDICAP SPACES PROVIDED BETWEEN BOTH ENTRANCES TO THE MAIN WINERY AND INN LOBBY.

### BICYCLE PARKING REQUIREMENTS

ORD. 348 SECTION 18.12 (D)  
COMMERCIAL / OFFICE  
MAXIMUM COMMERCIAL / OFFICE PARKING SPACES PROVIDED DURING PEAK DEMAND = 30 SPACES / 25 = 2 BICYCLE SPACES REQUIRED.  
BICYCLE PARKING PROVIDED IN EASTERN HAMMERHEAD PARKING LOT.  
RESTAURANT / WINERY  
MAXIMUM RESTAURANT / WINERY PARKING SPACES PROVIDED DURING PEAK DEMAND = 106 SPACES / 50 = 3 BICYCLE SPACES REQUIRED.  
BICYCLE PARKING PROVIDED IN EASTERN HAMMERHEAD PARKING LOT.  
5 TOTAL BICYCLE SPACES REQUIRED.  
PROVIDED BICYCLE SPACES SHALL BE EITHER CLASS I OR CLASS II, TYP.

### ARCHITECTURAL LEGEND

- Doors
- Windows
- Keynote
- Wall Type
- Interior Elevation
- Storefront Elevation
- Building Elevation
- New Wall
- Existing Wall
- Demolition
- Insulation
- Overhead
- Centerline
- Property Line
- Revision

NOTE: NOT ALL SYMBOLS SHOWN ABOVE ARE USED IN THIS SET OF DRAWINGS.

**ARCHITECTURE | DESIGN**

**BGI ARCHITECTURE**  
Beery Group Inc.  
2091 Las Palmas Drive, St. D  
Carlsbad, CA 92011  
(760) 438-2963  
bgiaarchitect.com

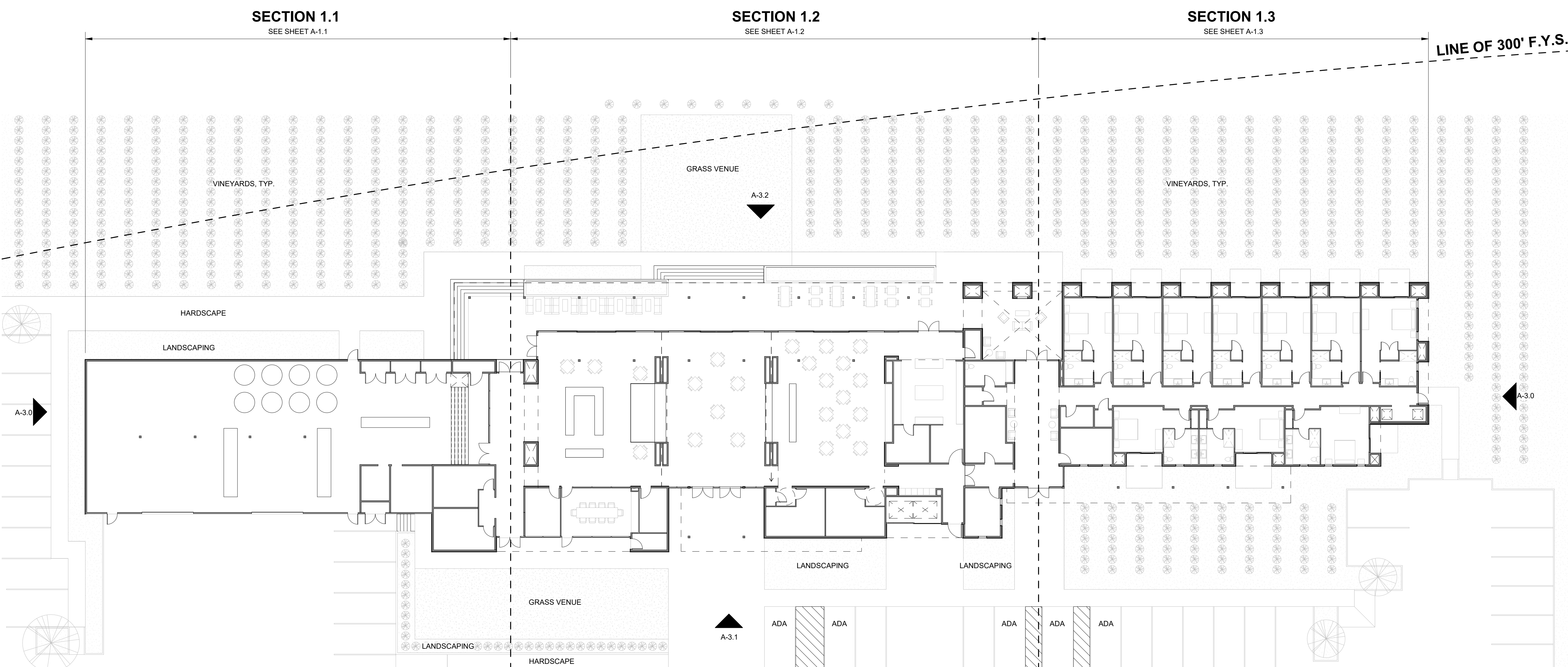
**TEME WINERY**  
41325 CALLE ENCANTADO  
TEMECULA, CA 92592

REVISIONS	By

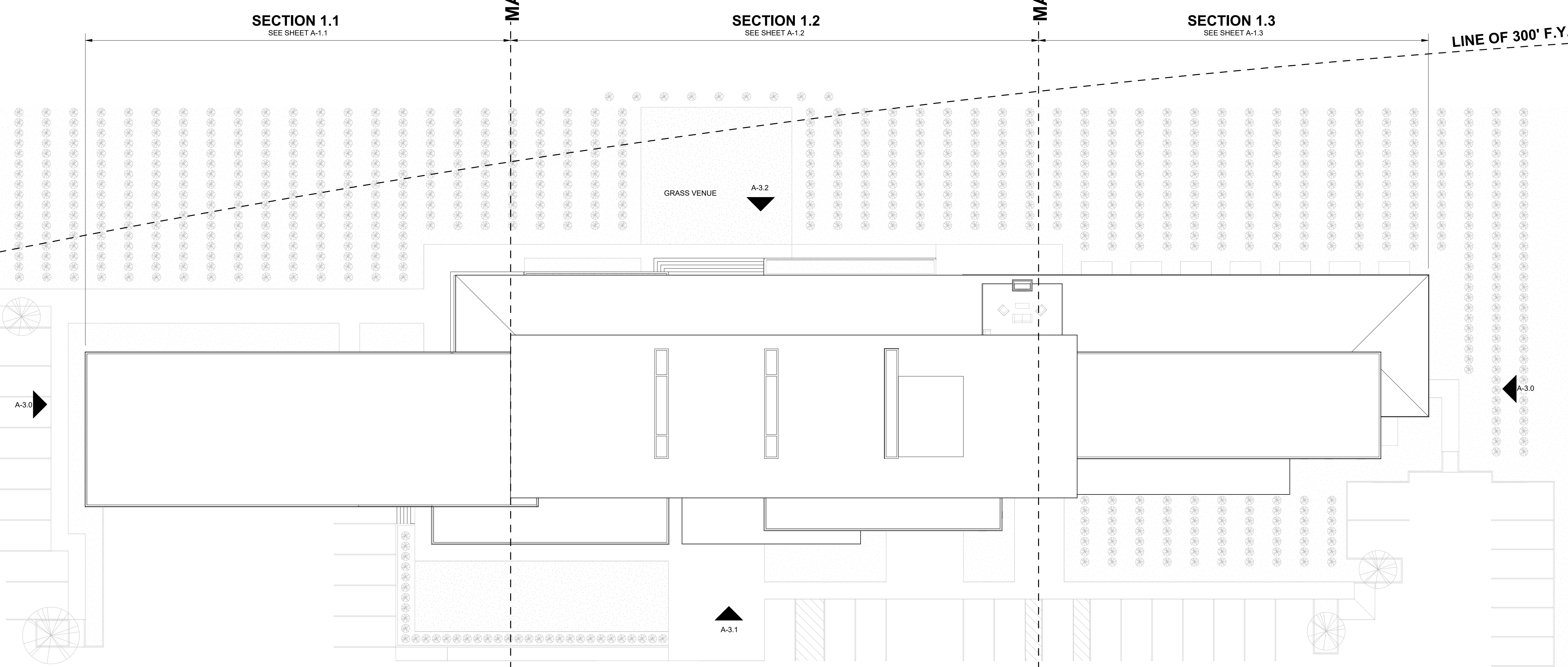
Date: 2021.11.16  
Scale: N.T.S.  
Drawn By: BPB  
Job No.: 2005  
Sheet Name: PARKING AND ZONING EXHIBITS  
Sheet No.: **A-0.0**

**PRELIMINARY**  
NOT FOR CONSTRUCTION

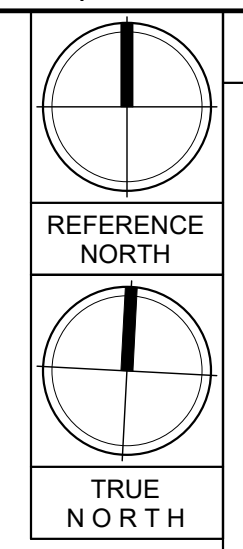




**KEY PLAN - MAIN FLOOR PLAN**  
1/16" = 1'-0"



**KEY PLAN - ROOF PLAN**  
1/16" = 1'-0"



**KEYNOTES**

**ARCHITECTURAL LEGEND**

- Doors
- Windows
- Keynote
- Wall Type
- Interior Elevation
- Storefront Elevation
- Building Elevation
- New Wall
- Existing Wall
- Demolition
- Insulation
- Overhead
- Centerline
- Property Line
- Revision

NOTE: NOT ALL SYMBOLS SHOWN ABOVE ARE USED IN THIS SET OF DRAWINGS.

I have reviewed these construction documents and have approved their contents as including all of the design aspects I had previously authorized. I understand my project will be constructed as specified by these construction documents.

**PRELIMINARY**  
NOT FOR CONSTRUCTION

**BGI ARCHITECTURE**  
Beery Group Inc.  
2091 Las Palmas Drive, St. D  
Carlsbad, CA 92011  
(760) 438-2963  
bgiarchitect.com



This document is the property of John S. Beery, Architect, A.I.A. Any unauthorized use or reproduction of this document, in whole or part, is prohibited.

**TEME WINERY**  
41325 CALLE ENCANTADO  
TEMECULA, CA 92592

REVISIONS	By
Date	2021.11.16
Scale	1/16" = 1'-0"
Drawn By	BPB
Job No.	2005
Sheet Name	KEY PLANS - FLOOR PLANS
Sheet No.	<b>A-1.0</b>

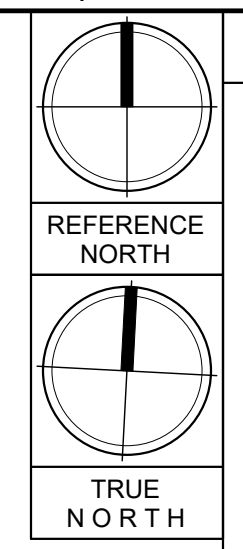
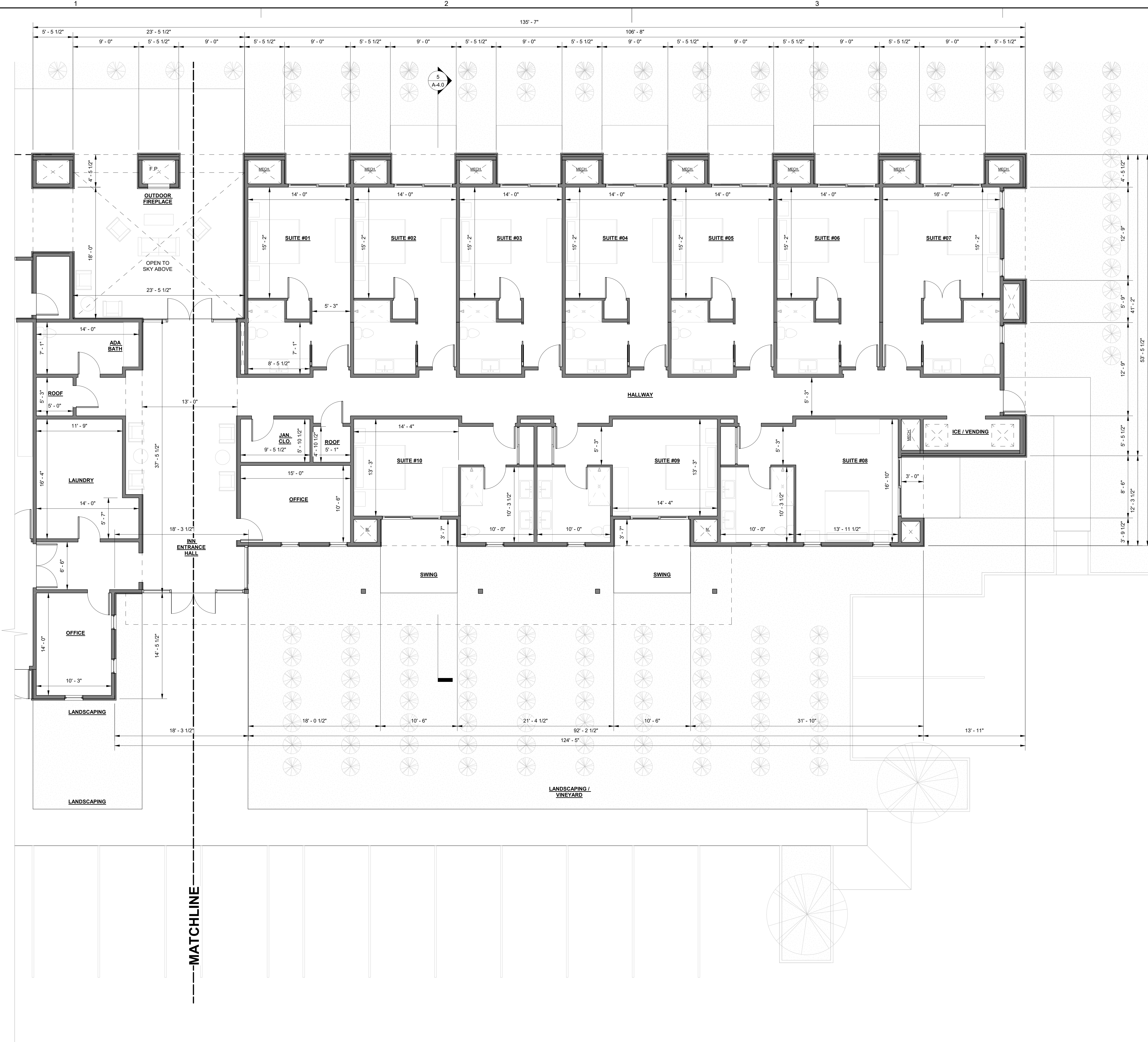












**KEYNOTES**

1) THERE SHALL BE NO COOKING FACILITIES WITHIN HOTEL ROOMS OR SUITES, TYP.

**GENERAL NOTE**

**ARCHITECTURAL LEGEND**

- Doors
- Windows
- Keystone
- Wall Type
- Interior Elevation
- Storefront Elevation
- Building Elevation
- New Wall
- Existing Wall
- Demolition
- Insulation
- Overhead
- Centerline
- Property Line
- Revision

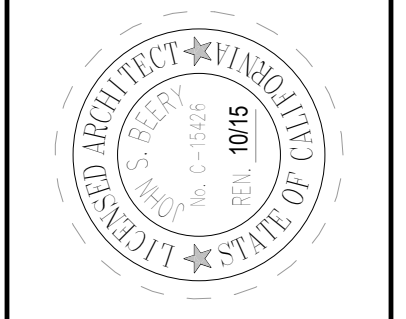
NOTE: NOT ALL SYMBOLS SHOWN ABOVE ARE USED IN THIS SET OF DRAWINGS.

**MAIN FLOOR PLAN - SECTION 1.3**  
3/16" = 1'-0"

**PRELIMINARY**  
NOT FOR CONSTRUCTION

I have reviewed these construction documents and have approved their contents as including all of the design aspects I had previously authorized. I understand my project will be constructed as specified by these construction documents.

**BGI ARCHITECTURE**  
Beery Group Inc.  
2091 Las Palmas Drive, St. D  
Carlsbad, CA 92011  
**(760) 438-2963**  
bgiaarchitect.com

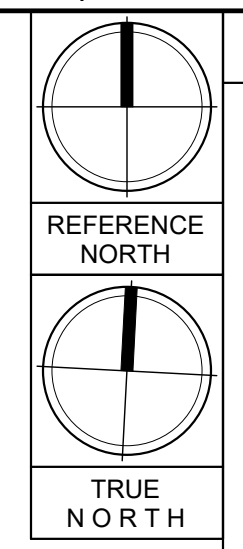


This document is the property of John S. Beery Architect, AIA. Any unauthorized use or reproduction of this document, in whole or part, is prohibited.

**TEME WINERY**  
41325 CALLE ENCANTADO  
TEMECULA, CA 92592

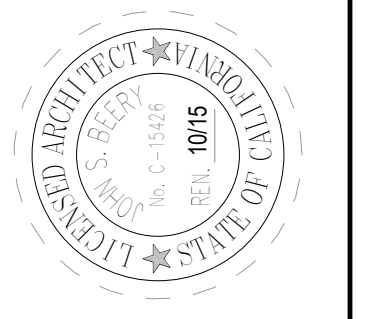
REVISIONS	By
Date	2021.11.16
Scale	3/16" = 1'-0"
Drawn By	BPB
Job No.	2005
Sheet Name	MAIN FLOOR PLAN - SECTION 1.3
Sheet No.	<b>A-1.3</b>





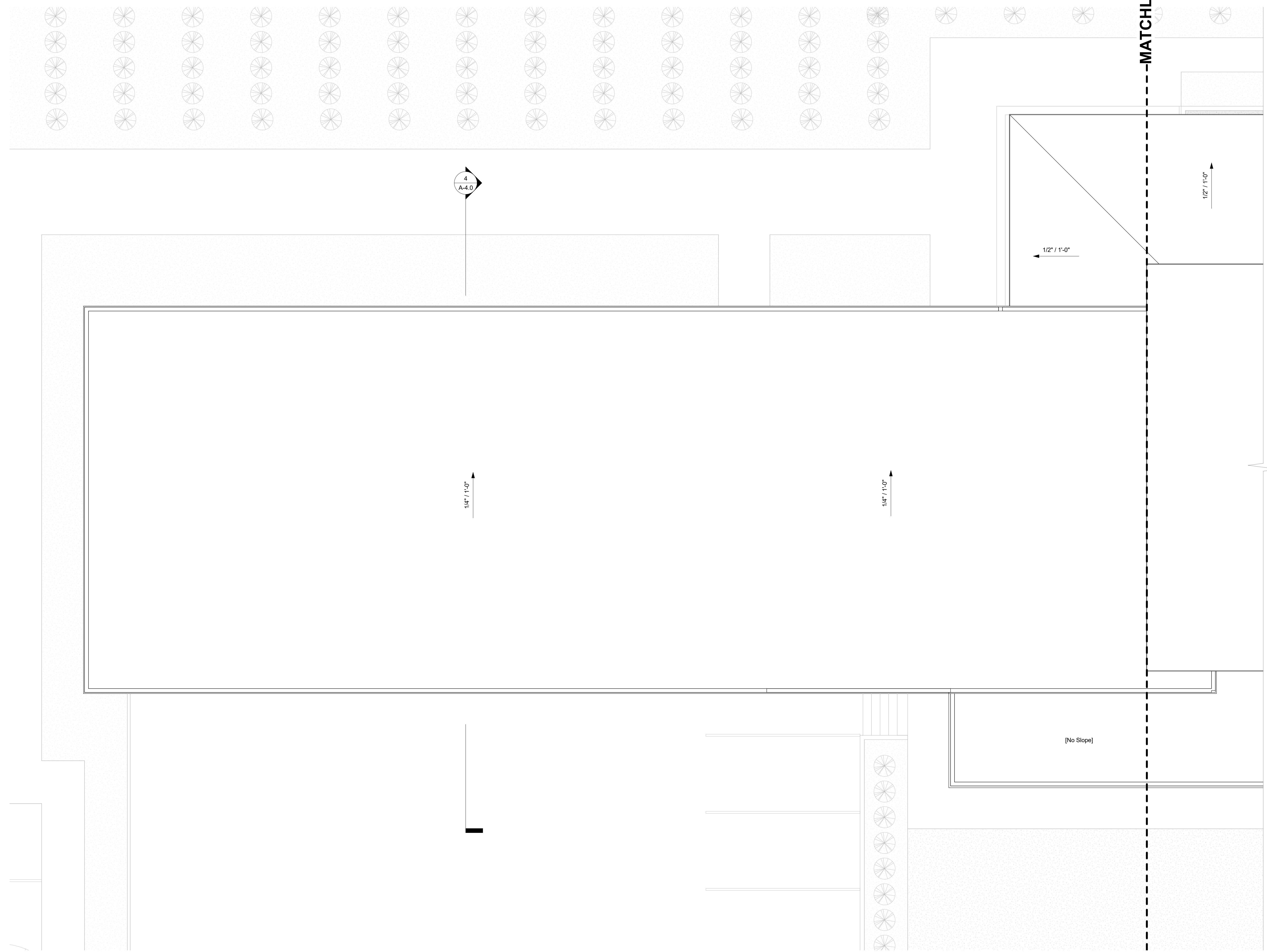
**KEYNOTES**

**BGI ARCHITECTURE**  
 Beery Group Inc.  
 2091 Las Palmas Drive, Ste. D  
 Carlsbad, CA 92011  
 (760) 438-2963  
 bgiaarchitect.com



This document is the property of John S. Beery, Architect, A.S. Any unauthorized use or reproduction of this document, in whole or part, is prohibited.

**TEME WINERY**  
 41325 CALLE ENCANTADO  
 TEMECULA, CA 92592



**ROOF PLAN - SECTION 1.1**  
 3/16" = 1'-0"

**ARCHITECTURAL LEGEND**

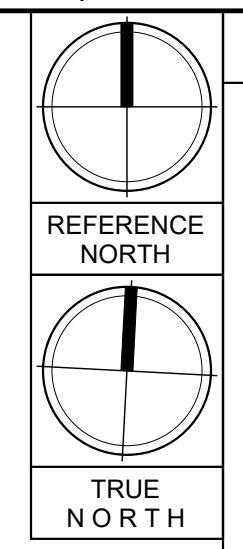
- Doors
- Windows
- Keynote
- Wall Type
- Interior Elevation
- Storefront Elevation
- Building Elevation
- New Wall
- Existing Wall
- Demolition
- Insulation
- Overhead
- Centerline
- Property Line
- Revision

NOTE: NOT ALL SYMBOLS SHOWN ABOVE ARE USED IN THIS SET OF DRAWINGS.

**PRELIMINARY**  
 NOT FOR CONSTRUCTION

I have reviewed these construction documents and have approved their contents as including all of the design aspects I had previously authorized. I understand my project will be constructed as specified by these construction documents.

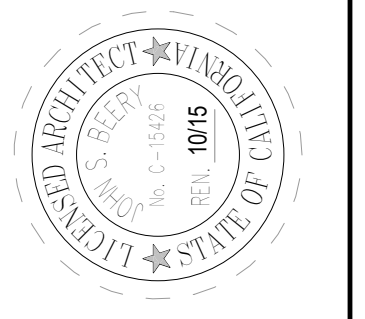
REVISIONS	By
Date	2021.11.16
Scale	3/16" = 1'-0"
Drawn By	BPB
Job No.	2005
Sheet Name	ROOF PLAN - SECTION 1.1
Sheet No.	<b>A-2.0</b>



KEYNOTES

ARCHITECTURE | DESIGN

**BGI ARCHITECTURE**  
Beery Group Inc.  
2091 Las Palmas Drive, St. D  
Carlsbad, CA 92011  
**(760) 438-2963**  
bgiarchitect.com



This document is the property of John S. Beery, Architect, A.I.A. Any unauthorized use or reproduction of this document, in whole or part, is prohibited.

**TEME WINERY**  
41325 CALLE ENCANTADO  
TEMECULA, CA 92592

ARCHITECTURAL LEGEND

- Doors
- Windows
- Keynote
- Wall Type
- Interior Elevation
- Storefront Elevation
- Building Elevation
- New Wall
- Existing Wall
- Demolition
- Insulation
- Overhead
- Centerline
- Property Line
- Revision

NOTE: NOT ALL SYMBOLS SHOWN ABOVE ARE USED IN THIS SET OF DRAWINGS.

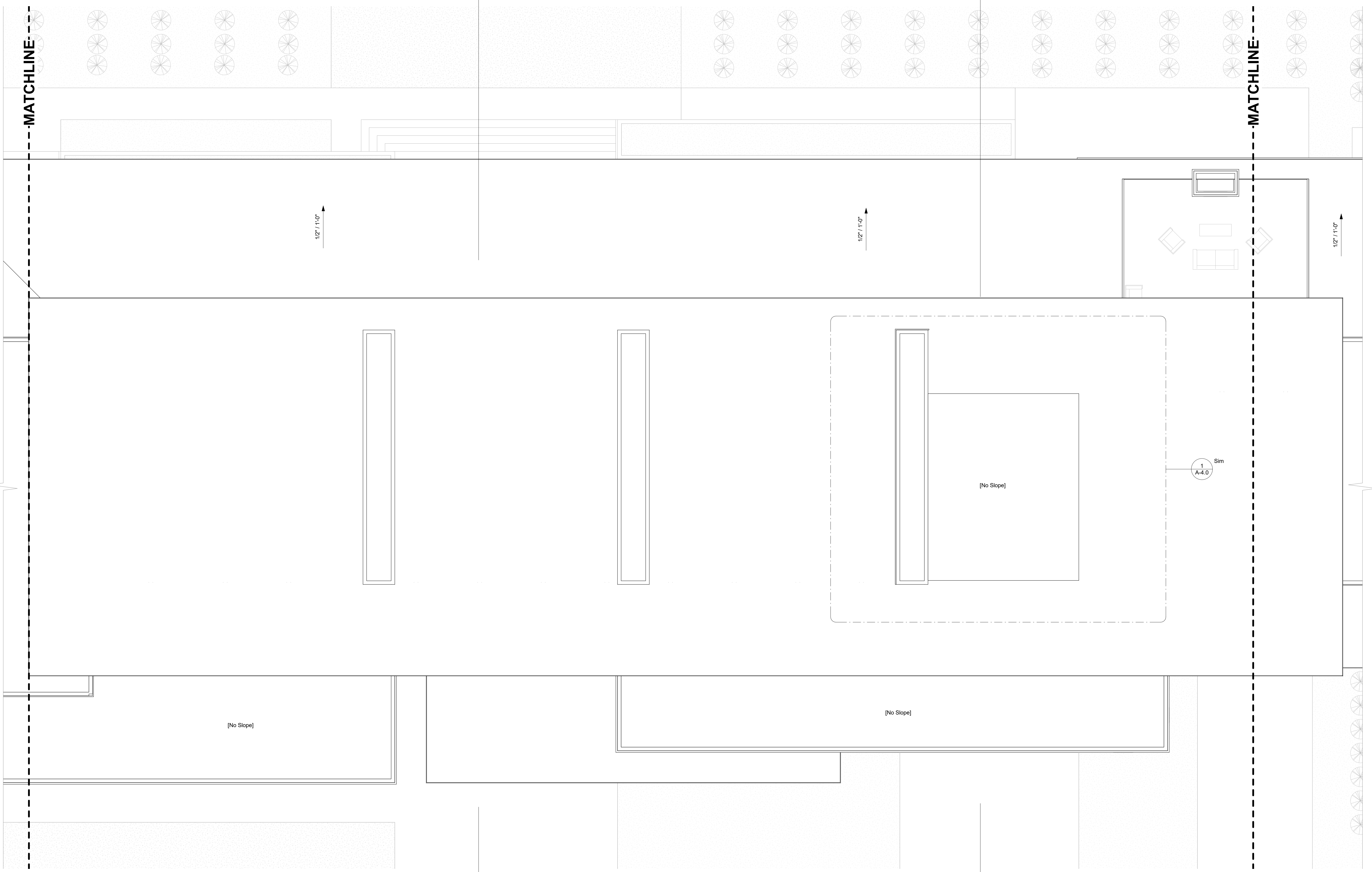
I have reviewed these construction documents and have approved their contents as including all of the design aspects I had previously authorized. I understand my project will be constructed as specified by these construction documents.

Signature \_\_\_\_\_ Date \_\_\_\_\_

REVISIONS	By

Date 2021.11.16  
Scale 3/16" = 1'-0"  
Drawn By BPB  
Job No. 2005  
Sheet Name

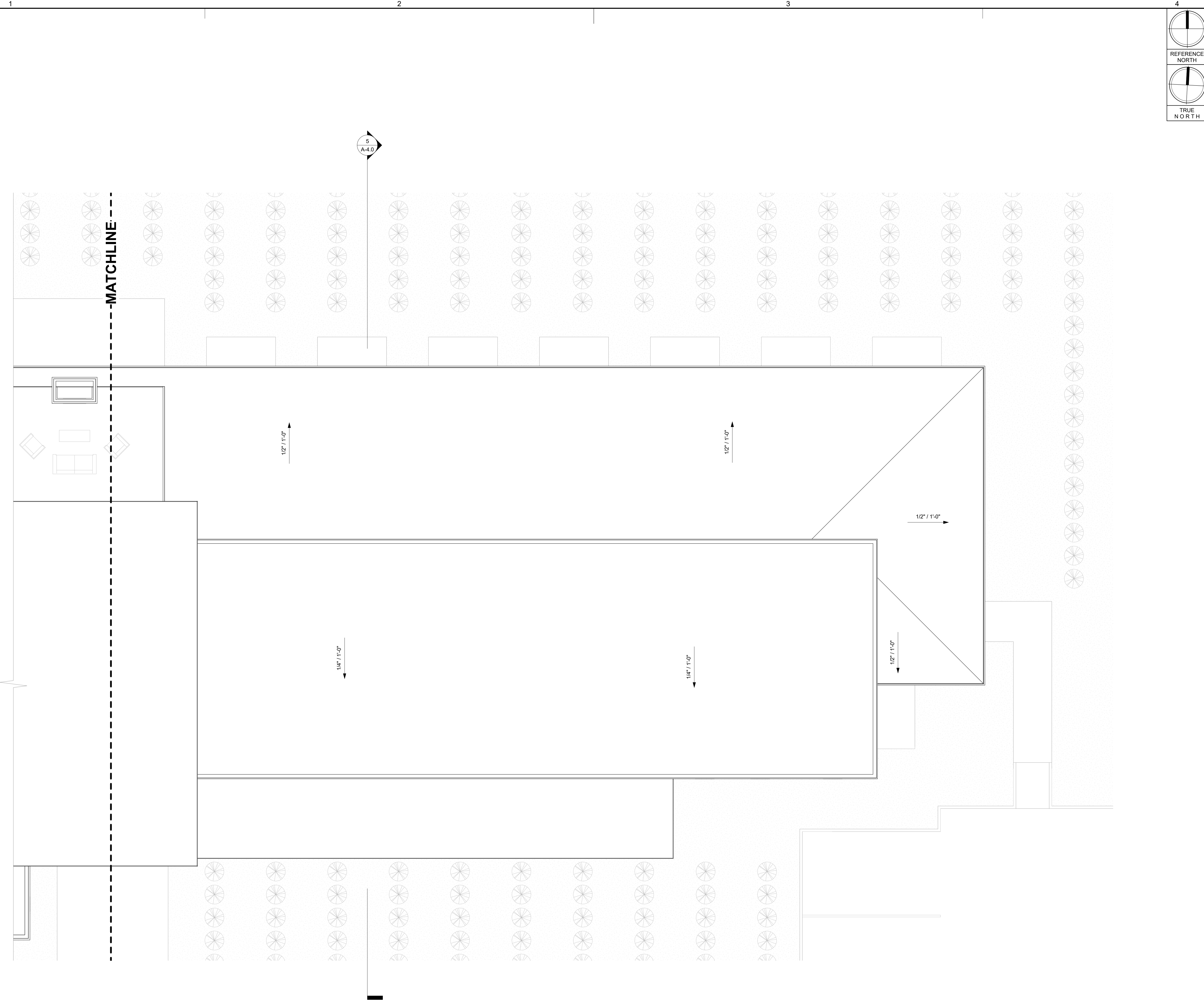
ROOF PLAN - SECTION 1.2  
Sheet No. **A-2.1**



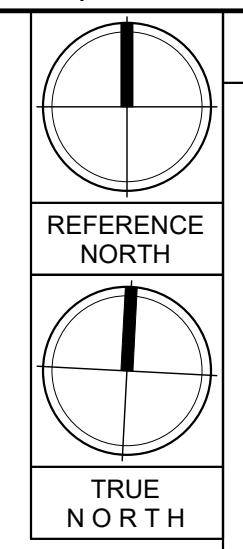
ROOF PLAN - SECTION 1.2  
3/16" = 1'-0"

**PRELIMINARY**  
NOT FOR CONSTRUCTION




















**ROOF PLAN - SECTION 1.3**  
3/16" = 1'-0"



**KEYNOTES**

**ARCHITECTURAL LEGEND**

-  Doors
-  Windows
-  Keynote
-  Wall Type
-  Interior Elevation
-  Storefront Elevation
-  Building Elevation
-  New Wall
-  Existing Wall
-  Demolition
-  Insulation
-  Overhead
-  Centerline
-  Property Line
-  Revision

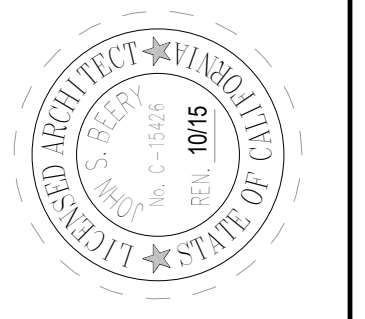
NOTE: NOT ALL SYMBOLS SHOWN ABOVE ARE USED IN THIS SET OF DRAWINGS.

I have reviewed these construction documents and have approved their contents as including all of the design aspects I had previously authorized. I understand my project will be constructed as specified by these construction documents.

**PRELIMINARY**  
NOT FOR CONSTRUCTION



**BGI ARCHITECTURE**  
Beery Group Inc.  
2091 Las Palmas Drive, St. D  
Carlsbad, CA 92011  
(760) 438-2963  
bgiarchitect.com



This document is the property of John S. Beery Architect, A.I.A. Any unauthorized use or reproduction of this document, in whole or part, is prohibited.

**TEME WINERY**  
41325 CALLE ENCANTADO  
TEMECULA, CA 92592

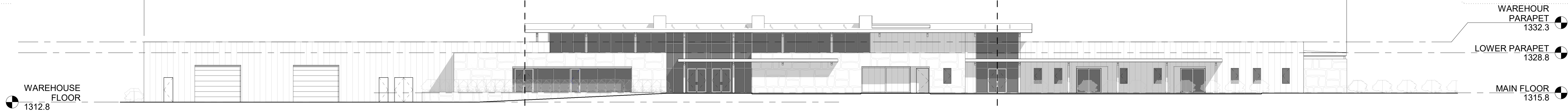
REVISIONS	By
Date	2021.11.16
Scale	3/16" = 1'-0"
Drawn By	BPB
Job No.	2005
Sheet Name	ROOF PLAN - SECTION 1.3
Sheet No.	<b>A-2.2</b>

1 2 3 4

**SECTION 1.1**  
SEE SHEET A-3.1

**SECTION 1.2**  
SEE SHEET A-3.1

**SECTION 1.3**  
SEE SHEET A-3.1

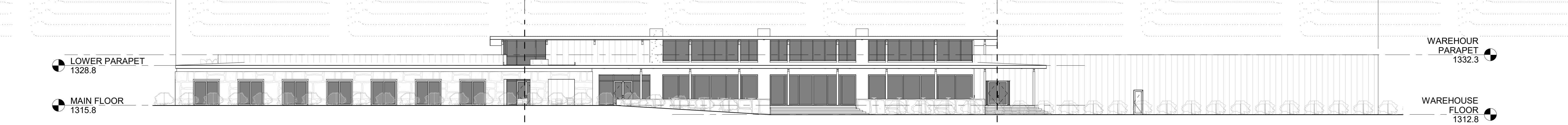


**SOUTH ELEVATION**  
1/16" = 1'-0"

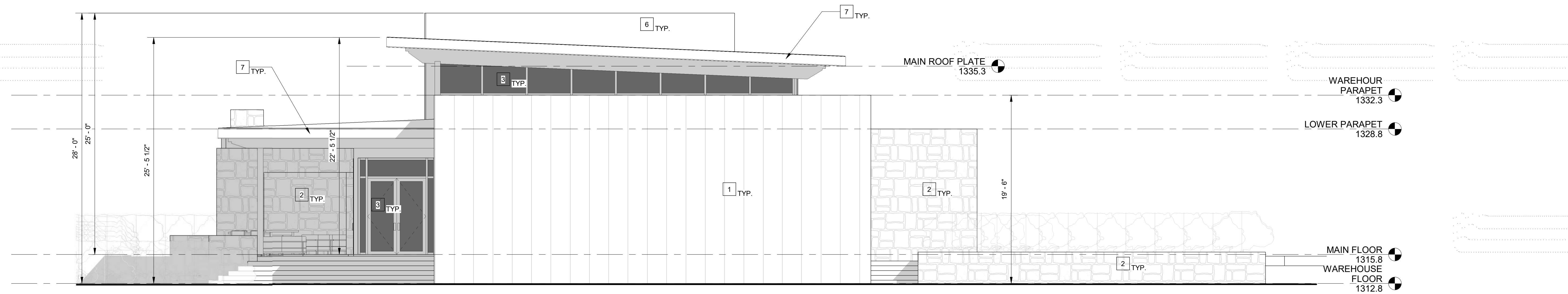
**SECTION 1.1**  
SEE SHEET A-3.2

**SECTION 1.2**  
SEE SHEET A-3.2

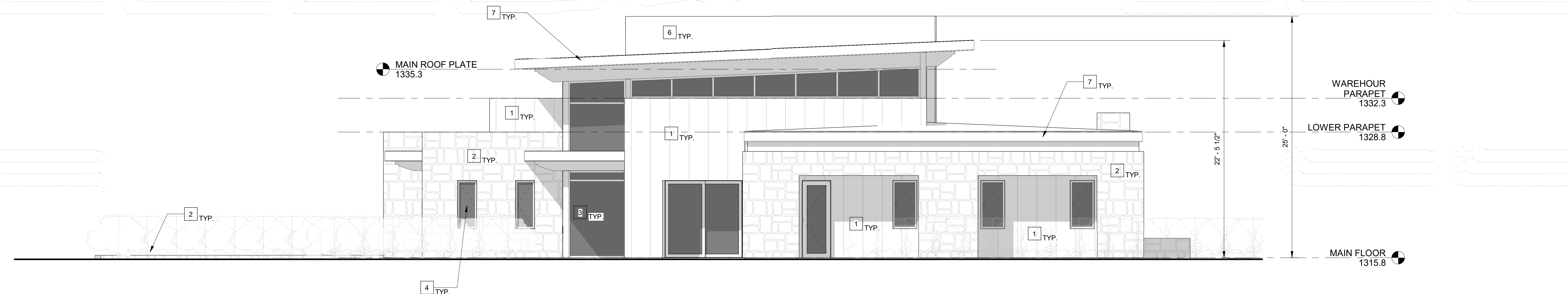
**SECTION 1.3**  
SEE SHEET A-3.2



**NORTH ELEVATION**  
1/16" = 1'-0"



**WEST ELEVATION**  
3/16" = 1'-0"

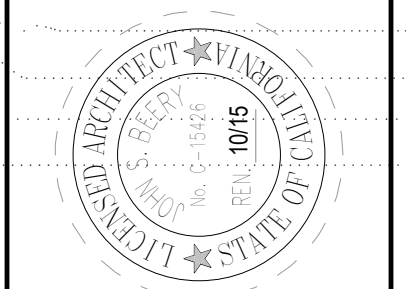


**EAST ELEVATION**  
3/16" = 1'-0"

**KEYNOTES**

- 1 CORTEN EXTERIOR FINISH: ASTM A606 STEEL @ 18 GA. MINIMUM THICK STEEL COIL RUN VERTICALLY FULL HEIGHT, TYP.
- 2 OLD WORLD STONE FINISH: CREATIVE MINES ORCHARD LIMESTONE WITH FULL OVERGROUT JOINTS, TYP.
- 3 STOREFRONT WINDOW GLAZING, TYP.
- 4 WINDOW PER WINDOW SCHEDULE, TYP.
- 5 NOT USED
- 6 FINISH STUCCO: SMOOTH SAND FINISH 3 COAT STUCCO WITH WHITE COLOR COAT, TYP.
- 7 FASCIA: CLEAR ALUMINUM BREAKMETAL FASCIA, TYP.

**BGI ARCHITECTURE**  
Beery Group Inc.  
2091 Las Palmas Drive, St. D  
Carlsbad, CA 92011  
(760) 438-2963  
bgiarchitect.com



This document is the property of John S. Beery Architect, A.I.A. Any unauthorized use or reproduction of this document, in whole or part, is prohibited.

**ARCHITECTURAL LEGEND**

- 1 Doors
- A Windows
- 1 Keynote
- A Wall Type
- 1 Interior Elevation
- 1 A-1 Storefront Elevation
- A-1 Building Elevation
- Existing Wall
- New Wall
- Demolition
- Insulation
- Overhead
- Centerline
- Property Line
- 1 Revision

NOTE: NOT ALL SYMBOLS SHOWN ABOVE ARE USED IN THIS SET OF DRAWINGS.

**PRELIMINARY**  
NOT FOR CONSTRUCTION

**TEME WINERY**  
41325 CALLE ENCANTADO  
TEMECULA, CA 92592

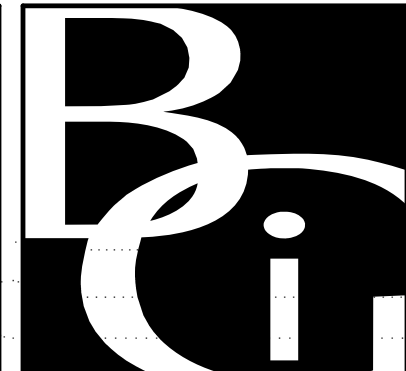
REVISIONS	By

Date: 2021.11.16  
Scale: As indicated  
Drawn By: BPB  
Job No.: 2005  
Sheet Name: KEY PLANS & ENLARGED ELEVATIONS  
Sheet No.: **A-3.0**



**KEYNOTES**

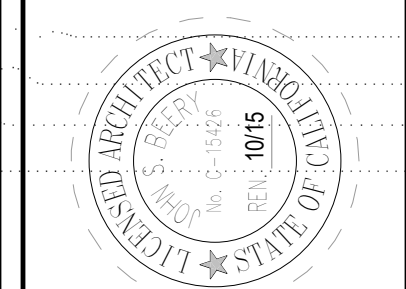
- 1 CORTEN EXTERIOR FINISH: ASTM A606 STEEL @ 18 GA. MINIMUM THICK STEEL COIL RUN VERTICALLY FULL HEIGHT, TYP.
- 2 OLD WORLD STONE FINISH: CREATIVE MINES ORCHARD LIMESTONE "WHITE GOLD" COLOR WITH FULL OVERGROUT JOINTS, TYP.
- 3 STOREFRONT WINDOW GLAZINGS, TYP.
- 4 WINDOW PER WINDOW SCHEDULE, TYP.
- 5 DOOR PER DOOR SCHEDULE, TYP.
- 6 FINISH STUCCO, SMOOTH SAND FINISH 3 COAT STUCCO WITH WHITE COLOR COAT, TYP.
- 7 FASCIA: CLEAR ALUMINUM BREAKMETAL FASCIA, TYP.
- 8 TRASH ENCLOSURE SLIDING GATES: CORTEN METAL FINISH TO MATCH FACADE ASTM A606 STEEL @ 18 GA. MINIMUM THICK STEEL.



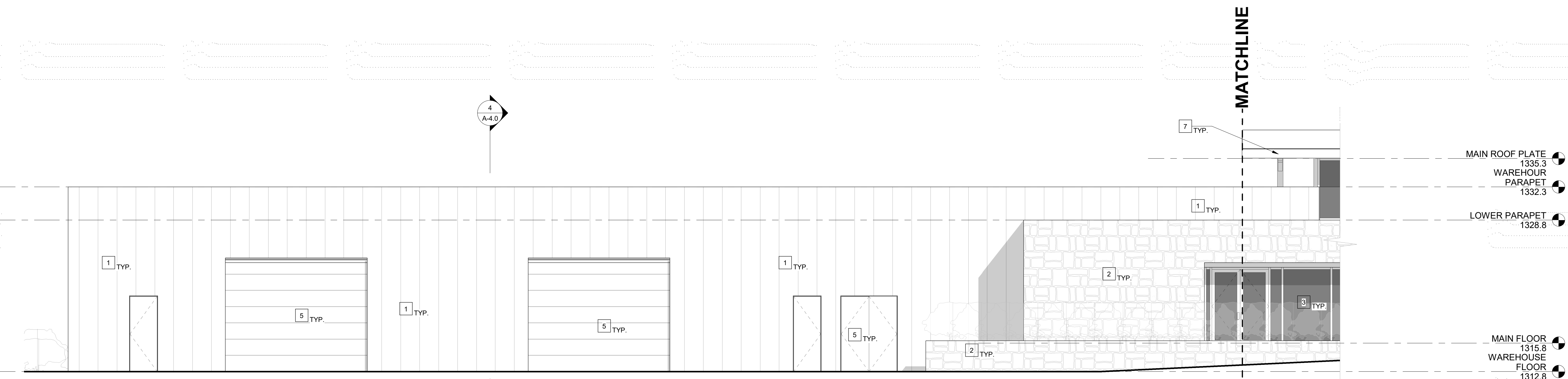
ARCHITECTURE | DESIGN

**BGI ARCHITECTURE**

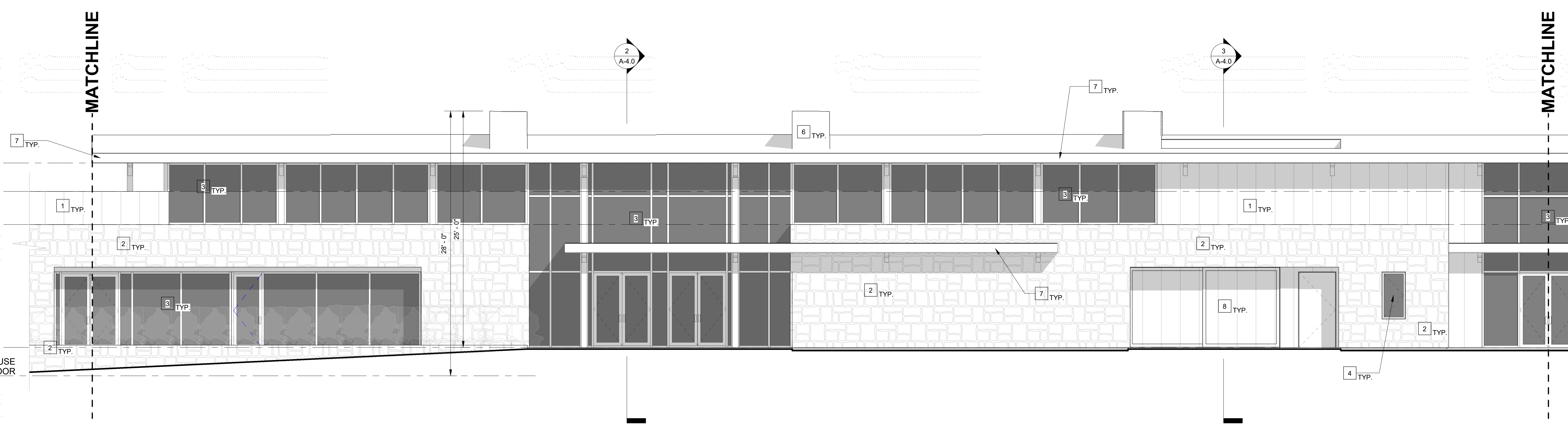
Beery Group Inc.  
2091 Las Palmas Drive, St. D  
Carlsbad, CA 92011  
**(760) 438-2963**  
bgiaarchitect.com



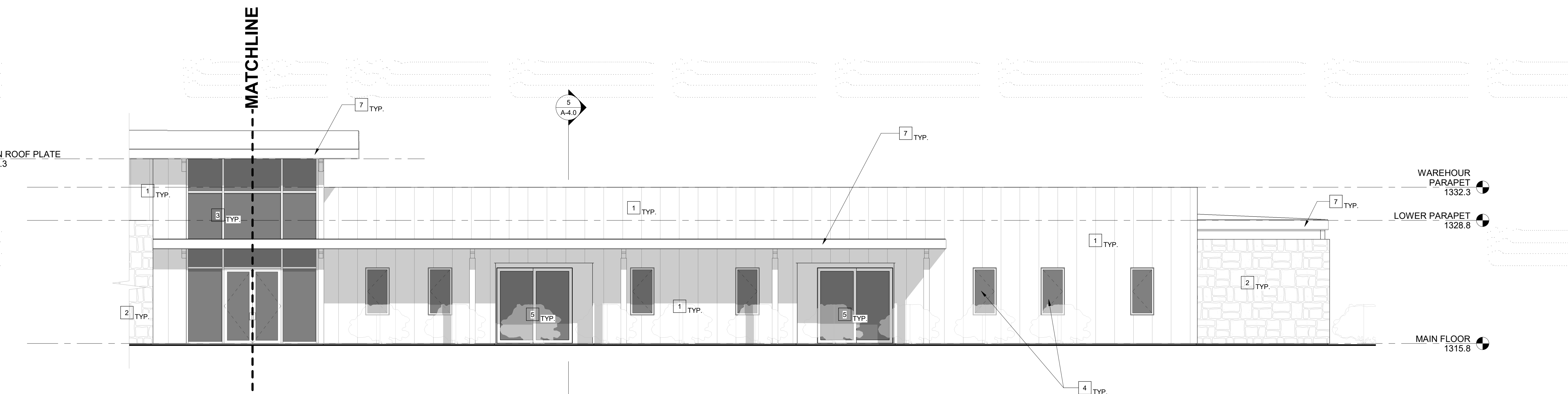
This document is the property of John S. Beery Architects, A.I.A. Any reproduction, use or reproduction of this document, in whole or part, is prohibited.



**SOUTH ELEVATION - ENLARGED - SECTION 1.1**  
3/16" = 1'-0"



**SOUTH ELEVATION - ENLARGED - SECTION 1.2**  
3/16" = 1'-0"



**SOUTH ELEVATION - ENLARGED - SECTION 1.3**  
3/16" = 1'-0"

**GENERAL NOTES**

- ARCHITECTURAL LEGEND**
- ① Doors
  - Ⓐ Windows
  - 1 Keynote
  - Ⓐ Wall Type
  - 1 Interior Elevation
  - 1 A-1 Storefront Elevation
  - ▲ A-1 Building Elevation
  - ▬ New Wall
  - ▬ Existing Wall
  - ▬ Demolition
  - ▬ Insulation
  - ▬ Overhead
  - ▬ Centerline
  - ▬ Property Line
  - ① Revision
- NOTE: NOT ALL SYMBOLS SHOWN ABOVE ARE USED IN THIS SET OF DRAWINGS.

**TEME WINERY**  
41325 CALLE ENCANTADO  
TEMECULA, CA 92592

REVISIONS	By

Date: 2021.11.16  
Scale: 3/16" = 1'-0"  
Drawn By: BPB  
Job No.: 2005  
Sheet Name:

ENLARGED ELEVATIONS - SOUTH

Sheet No. **A-3.1**

**PRELIMINARY**  
NOT FOR CONSTRUCTION

Signature \_\_\_\_\_ Date \_\_\_\_\_

WAREHOUS PARAPET  
1332.3

LOWER PARAPET  
1328.8

MAIN FLOOR  
1315.8

**NORTH ELEVATION - ENLARGED - SECTION 1.3**  
3/16" = 1'-0"

WAREHOUS PARAPET  
1332.3

MAIN FLOOR  
1315.8

**NORTH ELEVATION - ENLARGED - SECTION 1.2**  
3/16" = 1'-0"

MAIN ROOF PLATE  
1335.3

LOWER PARAPET  
1328.8

MAIN FLOOR  
1315.8

**NORTH ELEVATION - ENLARGED - SECTION 1.1**  
3/16" = 1'-0"

108' WALL LENGTH FOR SIGNAGE AREA CALCULATION  
PER COUNTY OF RIVERSIDE 17.252.040 (B)(2)

*Temé Winery*

10'-6" WALL HEIGHT FOR SIGNAGE AREA CALCULATION  
PER COUNTY OF RIVERSIDE 17.252.040 (B)(2)

**KEYNOTES**

- 1 CORTEN EXTERIOR FINISH: ASTM A666 STEEL @ 18 GA. MINIMUM THICK STEEL COIL RUN VERTICALLY FULL HEIGHT. TYP.
- 2 OLD WORLD STONE FINISH: CREATIVE MINES ORCHARD LIMESTONE "WHITE GOLD" COLOR WITH FULL OVERGROUT JOINTS. TYP.
- 3 STOREFRONT WINDOW GLAZING. TYP.
- 4 NOT USED
- 5 STACKING SLIDER GLASS WALL SYSTEM. TYP.
- 6 FINISH STUCCO: SMOOTH SAND FINISH 3 COAT STUCCO WITH WHITE COLOR COAT. TYP.
- 7 FASCIA: CLEAR ALUMINUM BREAKMETAL FASCIA. TYP.
- 8 WINERY BUILDING SIGNAGE PER COUNTY OF RIVERSIDE 17.252.040 (B)(2) SIGNAGE SHALL BE AFFIXED TO THE WALL OF THE BUILDING AND PLACED BELOW THE TOP OF THE PARAPET. THE BUILDING SIGNAGE MAY BE EITHER ILLUMINATED OR NON-ILLUMINATED PER 17.252.030 (B)(13). SIGNAGE SHALL FOLLOW TEMECULA VALLEY WINE COUNTRY DESIGN GUIDELINES. TYP.

**BUILDING SIGNAGE CALC'S**

• PER COUNTY OF RIVERSIDE 17.252

PER COUNTY OF RIVERSIDE 17.252.040 (B)(2) SIGNAGE SHALL BE AFFIXED TO THE WALL OF THE BUILDING AND PLACED BELOW THE TOP OF THE PARAPET. THE BUILDING SIGNAGE MAY BE EITHER ILLUMINATED OR NON-ILLUMINATED PER 17.252.030 (B)(13). SIGNAGE SHALL FOLLOW TEMECULA VALLEY WINE COUNTRY DESIGN GUIDELINES. TYP.

• SIGNS AFFIXED TO BUILDING - ALL AREAS

• FRONT WALL OF BUILDING (FACING RANCHO CA ROAD) = 10% OF OVERALL WALL AREA.

• SEE NORTH ELEVATION AND KEYNOTE #8 ABOVE.

• OVERALL WALL AREA = 108' X 19.5' = 2,106 S.F.

**ALLOWED SIGNAGE AREA (FRONT FACING)**

**2,106 S.F. X 10% = 210.6 S.F. MAXIMUM ALLOWED**

NOTE: FOR ANY ADDITIONAL SIDE OR REAR FACING BUILDING SIGNAGE: SIDE WALLS OF A BUILDING = THE SURFACE AREA OF THE SIGN SHALL NOT EXCEED TEN (10) PERCENT OF THE SURFACE AREA OF THE SIDE FACE OF THE BUILDING. REAR WALL OF A BUILDING = THE SURFACE AREA OF THE SIGN SHALL NOT EXCEED FIVE PERCENT OF THE SURFACE AREA OF THE REAR FACE OF THE BUILDING.

**GENERAL NOTES**

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2018 CALIFORNIA BUILDING CODE AND ALL APPLICABLE ORDINANCES.

2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL JURISDICTION.

3. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.

4. THE CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES AND STRUCTURES.

5. THE CONTRACTOR SHALL MAINTAIN THE ACCURACY OF ALL DIMENSIONS AND LOCATIONS SHOWN ON THESE DRAWINGS.

6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL JURISDICTION.

7. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.

8. THE CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES AND STRUCTURES.

9. THE CONTRACTOR SHALL MAINTAIN THE ACCURACY OF ALL DIMENSIONS AND LOCATIONS SHOWN ON THESE DRAWINGS.

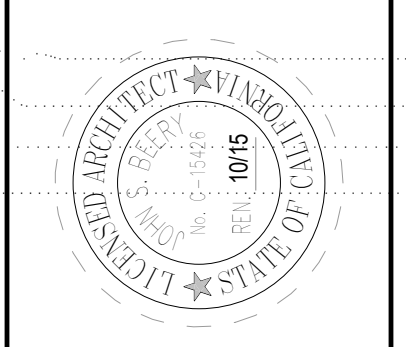
**ARCHITECTURAL LEGEND**

- 1 Doors
- A Windows
- 1 Keynote
- A Wall Type
- 1 Interior Elevation
- 1 A-1 Storefront Elevation
- A-1 Building Elevation
- New Wall
- Existing Wall
- Demolition
- Insulation
- Overhead
- Centerline
- Property Line
- 1 Revision

NOTE: NOT ALL SYMBOLS SHOWN ABOVE ARE USED IN THIS SET OF DRAWINGS.

**PRELIMINARY**  
NOT FOR CONSTRUCTION

**BGI ARCHITECTURE**  
Beery Group Inc.  
2091 Las Palmas Drive, St. D  
Carlsbad, CA 92011  
(760) 438-2963  
bgiaarchitect.com



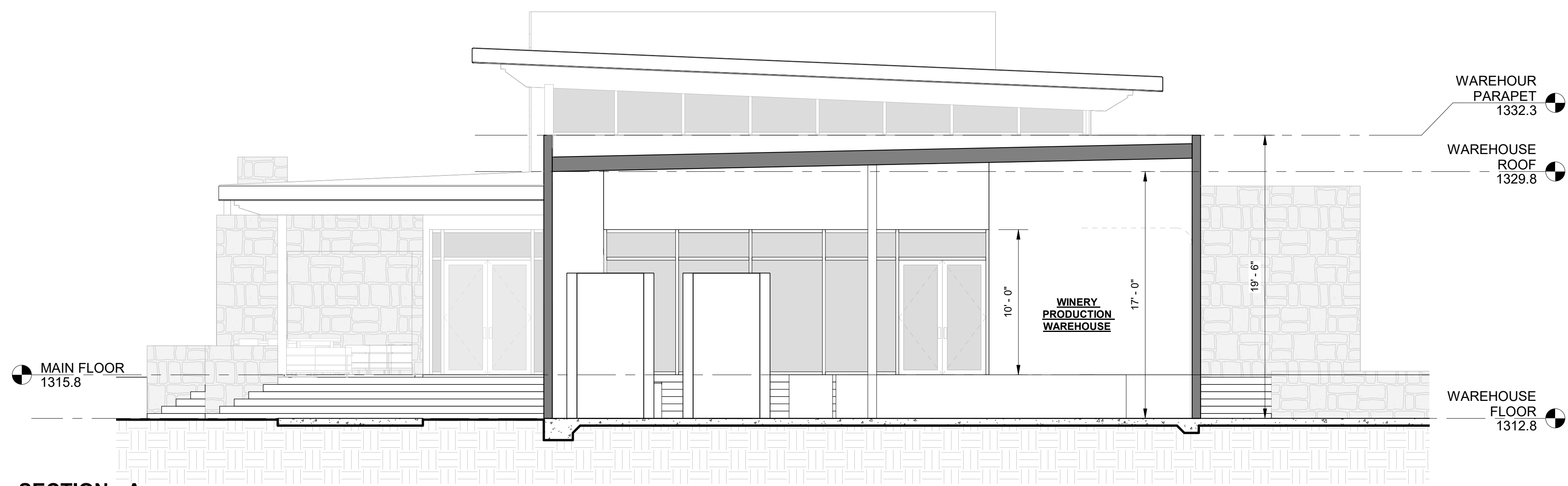
This document is the property of John S. Beery, Architect, AIA. Any reproduction, use or reproduction of this document, in whole or part, is prohibited.

**TEME WINERY**  
41325 CALLE ENCANTADO  
TEMECULA, CA 92592

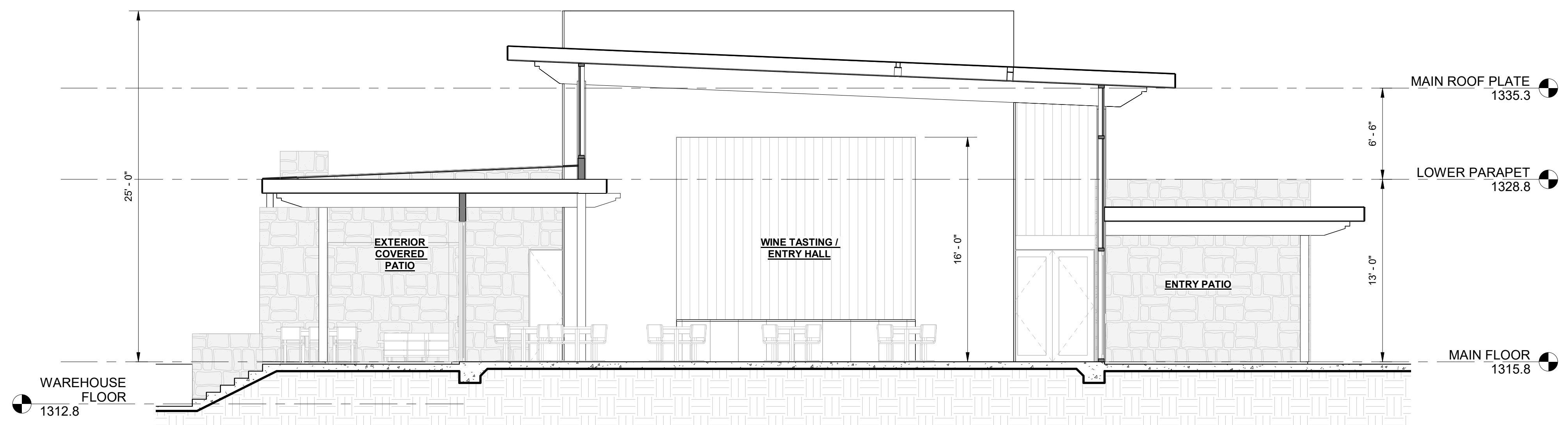
REVISIONS	By

Date: 2021.11.16  
Scale: 3/16" = 1'-0"  
Drawn By: BPB  
Job No.: 2005  
Sheet Name: ENLARGED ELEVATIONS - NORTH  
Sheet No.: A-3.2

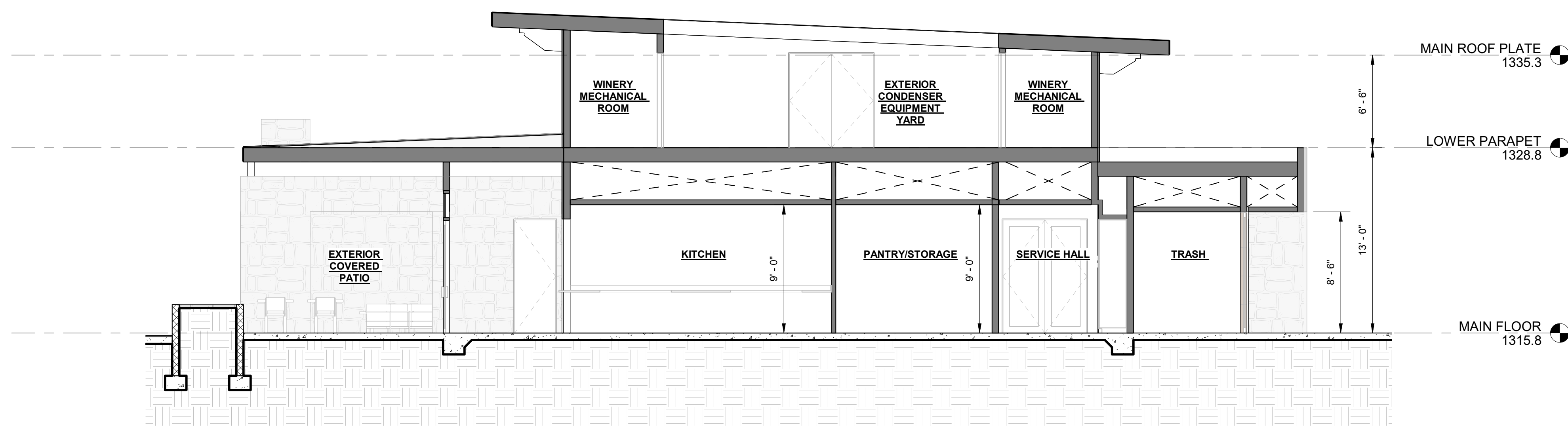




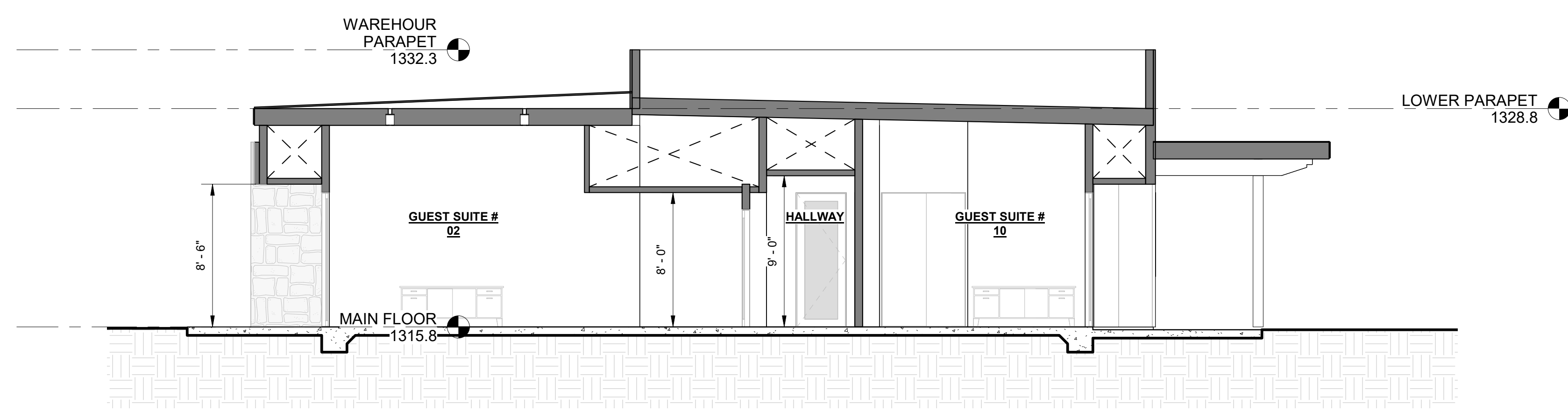
**SECTION - A**  
3/16" = 1'-0"



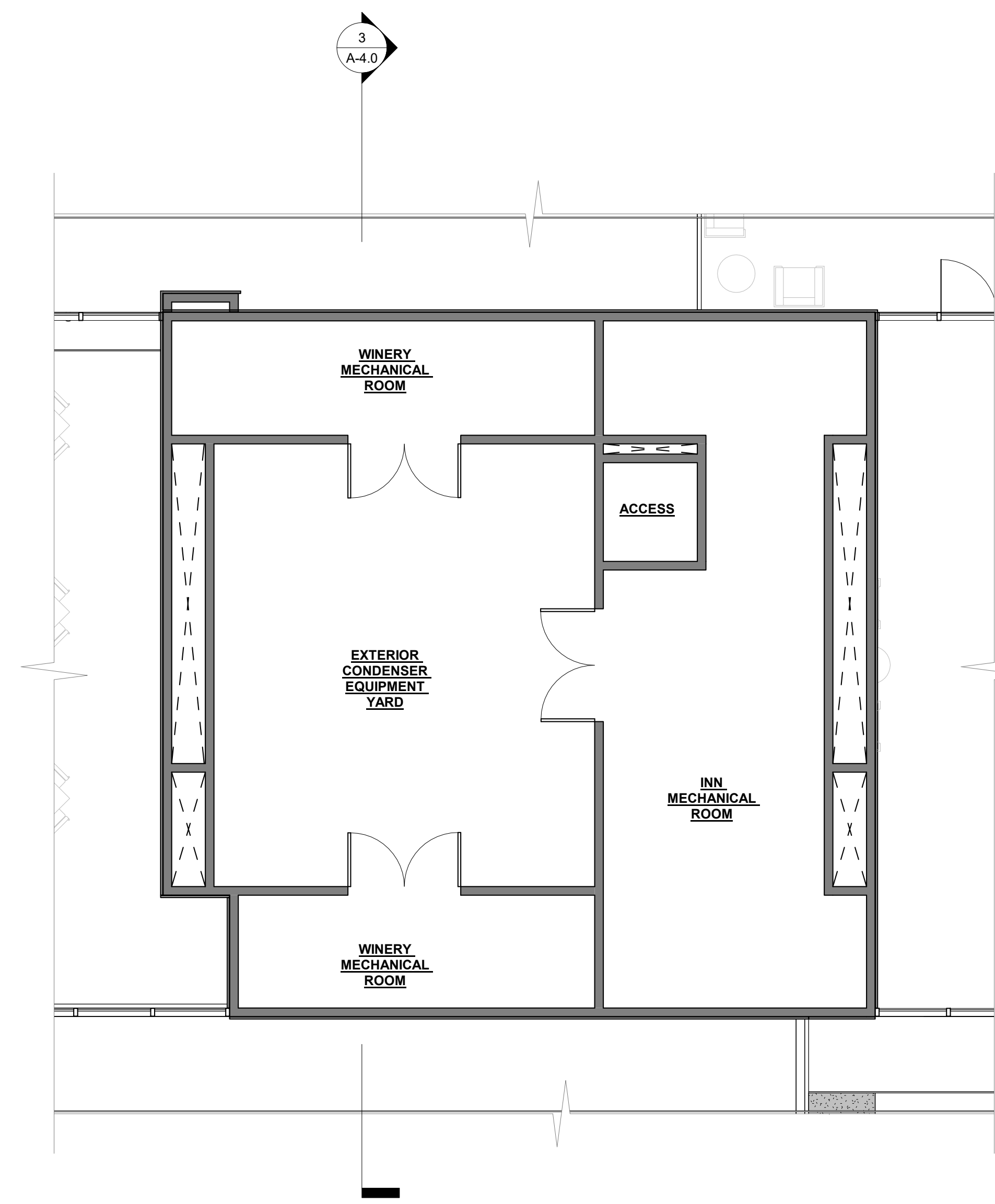
**SECTION - B**  
3/16" = 1'-0"



**SECTION - C**  
3/16" = 1'-0"



**SECTION - D**  
3/16" = 1'-0"



**ENLARGED - SECOND FLOOR  
SERVICE PLAN**  
3/16" = 1'-0"

**KEYNOTES**

**ARCHITECTURAL LEGEND**

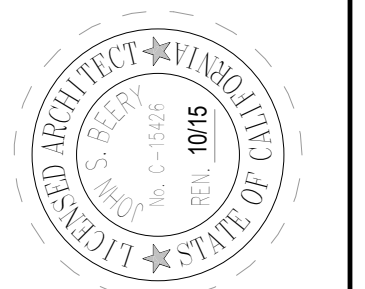
	Doors
	Windows
	Keynote
	Wall Type
	Interior Elevation
	Storefront Elevation
	Building Elevation
	New Wall
	Existing Wall
	Demolition
	Insulation
	Overhead
	Centerline
	Property Line
	Revision

NOTE: NOT ALL SYMBOLS SHOWN ABOVE ARE USED IN THIS SET OF DRAWINGS.

I have reviewed these construction documents and have approved their contents as including all of the design aspects I had previously authorized. I understand my project will be constructed as specified by these construction documents.

**PRELIMINARY**  
NOT FOR CONSTRUCTION

**BGI ARCHITECTURE**  
Beery Group Inc.  
2091 Las Palmas Drive, St. D  
Carlsbad, CA 92011  
(760) 438-2963  
bgiarchitect.com



This document is the property of John S. Beery Architect, A.I.A. Any unauthorized use or reproduction of this document, in whole or part, is prohibited.

**TEME WINERY**  
41325 CALLE ENCANTADO  
TEMECULA, CA 92592

REVISIONS	By

Date	2021.11.16
Scale	3/16" = 1'-0"
Drawn By	BPB
Job No.	2005
Sheet Name	BUILDING SECTIONS
Sheet No.	A-4.0





**PERSPECTIVE - NORTHWEST (REAR)**  
12" = 1'-0"



**PERSPECTIVE - MAIN ENTRANCE**  
12" = 1'-0"



**PERSPECTIVE - DINING ROOM**  
12" = 1'-0"



**PERSPECTIVE - WINE TASTING**  
12" = 1'-0"



**PERSPECTIVE - SOUTH MAIN ENTRANCE (FRONT)**  
12" = 1'-0"



ARCHITECTURE | DESIGN

**BGI ARCHITECTURE**  
Beery Group Inc.  
2091 Las Palmas Drive, St. D  
Carlsbad, CA 92011  
**(760) 438-2963**  
bgiarchitect.com



This document is the property of John S. Beery, Architect, AIA. Any unauthorized use or reproduction of this document, in whole or part, is prohibited.

**TEME WINERY**  
41325 CALLE ENCANTADO  
TEMECULA, CA 92592

REVISIONS	By

Date 2021.11.16

Scale 12" = 1'-0"

Drawn By BPB

Job No. 2005

Sheet Name

PERSPECTIVES

Sheet No.

**AP-1**





**PERSPECTIVE - NORTHEAST (REAR)**  
12" = 1'-0"



**PERSPECTIVE - INN ENTRANCE HALL & OUTDOOR FIREPLACE**  
12" = 1'-0"



**PERSPECTIVE - INN OUTDOOR FIREPLACE**  
12" = 1'-0"



**PERSPECTIVE - SOUTH INN ENTRANCE**  
12" = 1'-0"



**PERSPECTIVE - NORTHWEST ENTRANCE**  
12" = 1'-0"



ARCHITECTURE | DESIGN

**BGI ARCHITECTURE**  
Beery Group Inc.  
2091 Las Palmas Drive, St. D  
Carlsbad, CA 92011  
(760) 438-2963  
bgiarchitect.com



This document is the property of John S. Beery, Architect, AIA. Any unauthorized use or reproduction of this document, in whole or part, is prohibited.

**TEME WINERY**  
41325 CALLE ENCANTADO  
TEMECULA, CA 92592

REVISIONS By

REVISIONS	By

Date 2021.11.16

Scale 12" = 1'-0"

Drawn By BPB

Job No. 2005

Sheet Name

PERSPECTIVES

Sheet No.

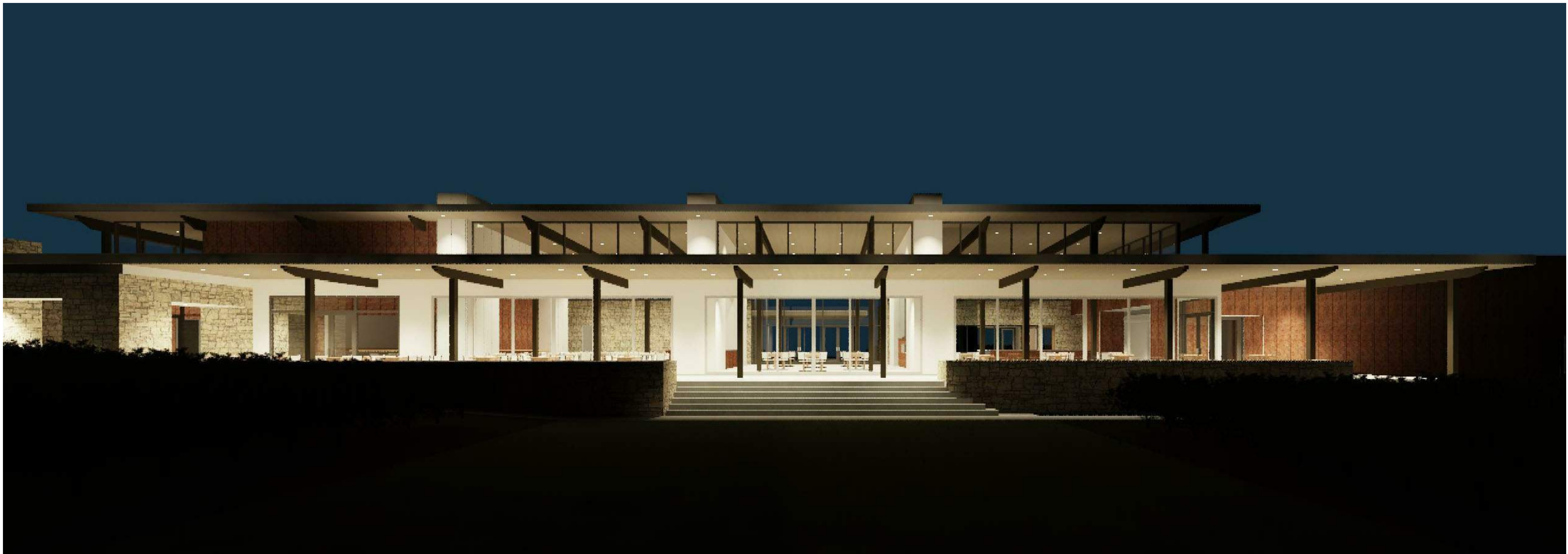
**AP-2**





PERSPECTIVE - REAR EVENT GRASS VENUE

12" = 1'-0"



PERSPECTIVE - REAR EVENT GRASS VENUE (NIGHTTIME)

12" = 1'-0"



ARCHITECTURE | DESIGN

**BGI ARCHITECTURE**

Beery Group Inc.  
2091 Las Palmas Drive, St. D  
Carlsbad, CA 92011  
**(760) 438-2963**  
bgiarchitect.com



This document is the property of John S. Beery, Architect, AIA. Any unauthorized use or reproduction of this document, in whole or part, is prohibited.

**TEME WINERY**  
41325 CALLE ENCANTADO  
TEMECULA, CA 92592

REVISIONS	By

Date 2021.11.16  
Scale 12" = 1'-0"  
Drawn By Author  
Job No. 2005  
Sheet Name

PERSPECTIVES

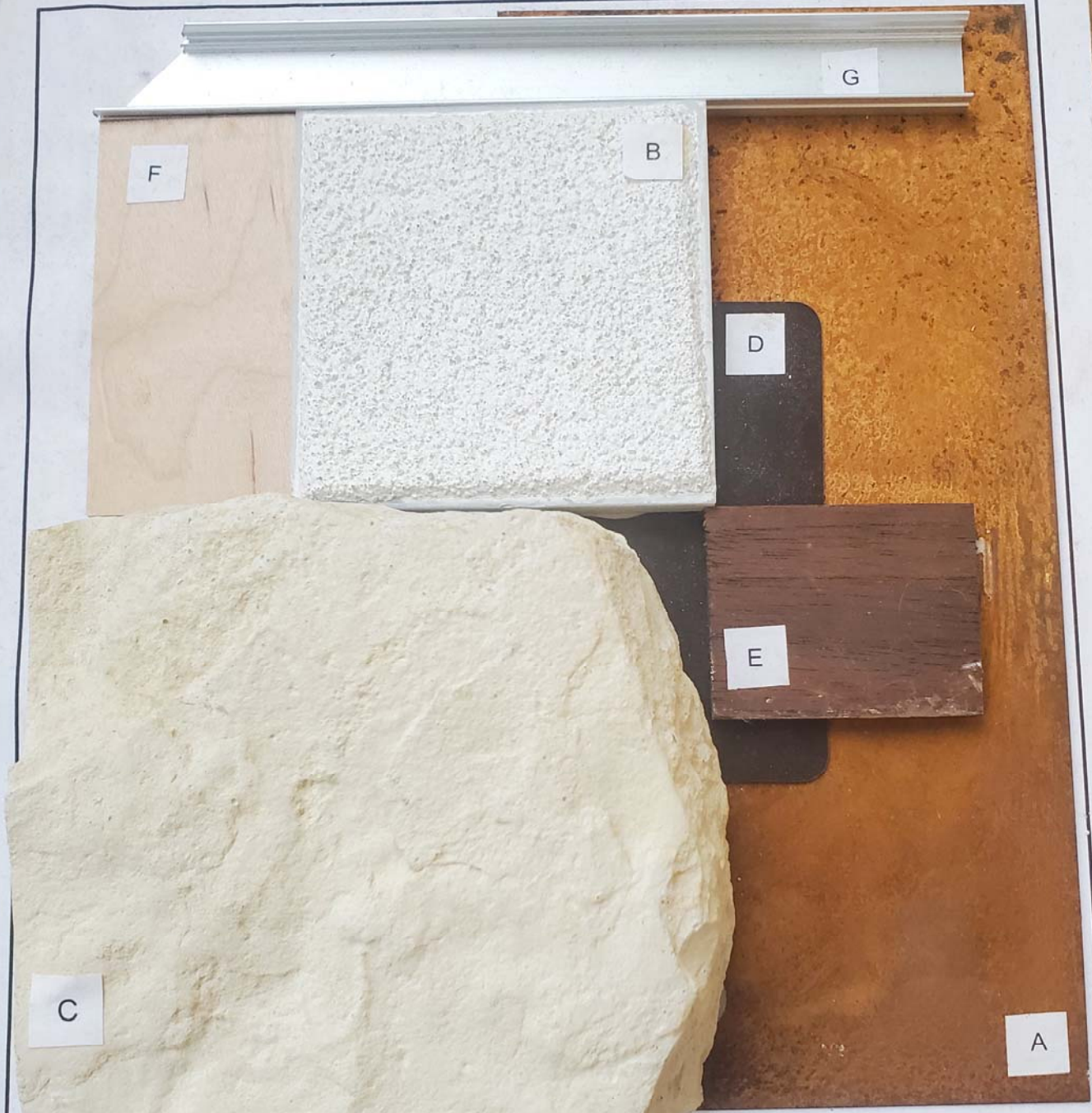
Sheet No.  
**AP-3**

**PRELIMINARY**  
NOT FOR CONSTRUCTION

I have reviewed these construction documents and have approved their contents as including all of the design aspects I had previously authorized. I understand my project will be constructed as specified by these construction documents.

Signature \_\_\_\_\_ Date \_\_\_\_\_





DESCRIPTIONS



**BGI ARCHITECTURE**  
 Beery Group Inc.  
 2091 Las Palmas Drive, St. D  
 Carlsbad, CA 92011  
 (760) 438-2963  
 bgiarchitect.com



Drawn By	BPB	Date	2021.08.05
Job No.	-	Scale	N.T.S.
Project Name	TEME WINERY - PPT210017		
Sheet Name	EXTERIOR FINISH MATERIAL BOARD		

ARCHITECTURE | DESIGN



## MATERIAL BOARD DESCRIPTIONS - TEME WINERY

- A) CORTEN EXTERIOR FINISH: ASTM A606 STEEL @ 18 GA. MINIMUM THICK STEEL COIL RUN VERTICALLY FULL HEIGHT, TYP.
- B) FINISH STUCCO: SMOOTH SAND FINISH 3 COAT STUCCO WITH BRIGHT WHITE COLOR COAT, TYP.
- C) OLD WORLD STONE FINISH: CREATIVE MINES ORCHARD LIMESTONE IN "WHITE GOLD" COLOR WITH FULL OVERGROUT JOINTS, TYP.
- D) DOOR & WINDOW FRAMES/TRIM: DARK BRONZE/BROWN ANNOXIDIZED ALUMINUM FINISH
- E) EXPOSED WOOD BEAMS & COLUMNS: STAIN DARK BRONZE/BROWN TO MATCH DOOR & WINDOW FRAMES
- F) ROOF CEILING UNDERSIDE: CLEAR COAT SEALED CLEAR (NO KNOTS) FIR OR SIMILAR SPECIES.
- G) ROOF FASCIA: CLEAR ANNOXIDIZED ALUMINUM FINISH

**NOTE:** FOR EXTERIOR FINISH LOCATIONS ON PROPOSED BUILDING, SEE BUILDING ELEVATION SHEETS A-3.0, A-3.1 & A-3.2 WITH MATERIAL LOCATIONS KEYNOTED ON EACH ELEVATION.

	<b>BGI ARCHITECTURE</b>		Drawn By	Date	
	Beery Group Inc. 2091 Las Palmas Drive, St. D Carlsbad, CA 92011		BPB	2021.08.05	
	(760) 438-2963		Job No.	Scale	N.T.S.
	bgiarchitect.com		Project Name		
			<b>TEME WINERY - PPT210017</b>		
	Sheet Name			<b>EXTERIOR FINISH MATERIAL BOARD</b>	



# PLOT PLAN- 21017

## COMPREHENSIVE LANDSCAPE PLAN

### GENERAL NOTES

#### LEGAL DESCRIPTION

1. PARCEL A: (APN 951-020-002) PARCEL 2 OF PARCEL MAP NO. 13867, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 75 PAGE(S) 3 AND 4 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL B: (APN'S: 951-060-001 AND 951-060-002) PARCEL 1 OF PARCEL MAP NO. 5506, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 16 PAGE(S) 81 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL C: (APN: 951-020-001) PARCEL 1 OF PARCEL MAP NO. 13867, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 75 PAGE(S) 3 AND 4 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

2. **TOTAL ACREAGE:** 21.10 ACRES GROSS ; 18.42 ACRES NET

3. **NUMBER OF PARCELS:** 4

4. **MINIMUM LOT SIZE:** 10 ACRES GROSS

5. **EXISTING ZONING:** C/V

6. **PROPOSED ZONING:** WC-W

7. **EXISTING LAND USE:** AGRICULTURE/WINERY

8. **PROPOSED LAND USE:** AGRICULTURAL/WINERY

9. **EXISTING LAND USE DESIGNATION:** AGRICULTURAL

10. **PROPOSED LAND USE DESIGNATION:** AGRICULTURAL/WINERY

11. **METHOD OF SEWAGE DISPOSAL:** PUBLIC SEWER

12. **UTILITIES:**  
 WATER - RANCHO CALIFORNIA WATER DISTRICT  
 SEWER - EASTERN MUNICIPAL WATER DISTRICT  
 GAS - ONSITE PROPANE  
 ELECTRIC - SOUTHERN CALIFORNIA EDISON  
 TELEPHONE - VERIZON CABLE - VERIZON

13. **SCHOOL DISTRICT:** TEMECULA VALLEY UNIFIED SCHOOL DISTRICT

14. **ASSESSORS PARCEL NO.:** 951-020-001, 951-020-002, 951-060-001, 951-060-002

15. **SITE ADDRESS:** 41325 CALLE ENCANTADO, TEMECULA, CA 92592

16. **2010 THOMAS BROS. GUIDE:** 959 F-3, F-4, G-3, G-4

17. **PLOT PLAN PREPARED:** JANUARY 15, 2021

18. **OCCUPANCY:** SEE TABLE

19. **POLICY AREA:** TEMECULA VALLEY WINE COUNTRY POLICY AREA

20. ALL PROPOSED DRAINAGE FACILITIES SHALL BE DESIGNATED TO ACCOMMODATE 100 YEAR STORM FLOWS.

21. THIS PROPERTY IS NOT IN A SPECIFIC PLAN AREA.

22. TOPO SOURCE: AEROTECH MAPPING, INC., FLOWN TOPO 7-15-2020

23. THIS PROPERTY IS SUSCEPTIBLE TO SUBSIDENCE.

24. THIS PROPERTY LIES OUTSIDE OF THE FLOODPLAIN

25. THIS PROPERTY HAS A HIGH PALEONTOLOGY SENSITIVITY (HIGH A)

26. THERE ARE EXISTING STRUCTURES ON THIS PROPERTY TO REMAIN.

27. THE FINAL DESIGN WILL CONSIDER AND COMPLY WITH NPDES SUPPLEMENT "A", THE COUNTY SERVICE AREA (CSA) DESIGNATION OF THIS

28. PROPERTY IS "WINE COUNTRY #149"

### LANDSCAPE NOTES:

THE FOLLOWING ITEMS WILL BE INCORPORATED INTO THE FINAL LANDSCAPE CONSTRUCTION PLANS AND SPECIFICATIONS.

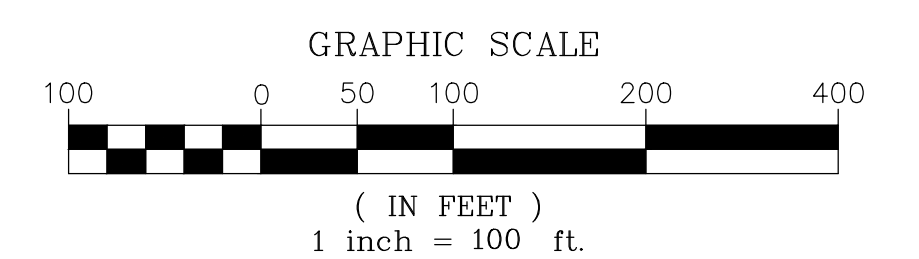
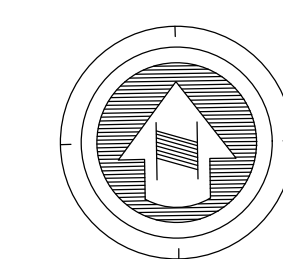
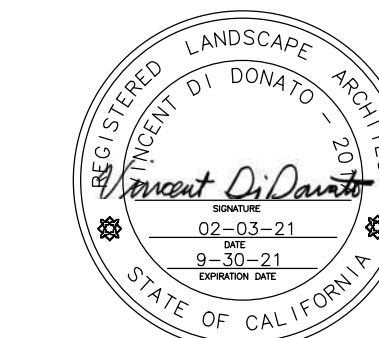
- A SMART CONTROLLER W/ AN ET GAGE WITH ACCESS TO REAL-TIME ET (CONTROLLER SHALL BE LIGHT COMMERCIAL RATING MINIMUM)
- MASTER VALVE AND FLOW SENSOR (EXCEPT FOR PRIVATE RESIDENTIAL SLOTS)
- RAIN SENSING DEVICE
- ANTI-DRAIN CHECK VALVES
- PRESSURE REGULATOR (IF NEEDED)
- HYDROZONES WILL BE PROPERLY DESIGNATED
- NO OVERHEAD IRRIGATION WITHIN 24" OF NON-PERMEABLE SURFACES. (NO RESTRICTIONS TO METHOD IF ADJACENT TO PERMEABLE SURFACE W/ NO RUNOFF/OVERSPRAY)
- SUBSURFACE OR LOW-VOLUME IRRIGATION WILL BE USED FOR IRREGULARLY SHAPED AREAS, OR AREAS LESS THAN 8' IN WIDTH.
- PROVIDE A 3" LAYER OF MULCH (MIN.) IN SHRUB BED AND UNPLANTED AREAS; 3" LAYER OF MULCH IN GROUNDCOVER AREAS; 3" LAYER OF SHREDDED STABILIZING MULCH FOR SLOPES
- TREES SHALL BE STAKED W/ 2-3 STAKES AND 6 TIES PER COUNTY STANDARD DETAILS.
- ROOT BARRIERS SHALL BE INSTALLED FOR TREES WITHIN 6' (MIN.) OF HARDSCAPE PER COUNTY STANDARD DETAILS. ROOT BARRIER SHALL NOT ENIRCLE THE TREE ROOTBALL BUT SHALL BE LOCATED AT THE EDGE OF HARDSCAPE AND EXTEND BEYOND CENTER OF TREE A MINIMUM OF 5' IN EACH DIRECTION.
- TREES SHALL HAVE BREATHER TUBES PER COUNTY STANDARD DETAILS.
- PLANTER ISLANDS ADJACENT TO PARKING SPACES SHALL HAVE A 12" WIDE CONCRETE WALKWAY STRIP INSTALLED ADJACENT TO AND INTEGRAL WITH OR DOWELED INTO THE 6" WIDE CURB.

### NOTES:

- ALL PLANTING AND IRRIGATION SHALL CONFORM TO THE COUNTY OF RIVERSIDE STANDARDS, ORDINANCE 859 AND THE GUIDE TO CALIFORNIA FRIENDLY LANDSCAPING.
- A DRIP IRRIGATION SYSTEM SHALL BE UTILIZED FOR THIS PROJECT PER THE COUNTY OF RIVERSIDE'S WATER CONSERVATION ORDINANCE 859.
- ALL MATURE PLANTING SHALL NOT INTERFERE WITH UTILITY LINES OR TRAFFIC SITE LINES.
- ALL UTILITIES SHALL BE SCREENED W/ PLANTING TYP.
- ALL EXISTING TREES SHALL BE REMOVED FROM THE SITE.
- ALL SLOPES OVER 3' IN VERTICAL HEIGHT SHALL BE PLANTED AND IRRIGATED PER THE BUILDING AND SAFETY REQUIREMENTS.
- A 3" LAYER OF WOOD MULCH SHALL BE INSTALLED TO ALL PLANTING AREAS AS REQUIRED.
- ALL ONSITE LANDSCAPE SHALL BE MAINTAINED BY OWNER IN ONE PHASE.
- ALL EXISTING OFF-SITE LANDSCAPE SHALL BE MAINTAINED BY CSA.
- THERE ARE NO FENCES PROPOSED FOR THIS PROJECT

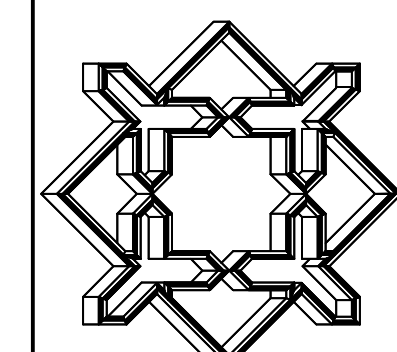
PRIOR TO PROJECT CONSTRUCTION, I AGREE TO SUBMIT A COMPLETE LANDSCAPE CONSTRUCTION DOCUMENT PACKAGE THAT COMPLIES WITH THE REQUIREMENTS OF THE APPLICABLE ORDINANCES, INCLUDING BUT NOT NECESSARILY LIMITED TO NO. 859.2; ORDINANCE 348; ORDINANCE 461; PROJECT CONDITIONS OF APPROVAL AND IN SUBSTANTIAL CONFORMANCE WITH THE APPROVED LANDSCAPE CONCEPT PLAN. SHOULD THE ORDINANCES BE REVISED, THESE PLANS MAY BE SUBJECT TO CHANGE.

*Vincent DiDante*  
 APPLICANT'S SIGNATURE  
 03/02/2021  
 DATE



### TITLE SHEET

#### LANDSCAPE ARCHITECT

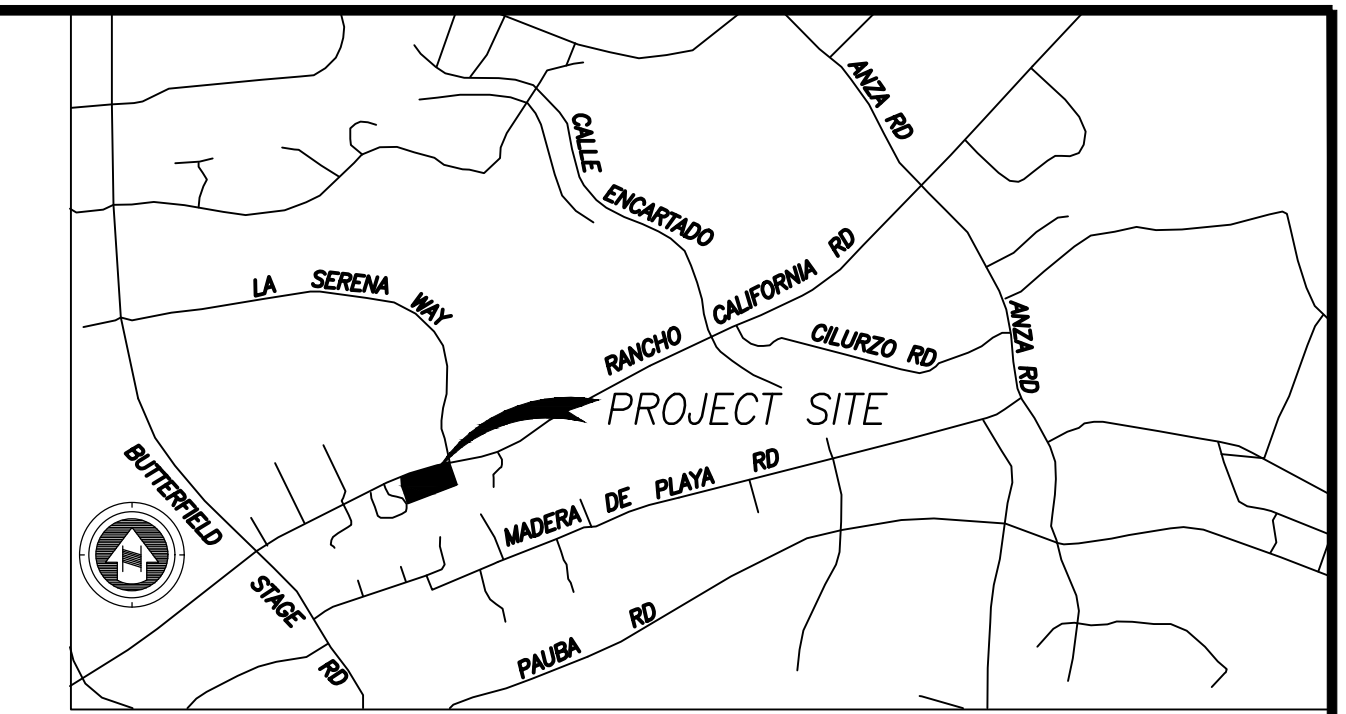


**ALHAMBRA GROUP**  
 LANDSCAPE ARCHITECTURE  
 California license #2017  
 RECREATION FACILITIES PLANNING  
 41635 Enterprise Circle North, Suite C  
 Temecula, CA 92590 (951) 296-6802

#### OWNER/APPLICANT:

Mexim Teme Agriculture  
 C/O Ting Jun Huang  
 2666 Huntington Drive  
 Duarte, CA. 91010

NO.	DATE	REVISION



VICINITY MAP  
 2010 THOMAS GUIDE PG 959, F-3, F-4, G-3, AND G-4  
 SEC 33, T7S, R2W  
 NOT TO SCALE

### EASEMENT NOTES

- AN EASEMENT FOR UTILITIES AND RIGHTS INCIDENTAL THERETO, AS SET FORTH IN A DOCUMENT RECORDED ON OCTOBER 27, 1969, AS INSTRUMENT NO. 109081 OF OFFICIAL RECORDS.
- AN EASEMENT FOR WATER LINE AND WELL SITE ACCESS PURPOSES AND RIGHTS INCIDENTAL THERETO, AS SET FORTH IN A DOCUMENT RECORDED ON DECEMBER 9, 1965, AS INSTRUMENT NO. 138462, OF OFFICIAL RECORDS.
- AN EASEMENT FOR ROADWAY, PUBLIC UTILITY AND RIGHTS INCIDENTAL THERETO, AS SET FORTH IN A DOCUMENT RECORDED ON JUNE 1, 1966, AS INSTRUMENT NO. 56979, OF OFFICIAL RECORDS.
- AN EASEMENT FOR PUBLIC PURPOSES NO INCONSISTENT WITH USE AS A PUBLIC STREET AND RIGHTS INCIDENTAL THERETO, AS SET FORTH IN A DOCUMENT RECORDED ON OCTOBER 24, 1967, AS INSTRUMENT NO. 93692, OF OFFICIAL RECORDS.
- AN EASEMENT FOR ROADWAY AND UTILITY AND RIGHTS INCIDENTAL THERETO, AS SET FORTH IN A DOCUMENT RECORDED ON JUNE 5, 1968, AS INSTRUMENT NO. 51935, OF OFFICIAL RECORDS.
- SLOPE EASEMENTS ADJOINING THE EASEMENT LAST ABOVE MENTIONED AT A RATE OF 2:1 AS REQUIRED BY GOVERNMENTAL AGENCIES, AS RESERVED BY RANCHO CALIFORNIA, A PARTNERSHIP, IN DEED RECORDED JUNE 5, 1968, AS INSTRUMENT NO. 51935, OF OFFICIAL RECORDS.
- AN EASEMENT FOR PUBLIC UTILITIES AND RIGHTS INCIDENTAL THERETO, AS SET FORTH IN A DOCUMENT RECORDED ON JUNE 8, 1970, AS INSTRUMENT NO. 53584, OF OFFICIAL RECORDS.
- AN EASEMENT FOR ROADWAY AND PUBLIC MAINTENANCE OF WATER PIPELINE AND RELATED APPURTENANCES AND RIGHTS INCIDENTAL THERETO, AS SET FORTH IN A DOCUMENT RECORDED DECEMBER 2, 1970, AS INSTRUMENT NO. 120970, OF OFFICIAL RECORDS.
- AN EASEMENT FOR ROAD AND WATER COURSE AND RIGHTS INCIDENTAL THERETO, AS SHOWN OR OFFERED FOR DEDICATION, AS PER MAP RECORDED IN BOOK 75 PAGES 3 AND 4 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY.
- AN EASEMENT FOR PUBLIC UTILITIES AND RIGHTS INCIDENTAL THERETO, AS SET FORTH IN A PARCEL MAP 13867 AS RECORDED IN BOOK 75 PAGE 3 OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
- AN EASEMENT FOR THE HEREAFTER SPECIFIC PURPOSE AND INCIDENTAL PURPOSES, AS SHOWN ON FILE IN BOOK 1 PAGE 30 TO 33 OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, SAID EASEMENT IS FOR UTILITIES, AND IS LOCATED WITHIN THE SIX FEET ADJOINING THE PERIMETER OF SAID LOT, EXCEPT ALONG RANCHO CALIFORNIA ROAD.

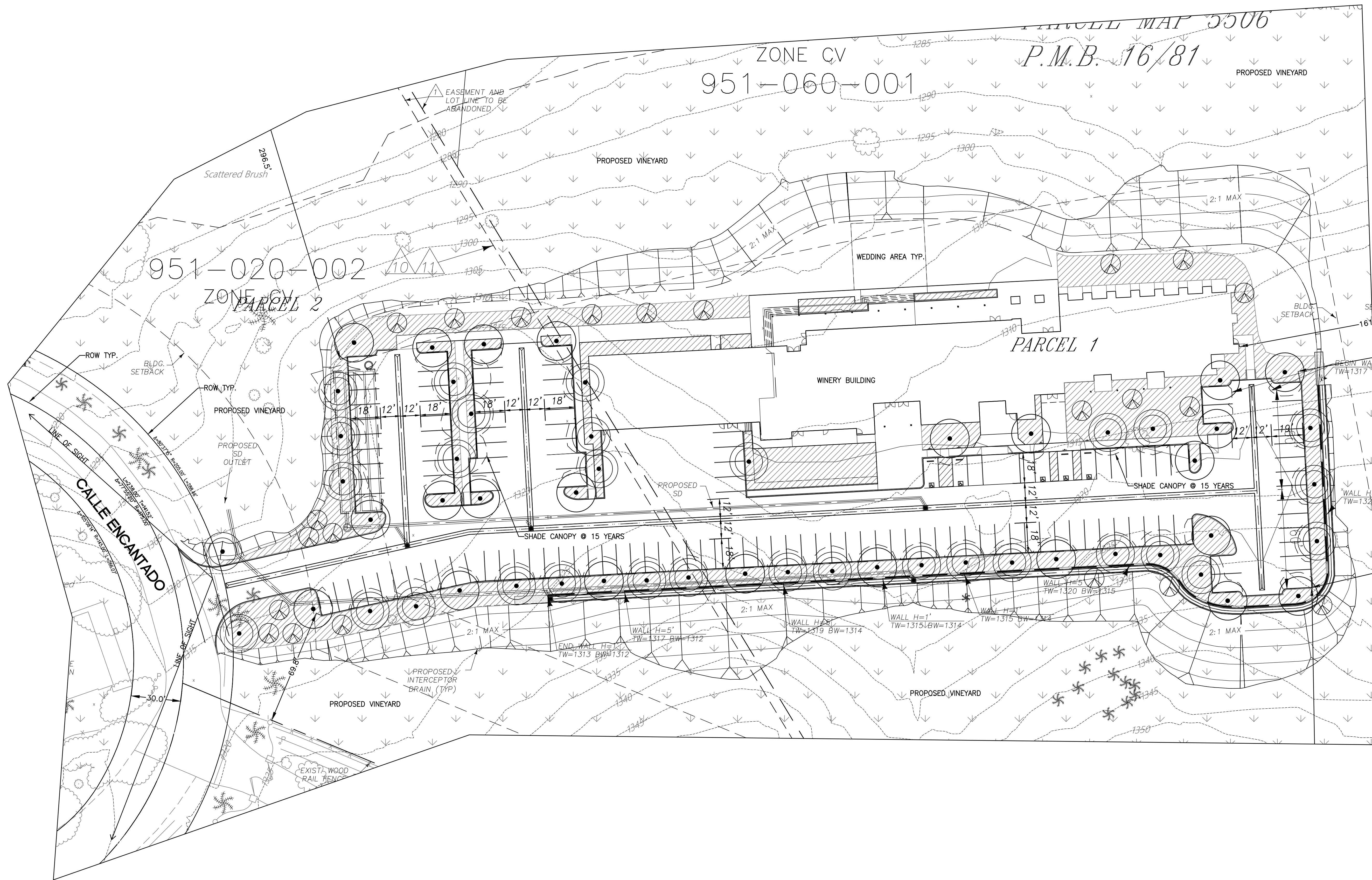
### PROJECT DESCRIPTION

THE PROJECT IS A PROPOSED WINERY AND VINEYARD. WE ARE PROPOSING VEHICULAR ACCESS FROM CALLE ENCANTADO ROAD, A WINERY BUILDING, PARKING AND A VINEYARD. ALL PROPOSED PLANTING WILL COMPLY WITH THE RIVERSIDE COUNTY CALIFORNIA FRIENDLY PLANT LIST. THE PROJECT HAS A SENSITIVE DRAINAGE AREA THAT WILL REMAIN AND PROTECT IN PLACE AND NO PLANTING WILL BE ADDED TO THE AREAS 50' FEET FROM THE DESIGNATED EDGES SHOWN. THE SLOPES WILL BE PLANTED PER BUILDING AND SAFETY EROSION CONTROL STANDARDS WITH THE REQUIRED PLANT MATERIAL OR GRAPE VINES. THE PROJECT IS SURROUNDED BY WINERIES, VINEYARDS AND RESIDENTIAL PROPERTY TO THE NORTH, WEST AND SOUTH AND NO FUEL MODIFICATION WILL BE REQUIRED FOR THOSE AREAS. THE PROPERTY TO THE EAST IS VACANT AND THE VINEYARD PLANTING ON OUR PROPERTY WILL BE ADEQUATE FUEL MODIFICATION UNTIL THE PROPERTY IS DEVELOPED.



# PLOT PLAN- 21017

## COMPREHENSIVE LANDSCAPE PLAN



Riverside County Ordinance 859 Landscape Water Use Calculations

Project Type **Commercial**  
**TEME WINERY**  
 0.45 ETo allowance

Applicant to use drop down menus in cells that indicate a selection to describe each hydrozone. Where "INPUT" is shown, applicant to enter project specific information. Please note that embedded formulas will reflect as 'false' or as an error until selections are completed.

**1 Maximum Annual Water Allowance (MAWA)**

INPUT the total square footage of landscape = 43,203 S.F.  
 INPUT the Hist. ETo for the area = 57.33  
 MAWA = 92,384 cu ft / yr

**2 Estimated Annual Water Use (EAWU)**

Hydrozone #	INPUT square footage of hydrozone =	Plant Factor =	Plant Type	Water Use
Hydrozone # 1	37,078	0.2	Shrubs / Groundcover	Low
Hydrozone # 2	6,125	0.8	Turf - Recreational	High
Hydrozone # 3	0	0	n/a	n/a
Hydrozone # 4	0	0	n/a	n/a
Hydrozone # 5	0	0	n/a	n/a
Hydrozone # 6	0	0	n/a	n/a

SubTotal EAWU = 66,548 cu ft / yr  
 Input Irrigation System Operation Factor = 0.85  
**Total EAWU = 78,292**  
 MAWA - EAWU = 14,092 cu ft / yr  
 (this number must be positive)

PERCENTAGE OF WATER SAVED RELATIVE TO MAX. ALLOWED = 15%

\* Trees are not required to be listed as a separate hydrozone if understory is planted with plants of an equal or higher plant factor, and foot area is already included in calculations.

**PLANTING LEGEND**

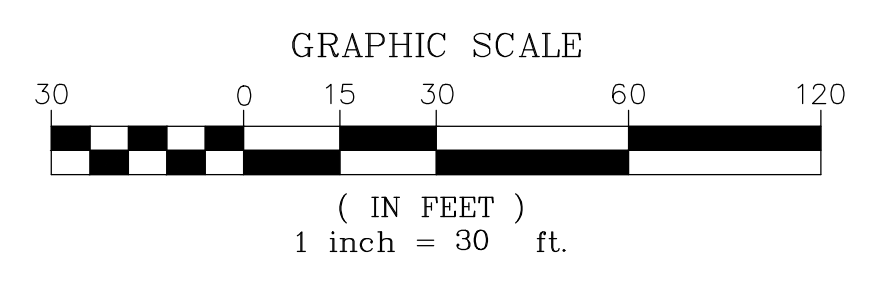
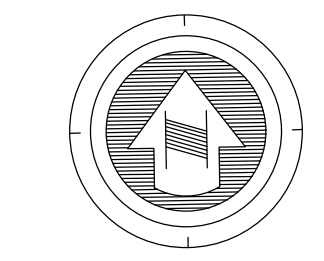
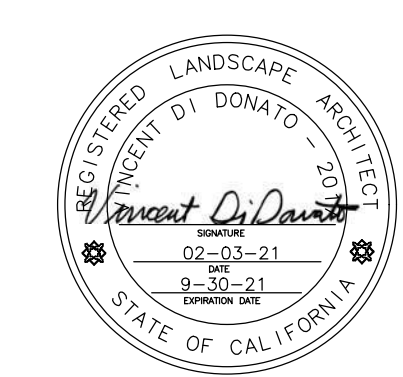
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	NUMBER	REMARKS	WUCOLS IV
<b>TREES:</b>						
○	CERCIS OCCIDENTALIS	WESTERN REDBUD	15 GAL.	23	DOUBLE STAKE / HEIGHT 7-8', SPREAD 2'-3' MIN.	L
○	CHITALPA TASHKENTENSIS	PINK CHITALPA	24" BOX	27	DOUBLE STAKE / HEIGHT 8-10', SPREAD 3'-4' MIN.	L
○	OLEA EUROPEA 'WILSONI'	FRUITLESS OLIVE TREE	24" BOX	22	DOUBLE STAKE / HEIGHT 8-10', SPREAD 2'-3' MIN.	L
<b>SHRUBS:</b>						
○	BACCHARIS PILLULARIS 'PIGEON POINT'	PROSTRATE COYOTE BUSH	1 GAL.	-	TRIANGULAR SPACING @ 5' O.C. GROUNDCOVER TYP.	L
○	HESPERALOE PARVIFLORA	RED YUCCA	5 GAL.	-	FULL & BUSHY @ 4' O.C. MEDIUM ACCENT SHRUB	L
○	CALLISTEMON VIMINALIS 'LITTLE JOHN'	DWARF BOTTLE BRUSH	5 GAL.	-	FULL & BUSHY @ 3' O.C. SMALL HEDGE SHRUB	L
○	LEUCOPHYLLUM FRUITI 'GREEN CLOUD'	GREEN TEXAS RANGER	5 GAL.	-	FULL & BUSHY @ 5' O.C. LARGE SCREEN SHRUB	L
○	NASSELLA TENUISSIMA	MEXICAN FEATHER GRASS	1 GAL.	-	FULL & BUSHY @ 3' O.C. SMALL ORNAMENTAL GRASS	L
○	DIANELLA REVOLUTA 'LITTLE REV'	LITTLE REV FLAX LILY	1 GAL.	-	FULL & BUSHY @ 3' O.C. SMALL PARKING SHRUB	L
○	LANTANA MONTEVIDENSIS	PURPLE LANTANA	1 GAL.	-	FULL & SPREADING @ 5' O.C. COLOR GROUNDCOVER	L
<b>VINES:</b>						
○	MACFADYENA UNGUIS CATI	CAT'S CLAW	5 GAL.	-	ATTACH TO TRASH ENCLOSURE WALLS	L
<b>MULCH &amp; LAWN:</b>						
■	FOREST BLEND WOOD MULCH	MEDIUM GRIND WOOD MULCH	3" MAX.	AS REQ'D.	3" DEEP - INSTALL TO ALL PLANTING AREAS	
■	MARATHON TURF TYPE TALL FESCUE	TALL FESCUE SOD	SOD	AS REQ'D.	PLANT PER SPECIFICATIONS	H

**SHADE REQUIREMENT**

PROVIDED 129 SPACES @ 162 S.F. EA. = 20,898 S.F.  
 20,898 S.F. @ 50% COVERAGE REQUIRED= 10,449 S.F.  
 ACTUAL AREA SHADED= 10,600 S.F.

**INTERIOR LANDSCAPE REQUIREMENT**

PROVIDED 129 SPACES @ 162 S.F. EA. = 20,898 S.F.  
 20,898 S.F. @ 10% COVERAGE REQUIRED= 2,090 S.F.  
 ACTUAL AREA = 2,100 S.F.



**OWNER/APPLICANT:**

Mexim Temé Agriculture  
 C/O Ting Jun Huang  
 2666 Huntington Drive  
 Duarte, CA. 91010

**LANDSCAPE ARCHITECT**

**ALHAMBRA GROUP**  
 LANDSCAPE ARCHITECTURE  
 California license #2017  
 RECREATION FACILITIES PLANNING  
 41635 Enterprise Circle North, Suite C  
 Temecula, CA 92590 (951) 296-6802

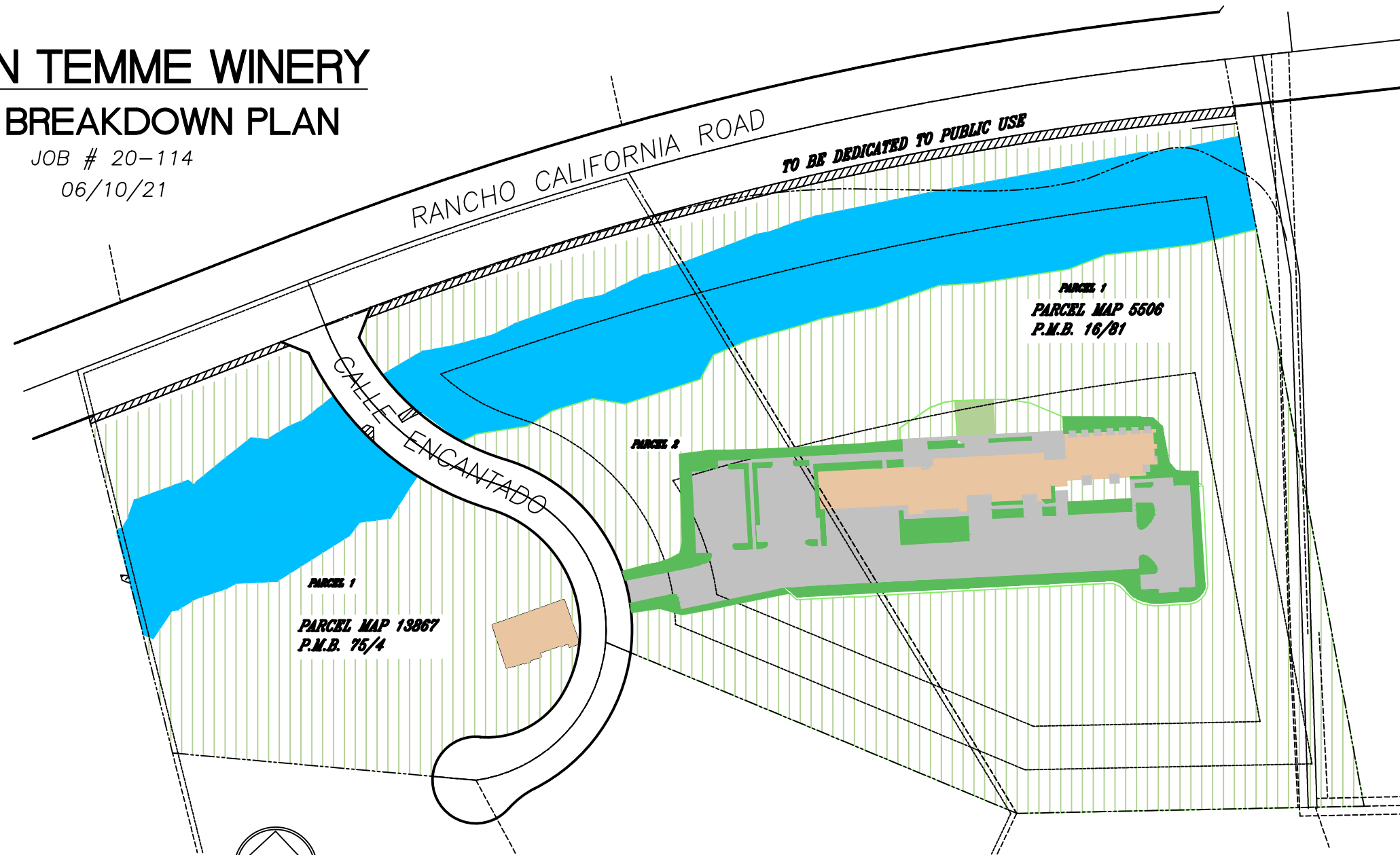


# MEXIN TEMME WINERY

## SITE BREAKDOWN PLAN

JOB # 20-114

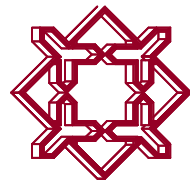
06/10/21



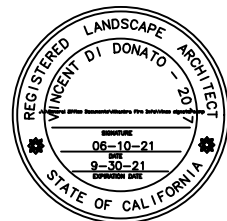
GRAPHIC SCALE



1 INCH = 150 FT.



**ALHAMBRA GROUP**  
 LANDSCAPE ARCHITECTURE  
 California license #2017  
 RECREATION FACILITIES PLANNING  
 41635 Enterprise Circle North, Suite C  
 Temecula, CA 92590 (951) 296-6802 FAX 296-6803



### PERCENTAGE BREAKDOWN

SYMBOL	ITEM	SQUARE FEET	ACREAGE	PERCENTAGE
	SITE GROSS	919,116 S.F.	21.10 ACS.	
	SITE NET	802,307 S.F.	18.42 ACS.	
	WATERCOURSE	159,542 S.F.	3.66 ACS.	.3%
	SITE USEABLE AREA	642,765 S.F.	14.76 ACS.	100%
	BUILDINGS	24,924 S.F.	.57 ACS.	3.9%
	PAVERS, DRIVEWAYS & WALKS	60,725 S.F.	1.39 ACS.	9.7%
	LAWN	1,806 S.F.	0.04 ACS.	0.9%
	PLANTING	37,078 S.F.	0.85 ACS.	5.8%
	VINEYARDS	518,232 S.F.	11.89 ACS.	80.1%

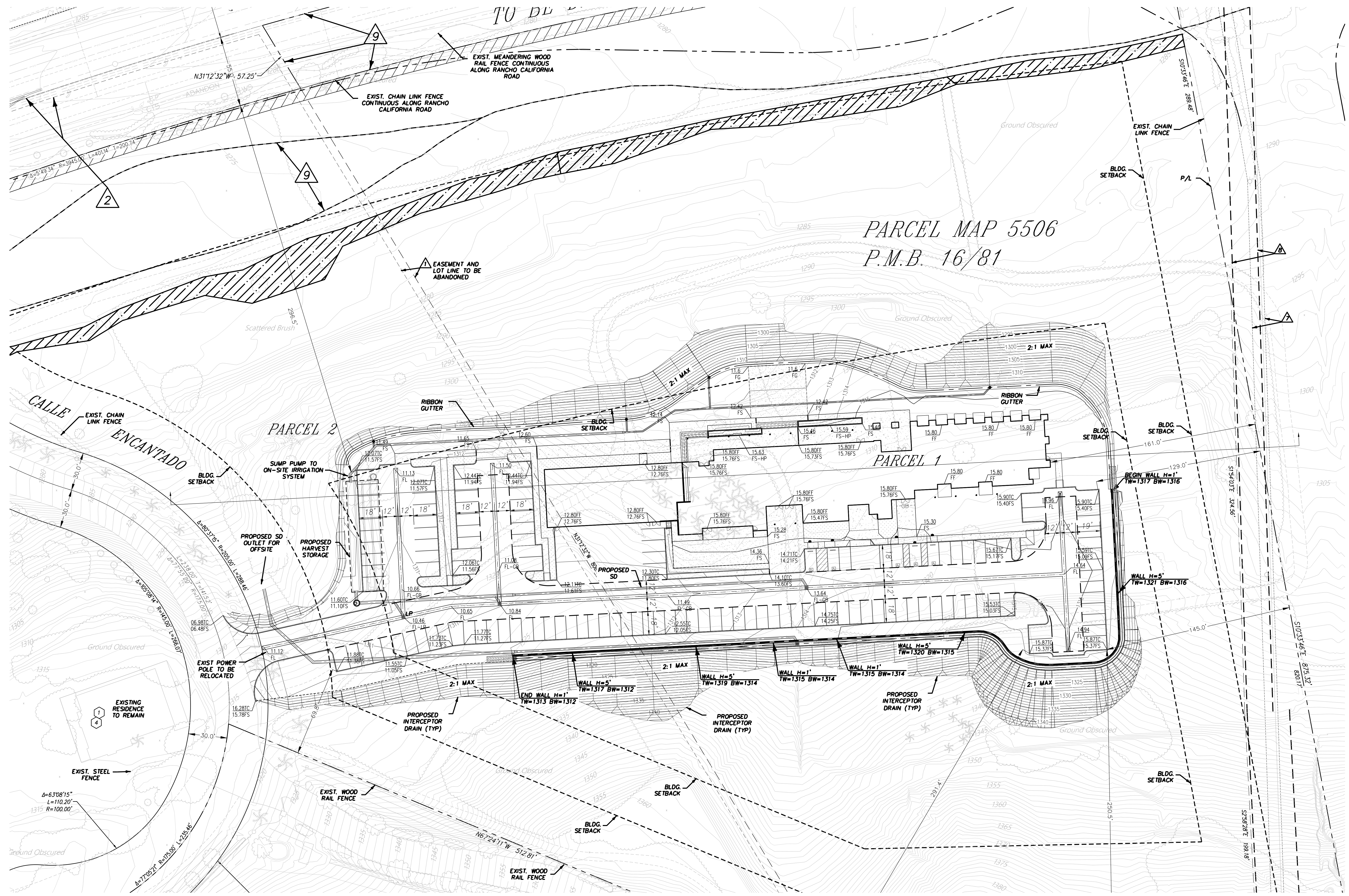






# PLOT PLAN-210017

## CONCEPTUAL GRADING PLAN



**LEGEND**

- JDL LIMITS
- RESTRICTED RIGHT OF ACCESS
- PROP. A.C. PAVEMENT
- EXISTING CONCRETE PAVING
- EXISTING A.C. PAVEMENT
- PROPOSED CONCRETE PAVING
- EXISTING BUILDING TO REMAIN
- LIMITS PER JURISDICTIONAL DELINEATION
- EX. MINOR CONTOURS
- EX. MAJOR CONTOURS
- WATER COURSE
- PROPERTY LINE
- FIRE DEPT. TURNAROUND
- UNDERGROUND STORM DRAIN
- ENERGY DISSIPATOR RIP RAP
- PROPOSED STORM DRAIN

\*ALL SLOPES ARE 2:1 UNLESS OTHERWISE NOTED ON PLANS\*

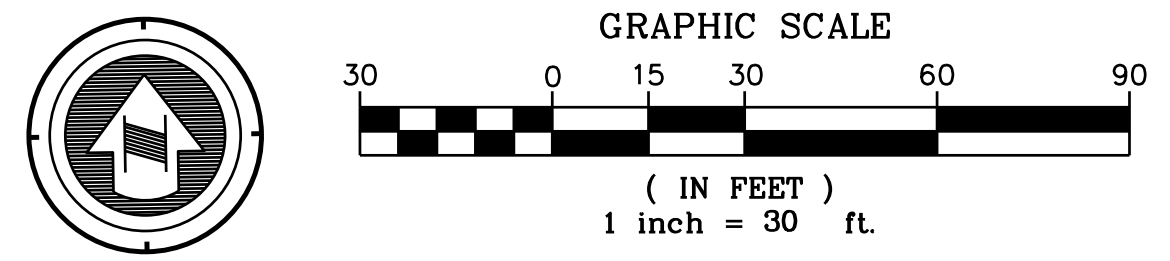
- PERMIT NOTES:**
- 1 ON0006105 - SEPTIC PERMIT - 11/22/2016
  - 2 BDE170129 - DEMO UTILITIES TO MH - FINAL
  - 3 BMR980276 - ADD PERMANENT FOUNDATION - FINAL TO EXISTING MOBILE HOME
  - 4 PDB05969 - PAR05969 FOR GPA01077 - EIR00524 TEMECULA VALLEY WINERY COMMUNITY PLAN

NO.	DATE	REVISION

**OWNER/APPLICANT:**  
 Mexim Teme Agriculture  
 C/O Ting Jun Huang  
 2666 Huntington Drive  
 Duarte, CA. 91010

**ENGINEER:**

**4M ENGINEERING AND DEVELOPMENT, INC.**  
 41635 Enterprise Circle N. - Suite B  
 Temecula, California 92590  
 TEL: (951) 296-3466  
 KIRK R. MEDEROS R.C.E. 06558





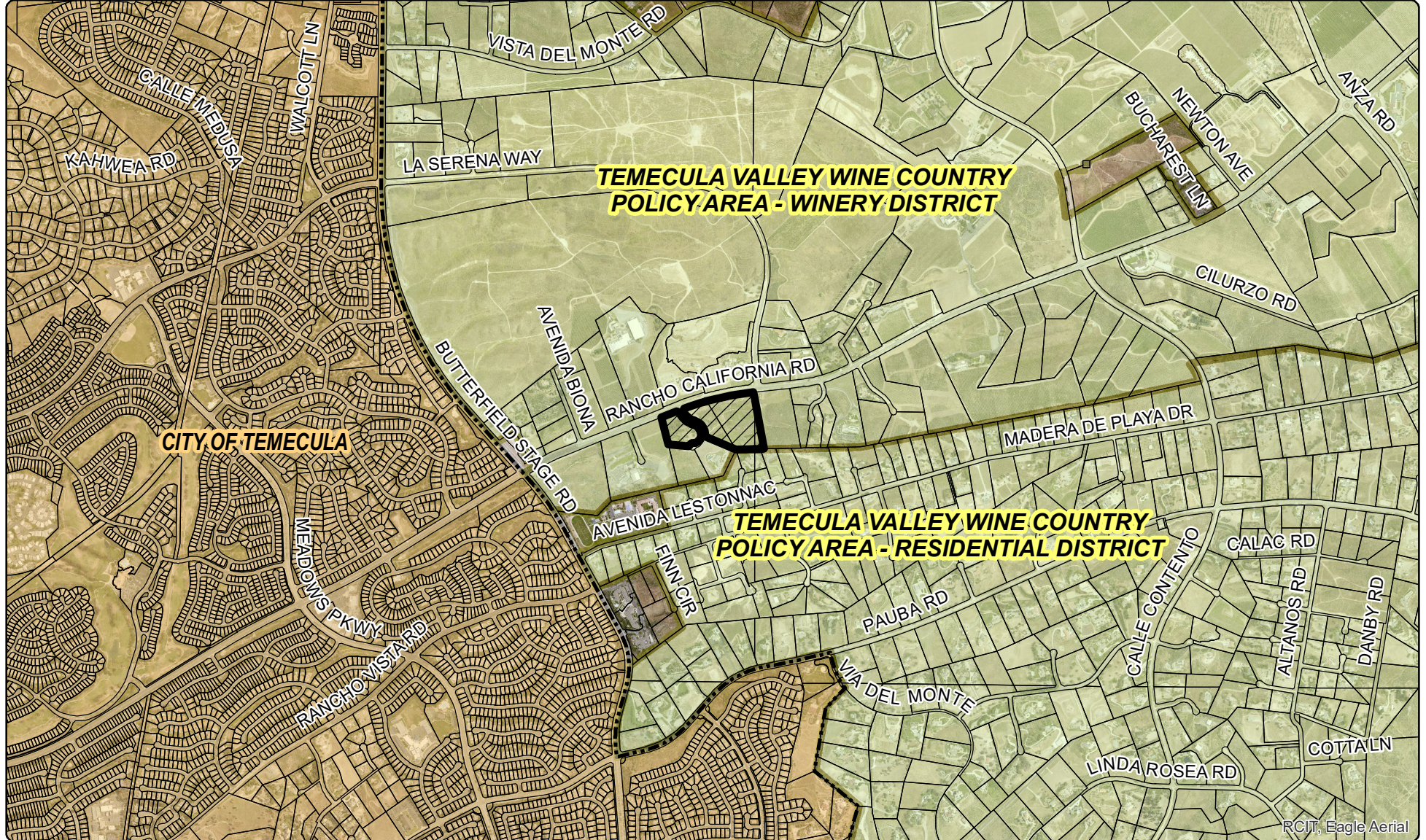




RIVERSIDE COUNTY PLANNING DEPARTMENT  
CZ2100011 PPT210017  
VICINITY/POLICY AREAS

Supervisor: Washington  
District 3

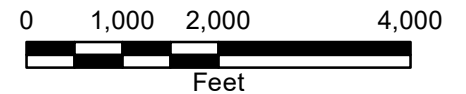
Date Drawn: 03/03/2022  
Vicinity Map



Zoning Area: Rancho California

Author: Vinnie Nguyen

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





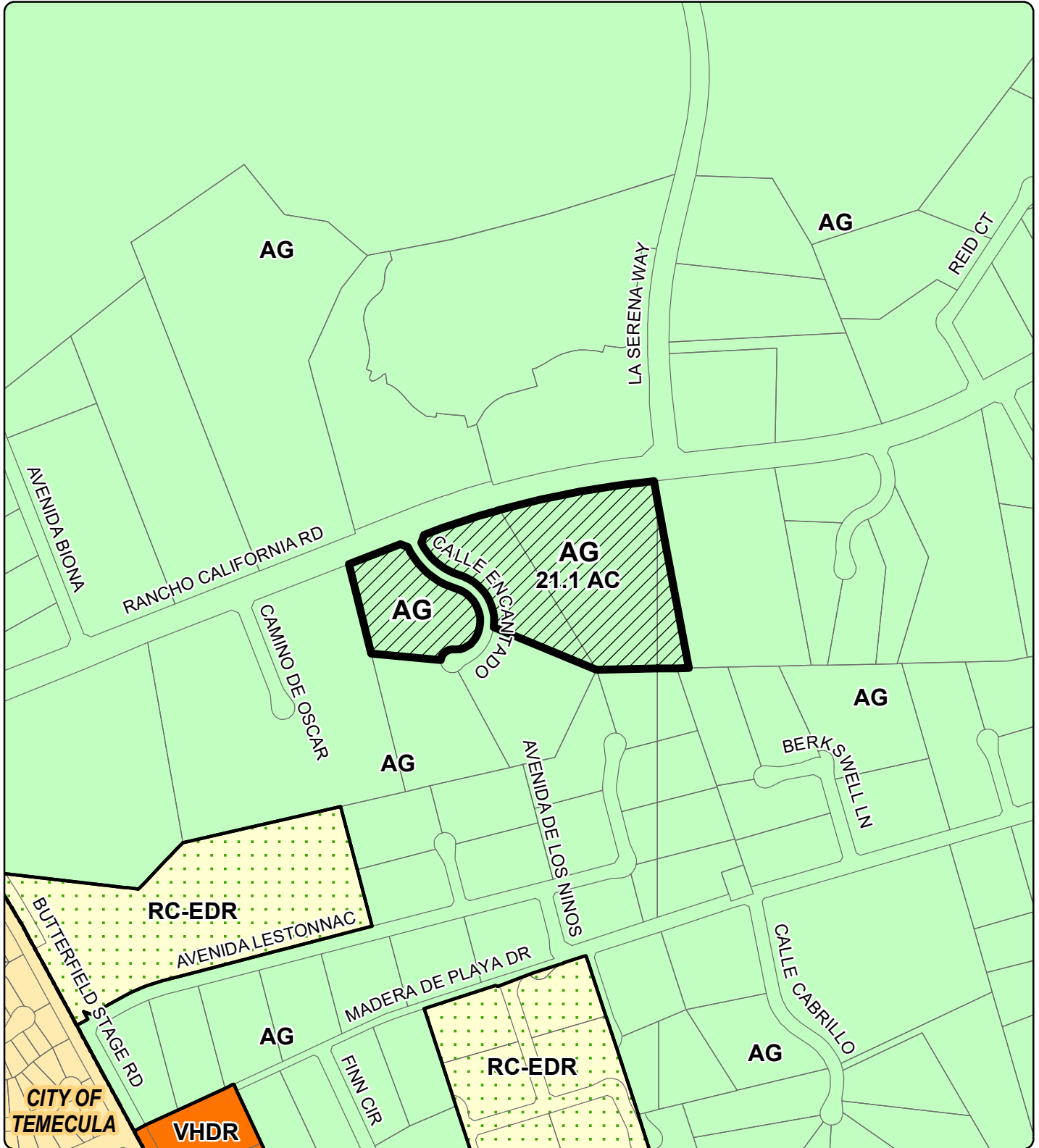
RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ2100011 PPT210017

EXISTING GENERAL PLAN

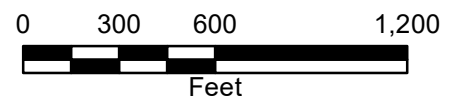
Supervisor: Washington  
District 3

Date Drawn: 03/03/2022  
Exhibit 5



Zoning Area: Rancho California

Author: Vinnie Nguyen



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

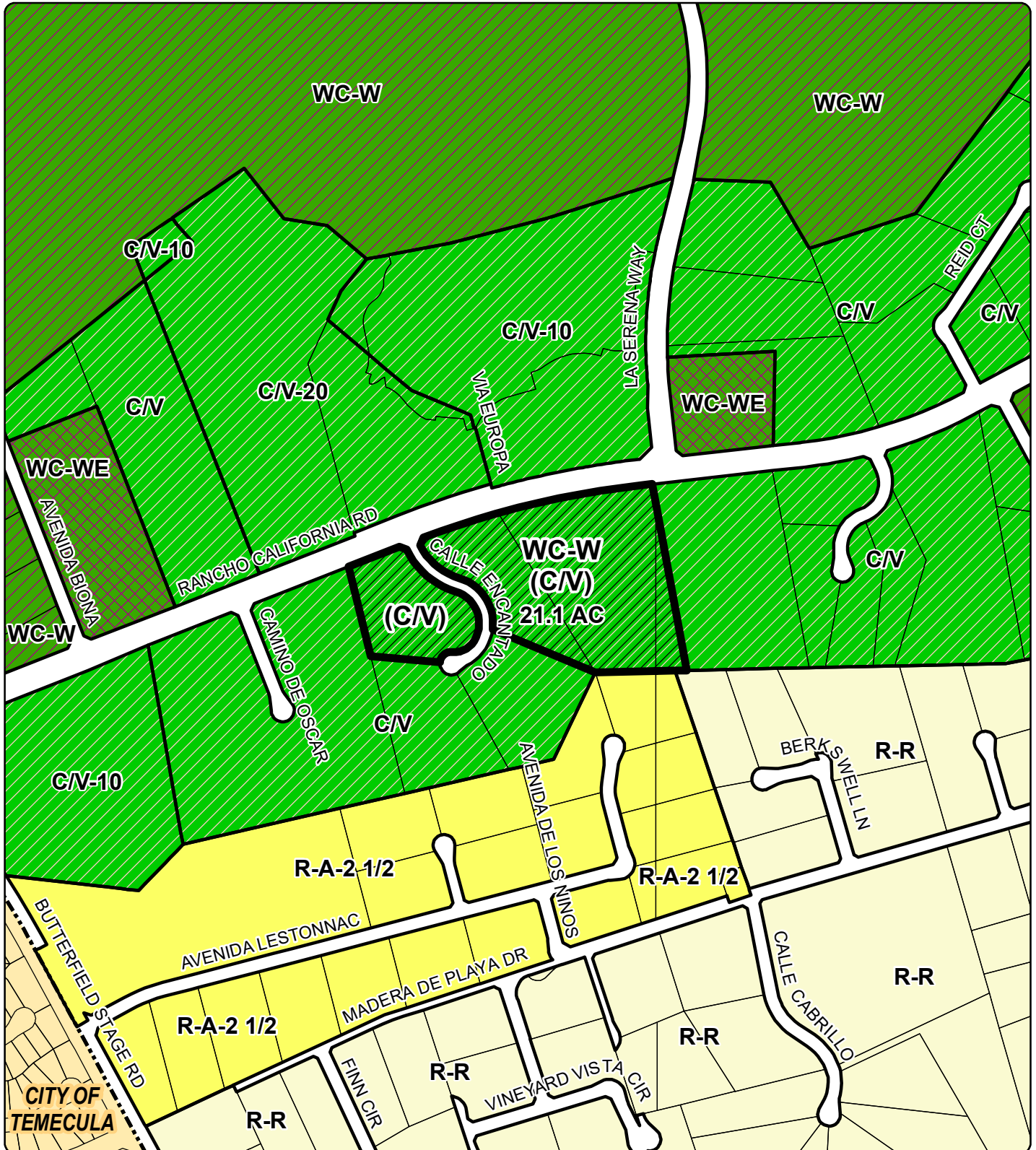
RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ2100011 PPT210017

PROPOSED ZONING

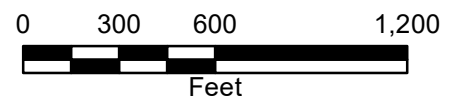
Supervisor: Washington  
District 3

Date Drawn: 03/03/2022  
Exhibit 3



Zoning Area: Rancho California

Author: Vinnie Nguyen



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



RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ2100011 PPT210017

Supervisor: Washington  
District 3

Date Drawn: 03/03/2022

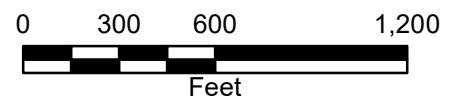
LAND USE

Exhibit 1



Zoning Area: Rancho California

Author: Vinnie Nguyen



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





# TEME WINERY PROJECT

## Environmental Assessment/Mitigated Negative Declaration

### Lead Agency:

County of Riverside  
Kathleen Mitchell  
4080 Lemon Street  
Riverside, CA 92501

### Project Applicant:

Maxin Teme Agricultural Development, Inc.  
2666 Huntington Drive  
Duarte, CA 91010

**ENVIRONMENT | PLANNING | DEVELOPMENT SOLUTIONS, INC.**

2355 Main Street, Suite 100  
Irvine, CA 92614

*This page intentionally left blank.*



## Table of Contents

1.0	INTRODUCTION .....	5
1.1	PURPOSE OF THIS ENVIRONMENTAL ASSESSMENT .....	5
1.2	DOCUMENT ORGANIZATION.....	5
2.0	ENVIRONEMNTAL SETTING .....	7
2.1	PROJECT LOCATION .....	7
2.2	EXISTING PROJECT SITE .....	7
2.3	EXISTING GENERAL PLAN LAND USES AND ZONING .....	7
2.4	SURROUNDING LAND USES .....	7
3.0	PROJECT DESCRIPTION.....	15
3.1	PROJECT LOCATION .....	15
3.2	PROJECT CHARACTERISTICS .....	15
3	COUNTY APPROVALS.....	19

## Figures

Figure 1:	Regional Location .....	9
Figure 2:	Local Vicinity.....	11
Figure 3:	Aerial View.....	13
Figure 4:	Conceptual Grading Plan.....	21
Figure 5:	Conceptual Site Plan .....	22
Figure 6:	Regular Operations Building Breakdown .....	25
Figure 7:	Special Operations Building Breakdown .....	27
Figure 8	Project Renderings .....	29
Figure 9	Rear of Building Project Renderings .....	31
Figure 10:	Landscape Plan .....	33
Figure 11:	Noise Measurement Locations.....	101

## Tables

Table 1:	Surrounding Land Uses .....	8
Table 2:	Summary of Regular Operations.....	15
Table 3:	Summary of Special Operations.....	16
Table 4:	Regular Operations Parking Requirements .....	16
Table 5:	Special Operations Parking Requirements.....	17
Table 6:	Construction Schedule .....	18

Table AQ-1: SCAQMD Regional Air Quality Significance Thresholds .....	49
Table AQ-2: Regional Construction Emissions (lbs/day) .....	50
Table AQ-3: Operational Emissions (lbs/day) .....	51
Table AQ-5: Maximum Daily Localized Construction Emissions (lbs/day).....	51
Table E-1: Estimated Construction Equipment Diesel Fuel Consumption .....	67
Table E-2: Estimated Construction Vehicle Fuel Usage.....	67
Table E-3: Total Construction Fuel Usage .....	68
Table E-4: Estimated Project Annual Operational Energy Consumption .....	68
Table GHG-1: GHG Construction Emissions .....	81
Table GHG-2: GHG Operation Emissions.....	81
Table HWQ-1: Types of BMPs Incorporated into the Project Design .....	90
Table N-2: Significance Criteria Summary .....	103
Table N-3: Construction Noise Levels at 50 Feet.....	103
Table N-4: Construction Noise Levels at the Nearest Sensitive Receptors .....	104
Table N-5: Daytime Project Operational Noise Levels .....	105
Table N-6: Nighttime Project Operational Noise Levels .....	105
Table N-7 Operational Noise Level Compliance .....	105
Table N-8: Daytime Project Operational Noise Level Increases.....	106
Table N-9 Nighttime Project Operational Noise Level Increases.....	106
Table N-10 Special Event Noise .....	107
Table N-11: Vibration Source Levels for Construction Equipment.....	108
Table N-12: Project Construction Vibration Levels.....	108
Table UT-1: Rancho California Water District Projected Water Demands and Supplies (AFY) .....	132

## Appendices

- A. Air Quality, Energy, and Greenhouse Gas Impact Analysis
- B. VMT Screening Memo
- C. Biological Resources Assessment
- D. Focused Burrowing Owl Report
- E. Jurisdictional Delineation Report
- F. Cultural Resources Assessment
- G. Geotechnical Report
- H. Phase I ESA
- I. PWQMP
- J. Hydrology Report
- K. Noise Impact Analysis
- L. Paleontological Resources Report
- M. EMWD Will-Serve Letter

# 1.0 INTRODUCTION

## 1.1 PURPOSE OF THIS ENVIRONMENTAL ASSESSMENT

This Initial Study (referred to as an “Environmental Assessment” by Riverside County) has been prepared in accordance with the following:

- California Environmental Quality Act (CEQA) of 1970 (Public Resources Code Sections 21000 et seq.); and
- California Code of Regulations, Title 14, Division 6, Chapter 3 (State CEQA Guidelines, Sections 15000 et seq.).

Pursuant to CEQA, this Environmental Assessment (EA) has been prepared to analyze the potential for significant impacts on the environment resulting from implementation of the proposed project. As required by State CEQA Guidelines Section 15063, this Environmental Assessment is a preliminary analysis prepared by the Lead Agency, Riverside County, in consultation with other jurisdictional agencies, to determine if a Negative Declaration, Mitigated Negative Declaration (MND), or an Environmental Impact Report (EIR) is required for the project.

This EA informs Riverside County decision-makers, affected agencies, and the public of potentially significant environmental impacts associated with the implementation of the project. A “significant effect” on the environment means *“a substantial, or potentially substantial, adverse change in any of the physical conditions within the area affected by the project”* (Guidelines §15382). The County determined that the EA and its supporting materials provide substantial evidence that an MND is the appropriate environmental document for the proposed project.

## 1.2 DOCUMENT ORGANIZATION

This EA/MND includes the following sections:

### Section 1.0 Introduction

Provides information about CEQA and its requirements for environmental review and explains that an EA/MND was prepared by Riverside County to evaluate the proposed project’s potential to impact the physical environment.

### Section 2.0 Environmental Setting

Provides information about the proposed project’s location and surrounding setting.

### Section 3.0 Project Description

Includes a description of the proposed project’s location, physical features, and construction and operational characteristics.

### Section 4.0 Environmental Checklist

Includes the County of Riverside Environmental Checklist and evaluates the proposed project’s potential to result in significant adverse effects to the physical environment, and discusses ways to mitigate the significant effects identified, if any. This section also discusses whether the project would be consistent with existing zoning, plans, and other applicable land use controls.

### Section 5.0 Preparers and Persons Contacted

Provides a list of people that prepared this MND and the associated technical studies, and people contacted in preparation of this document.

## 2.0 ENVIRONMENTAL SETTING

### 2.1 PROJECT LOCATION

The Temecula Winery Project (proposed project) consists of 4 parcels containing 18.14-acres of land in southwestern Riverside County, northeast of the City of Temecula, including Assessor's Parcel Numbers 951-020-001, 951-020-002, 951-060-001, 951-060-002 (project site). The project site is located within the Bachelor Mountain United States Geological Survey (USGS) 7.5' topographic quadrangle. The center point latitude and longitude for the project site are 33°31'17.2954" North and 117°05'07.4808" West.

The project site is located approximately 6 miles east of the City of Temecula within the Wine Country Community Plan (WCCP) in Riverside County's jurisdiction. The proposed project is located along Rancho California Road, bound by Rancho California Road to the north, residential housing to the south, vacant land to the east, and vineyards to the west. Regional access to the project is provided from Interstate 15 (I-15) via Rancho California Road and from State Route 79 (SR-79) via Butterfield Stage Road as shown in Figure 1, *Regional Location Map*. Local access is provided by Rancho California Road via Calle Encantado as displayed in Figure 2, *Local Vicinity*. An aerial view of the project site is shown in Figure 3, *Aerial View*.

### 2.2 EXISTING PROJECT SITE

The project site is mostly undeveloped with the exception of the vacant single-family residence and consists of areas of heavy seasonal vegetation and trees throughout. The site is located on a gentle hillside that generally descends to the north-northwest. Abandoned dirt roads run across the site along the southern boundary of the site. Quaternary young channel deposits consisting of unconsolidated sand, silt, and clay-bearing alluvium are mapped at lower elevations of the site near Rancho California Road. Sandstone member of the Pleistocene Pauba Formation is exposed on the majority of slopes within the site and underlies the entire site. The site is on a hillside with onsite elevations ranging from 1,269 feet above mean sea level (AMSL) in the northwest portion of the site to 1,394 feet AMSL in the southeast portion of the site (BIO 2020). Calle Encantado, a public cul-de-sac on Rancho California Road, separates the property from east to west. A single-story Spanish style 2,200 square foot residence sits at the top of the subject property along the west side Calle Encantado. The subject property formerly operated as an agricultural nursery. The property has been vacant and unutilized since its closure in 2015. The single-story Spanish style residence on the western portion of the property is vacant. The residence is planned to remain in place during and upon completion of construction. Most of the project's topography is uneven and impervious with slopes increasing on the south portion of the property.

### 2.3 EXISTING GENERAL PLAN LAND USES AND ZONING

The project site has a General Plan Land Use Designation of (A) Agriculture and is currently zoned (C/V) Citrus/Vineyard. The site falls within the Temecula Valley Wine County Policy Area and is part of the Winery District designated by the County of Riverside.

### 2.4 SURROUNDING LAND USES

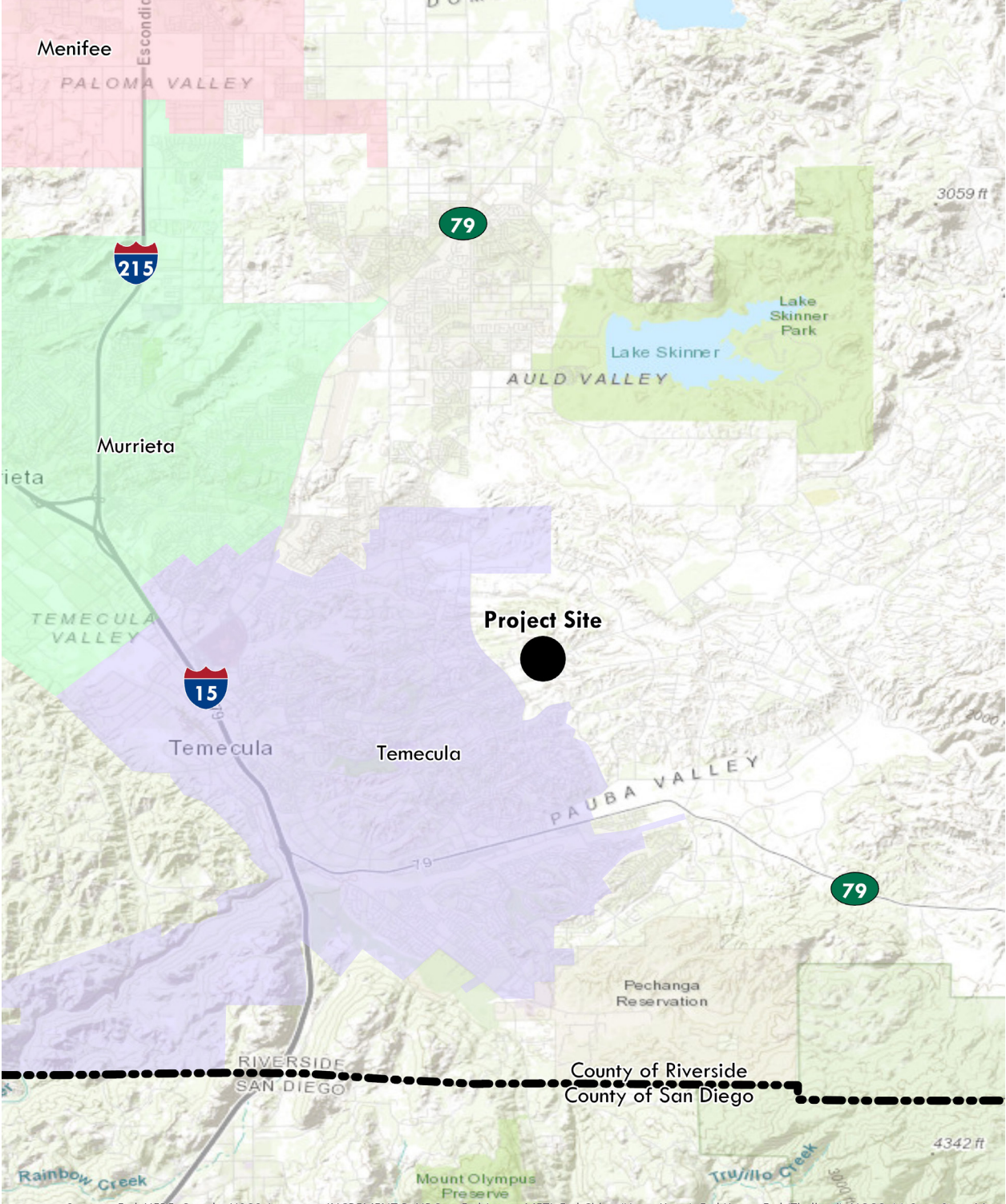
The project site has a General Plan Land Use Designation of (A) Agriculture and is currently zoned (C/V) Citrus/Vineyard. The site falls within the Temecula Valley Wine County Policy Area and is part of the Winery District designated by the County of Riverside. Existing traditional single-family detached homes are to the south while existing wineries sit to the north and west. Table 1 below outlines the surrounding uses and zoning designations:



**Table 1: Surrounding Land Uses**

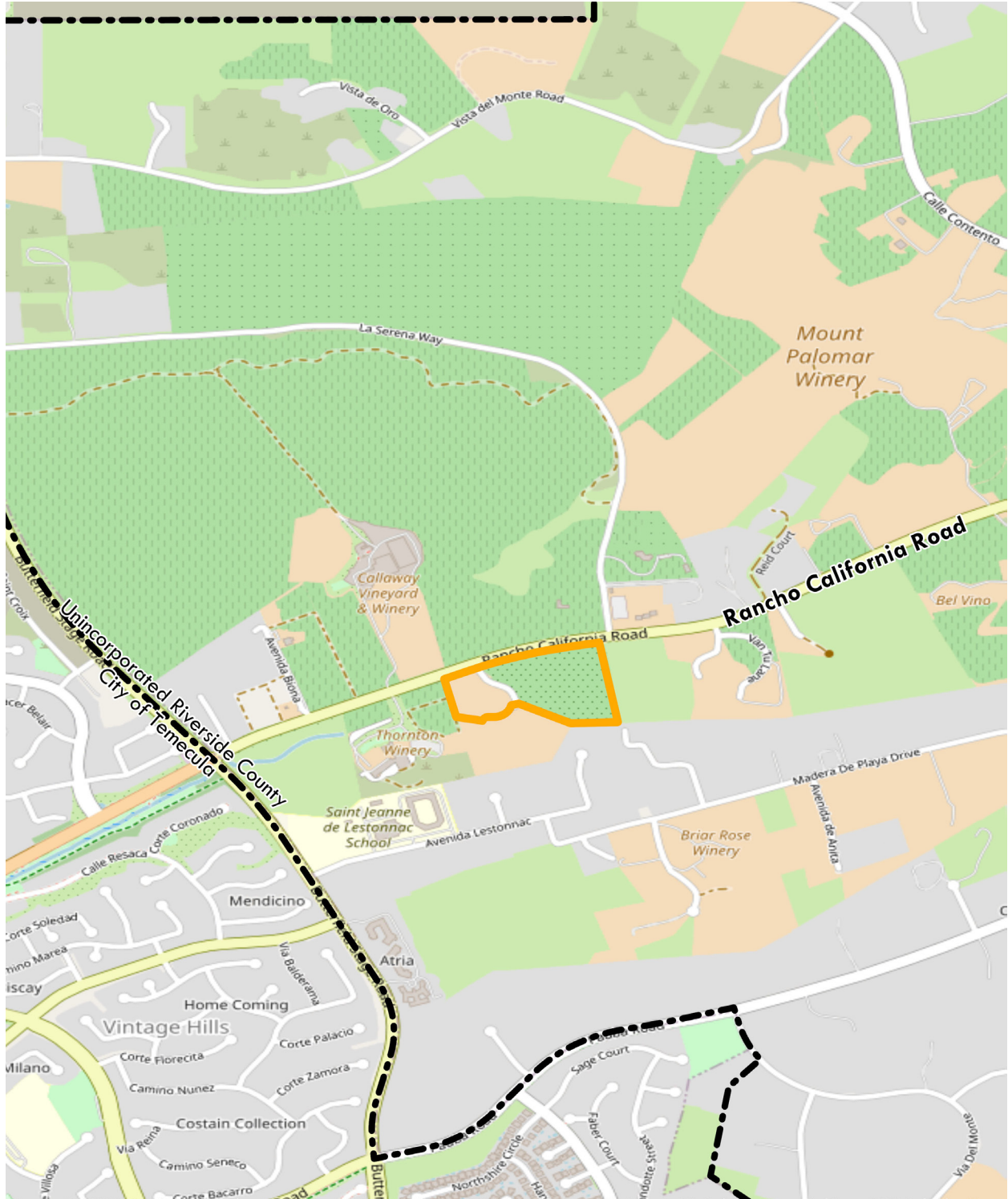
	<b>Existing Land Use</b>	<b>General Plan Designation</b>	<b>Zoning Designation</b>
<b>North</b>	Europa Village Winery	Agriculture	Citrus Vineyard
<b>West</b>	Thornton Winery	Agriculture	Citrus Vineyard
<b>South</b>	Single-Family Residences	Agriculture	Citrus Vineyard & Residential Agriculture
<b>East</b>	Vacant land followed by single-Family residences	Agriculture	Citrus Vineyard

# Regional Location



This page intentionally left blank.

# Local Vicinity



 Project Site



*This page intentionally left blank.*



# Aerial View



 **Project Site**



*This page intentionally left blank.*

## 3.0 PROJECT DESCRIPTION

### 3.1 PROJECT LOCATION

As discussed in Section 2.1 above, the 18.14-acre project site is located within unincorporated Riverside County and consists of four parcels (APNs 951-020-001, 951-020-002, 951-060-001, 951-060-002). As depicted in Figure 2, *Local Vicinity*, the project site is bounded by Rancho California Road to the north, Thornton Winery to the west, single-family residences to the south, and vacant land followed by single-family residences to the east.

### 3.2 PROJECT CHARACTERISTICS

The proposed Teme Winery project (“project”) would develop the 18.14-acre project site with a Class V Winery consisting of two parcels, as pictured in Figure 4, *Conceptual Grading Plan*. Parcel 1 consists of a multifunction building (“winery building”) that would serve as a wine production and storage facility, a special occasions and restaurant facility, and a guest inn with 10 rooms for patrons and overnight guests, and a parking lot. Parcel 2 consists of the vineyards, the project’s driveway and an existing single-family home that will be reused as an event room/dressing room. See Figure 5, *Conceptual Site Plan*.

As shown in Figure 6, *Regular Operations Building Breakdown*, the west wing of the winery building would serve as a wine processing, production and storage area. The east wing would serve as the guest inn, with 10 rooms for overnight guests. The central part of the building would be used for restaurant and serving areas, bars, lounges, a tasting area, retail space, and back of house operations/business office space. Figure 7, *Special Operations Building Breakdown* demonstrates how the spaces would be utilized at full capacity when special events occur, such as weddings, business events, etc.

The square footage distribution of the winery building under regular operations is detailed in Table 2, *Summary of Regular Operations*.

<b>Building Use</b>	<b>Regular Use Square Footage</b>
Restaurant, Serving Areas, Bars, Lounges, Tasting Areas	2,700
Winery General Retail	825
Winery/Inn Business Operations (offices, etc)	2,312
Inn Guest Rooms	4,011
Winery Wine Processing/Production	2,508
Winery Storage	1,989
Circulation, Hallways, Restrooms, Misc. Areas	5,510
<b>Total SF</b>	<b>19,855</b>

The square footage distribution on the winery building when used for special event space and is shown in Table 3, *Summary of Special Operations*.

<b>Building Use</b>	<b>Regular Use Square Footage</b>
Restaurant, Serving Areas, Bars, Lounges, Tasting Areas	3,941
Dance Floor	528
Winery/Inn Business Operations (offices, etc.)	2,312
Inn Guest Rooms	4,011
Winery Wine Processing/Production	2,508
Winery Storage	1,989
Circulation, Hallways, Restrooms, Misc. Areas	4,869
<b>Total SF</b>	<b>20,158</b>

Outside, the project includes exterior covered dining patios, a grass venue, as well as a vineyard/wine field overlook area on the north side of the building. Two exterior venue areas for cocktail hours would also be located to the south of the building.

The existing single-story Spanish style 2,200 square foot residence on the western portion of the property is vacant and would be converted to a dressing room for events ("dressing room building").

### **Access and Circulation**

Access to the project would be provided by Calle Encantado, a public cul-de-sac on Rancho California Road, separates the property from east to west. The winery building, parking lot, and vineyards would be located to the east. The dressing room building would be located to west, along with additional vineyards. The project site would be accessible from one driveway, off Calle Encantado, providing access to the surface parking lot located to the south of the winery building.

### **Parking**

A total of 131 parking spaces are provided by the surface parking lot to serve the various uses of the project and meet County requirements. All onsite parking would be located south and west of the winery building. Table 4 below outlines the parking provided for various uses and the total parking required for the winery.

<b>Use</b>	<b>Spaces Required</b>
Restaurant, Serving Areas, Bars, Lounges, Tasting Areas	60 spaces
Dance Floor	5 spaces

Winery/Inn Business Operations (offices, etc)	10 spaces
Inn Guest Rooms	12 spaces
Winery Wine Processing/Production	6 spaces
Winery Storage	6 spaces
<b>Total Spaces Required</b>	<b>95 Spaces</b>
<b>Total Spaces Provided</b>	<b>131 Spaces</b>

For special events, an overflow valet lot is provided that would expand the parking capacity to 143 spaces, as shown in Table 5.

**Table 5: Special Operations Parking Requirements**

<b>Use</b>	<b>Spaces Required</b>
Restaurant, Serving Areas, Bars, Lounges, Tasting Areas	88 spaces
Dance Floor	18 spaces
Winery/Inn Business Operations (offices, etc)	10 spaces
Inn Guest Rooms	12 spaces
Winery Wine Processing/Production	6 spaces
Winery Storage	6 spaces
<b>Total Spaces Required</b>	<b>136 Spaces</b>
<b>Total Spaces Provided</b>	<b>143 Spaces</b>

## Architecture

The proposed winery would consist of corten steel exterior panels, stone finished exterior walls, stucco coating, and windows with aluminum break metal as pictured in Figure 8, *Project Renderings*. The main entry to the winery would include glass doors and entry way with a canopy. The rear entrance would also have glass doors and windows with canopies as pictured in Figure 9, *Rear Building Renderings*.

## Landscaping

Landscaping would be provided throughout the parking lot and project site. The landscape plan design for the winery and resort is based on the Southern California climate and the Temecula wine region, with a drought tolerant plant pallet interspersed throughout the winery, as shown in Figure 10, *Landscape Plan*. The landscape plan will be consistent with Ordinance No. 859 related to water efficient landscape requirements.

## Infrastructure Improvements



The project site is located within an area that contains existing infrastructure within Rancho California Road. The proposed project would install relevant infrastructure (water, sewer, electricity, cable) onsite that would connect to the existing infrastructure that surrounds the site as described below:

*Water*

The project would connect to an existing 16-inch water line in Calle Encantado which would connect to an existing 24-inch water line in Rancho California Road.

*Sewer*

The project would connect to, and be served by, the existing sewer infrastructure located in Rancho California Road.

*Drainage*

The project would install an onsite storm water drainage system that includes underground chambers that are sized to capture and control all runoff from the developed areas.

*Other Infrastructure*

The project would connect to existing dry utility infrastructure in the right of way of Rancho California Road, including telephone, electrical, gas, and cable.

**Construction**

Project construction would include site preparation, grading and minor grading of the vineyard areas, construction of infrastructure, building construction, paving and architectural coatings. Construction is anticipated to last 13-months and would occur in a single phase. Table 6, *Construction Schedule* provides the anticipated construction activity.

**Table 6: Construction Schedule**

Activity	Total Days
Site Preparation	10
Grading	30
Building Construction	300
Paving	20
Architectural Coating	20

**Operation**

Operation of the proposed project is anticipated to occur during the hours of 9:00 a.m. to 6:00 p.m. for the winery tasting room and 8:00 a.m. and 10:00 p.m. for the restaurant and dining areas. Special events would occur between the hours of 8:00 a.m. and 12:00 a.m. The guest inn would operate 24 hours a day.

**Zone Change**

The project includes a zone change from Citrus/Vineyard (C/V) to Wine Country – Winery (WC-W) to put the properties in compliance with the Temecula Valley Wine Country Policy Area.

### **3.3 COUNTY APPROVALS**

The Applicant is requesting the following discretionary actions from the County of Riverside in connection with the proposed development of the project site:

- Adoption of Initial Study/EA and MND
- Parcel Merger to merge the three parcels on the eastern portion of the subject property
- Approval of Zone Change
- Approval of Grading Permit(s)
- Approval of Building Permit(s)

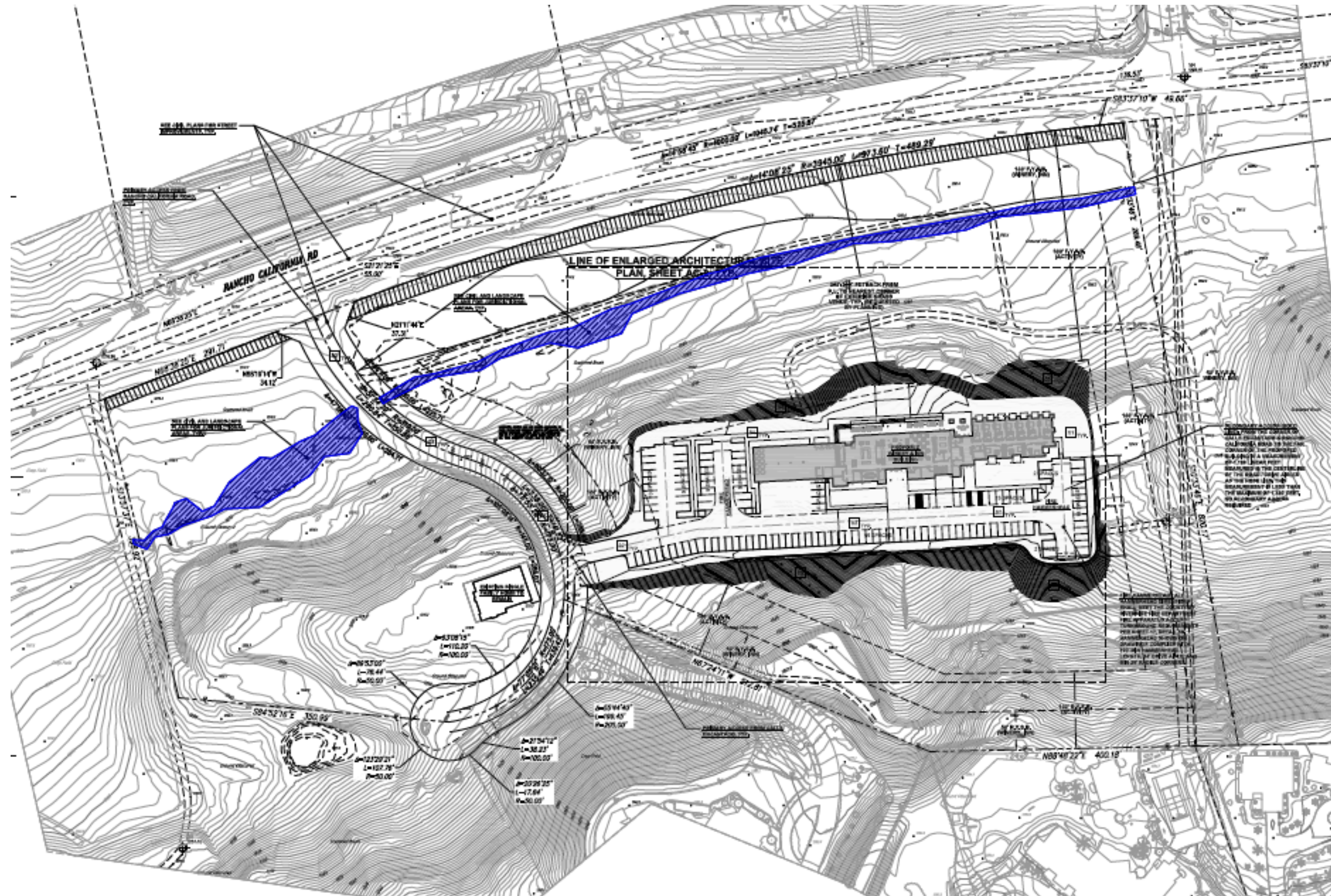
#### Other Agencies

This Initial Study/EA and MND would also provide environmental information to responsible agencies and other public agencies that may be required to grant approvals or coordinate with the County as part of project implementation. These agencies include, but are not limited to the following:

- Regional Water Quality Control Board for approval of a Stormwater Pollution Prevention Plan and a Water Quality Management Plan.
- Eastern Municipal Water District
- South Coast Air Quality Management District



*This page intentionally left blank.*

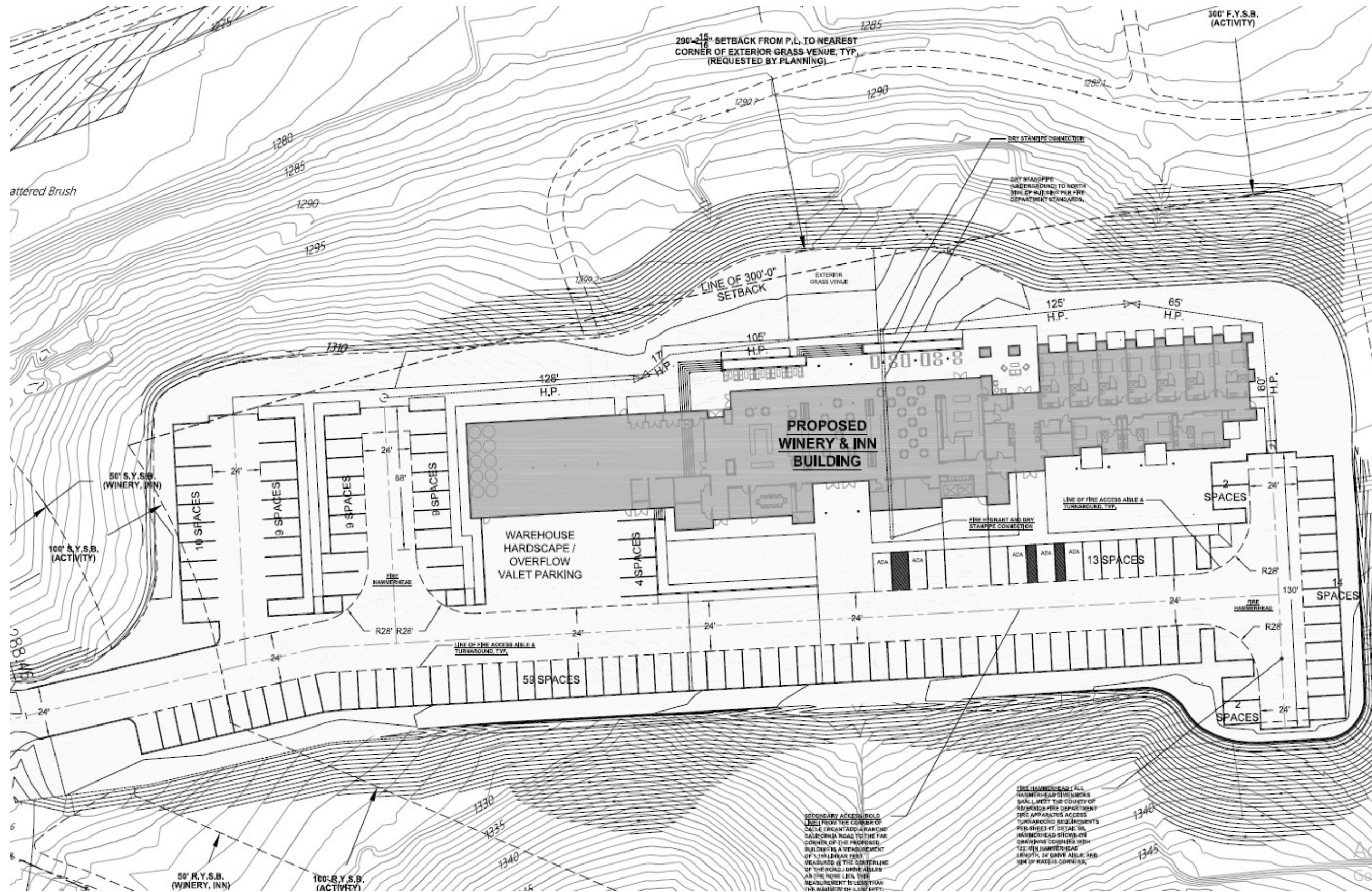




*This page intentionally left blank.*



# Conceptual Site Plan

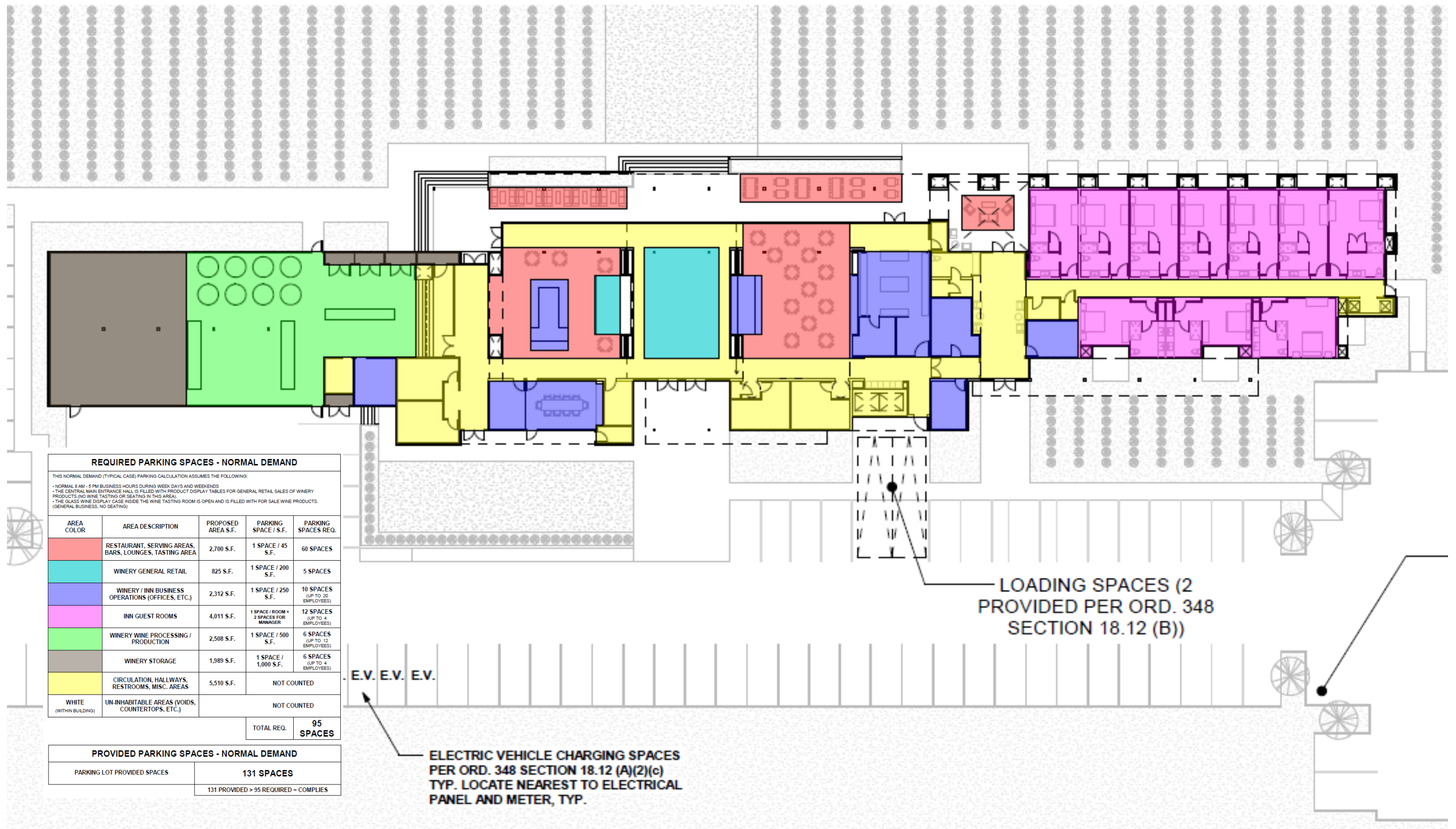




*This page intentionally left blank.*



# Regular Operations Building Breakdown

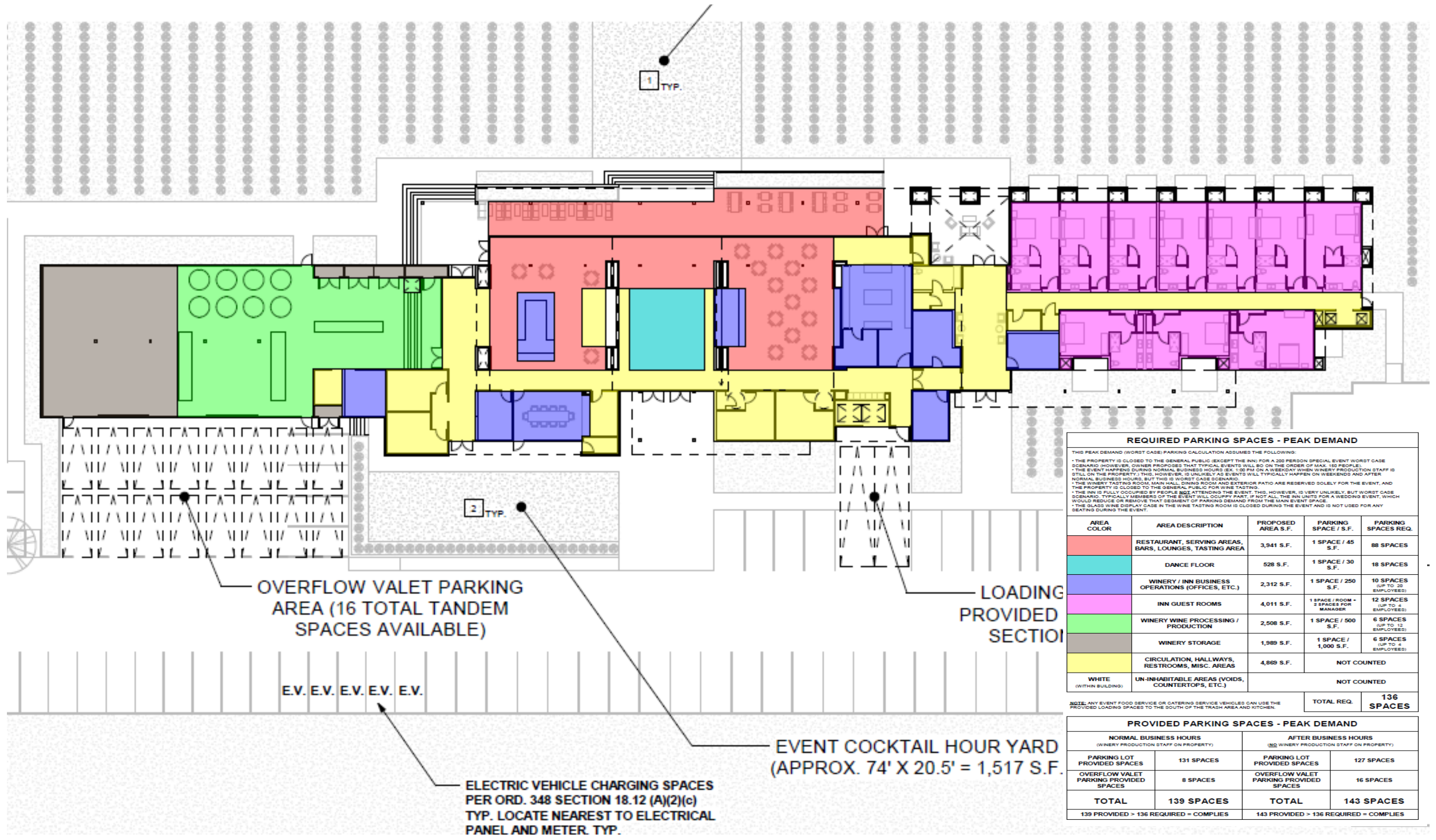




*This page intentionally left blank.*



# Special Operations Building Breakdown



**REQUIRED PARKING SPACES - PEAK DEMAND**

THIS PEAK DEMAND (WORST CASE) PARKING CALCULATION ASSUMES THE FOLLOWING:  
 \* THE PROPERTY IS CLOSED TO THE GENERAL PUBLIC (EXCEPT THE INN) FOR A 200 PERSON SPECIAL EVENT WORST CASE SCENARIO (HOWEVER, OWNER PROPOSES THAT TYPICAL EVENTS WILL BE ON THE ORDER OF MAX. 150 PEOPLE).  
 \* THE EVENT HAPPENS DURING NORMAL BUSINESS HOURS (EX. 1:30 PM ON A WEEKDAY WHEN WINERY PRODUCTION STAFF IS STILL ON THE PROPERTY). THIS, HOWEVER, IS UNLIKELY AS EVENTS WILL TYPICALLY HAPPEN ON WEEKENDS AND AFTER NORMAL BUSINESS HOURS, BUT THIS IS WORST CASE SCENARIO.  
 \* THE WINERY TASTING ROOM, MAIN HALL, DINING ROOM AND EXTERIOR PATIO ARE RESERVED SOLELY FOR THE EVENT, AND THE PROPERTY IS CLOSED TO THE GENERAL PUBLIC FOR WINE TASTING.  
 \* THE INN IS FULLY OCCUPIED BY PEOPLE BEING ATTENDING THE EVENT. THIS, HOWEVER, IS VERY UNLIKELY, BUT WORST CASE SCENARIO. TYPICALLY MEMBERS OF THE EVENT WILL OCCUPY PART, IF NOT ALL, THE INN UNITS FOR A WEDDING EVENT, WHICH WOULD REDUCE OR REMOVE THAT SEGMENT OF PARKING DEMAND FROM THE MAIN EVENT SPACE.  
 \* THE GLASS WINE DISPLAY CASE IN THE WINE TASTING ROOM IS CLOSED DURING THE EVENT AND IS NOT USED FOR ANY SEATING DURING THE EVENT.

AREA COLOR	AREA DESCRIPTION	PROPOSED AREA S.F.	PARKING SPACE / S.F.	PARKING SPACES REQ.
Red	RESTAURANT, SERVING AREAS, BARS, LOUNGES, TASTING AREA	3,941 S.F.	1 SPACE / 45 S.F.	88 SPACES
Yellow	DANCE FLOOR	528 S.F.	1 SPACE / 30 S.F.	18 SPACES
Blue	WINERY / INN BUSINESS OPERATIONS (OFFICES, ETC.)	2,312 S.F.	1 SPACE / 250 S.F.	10 SPACES (UP TO 33 EMPLOYEES)
Purple	INN GUEST ROOMS	4,011 S.F.	1 SPACE / ROOM + 2 SPACES FOR MANAGER	12 SPACES (UP TO 4 EMPLOYEES)
Green	WINERY WINE PROCESSING / PRODUCTION	2,508 S.F.	1 SPACE / 500 S.F.	6 SPACES (UP TO 12 EMPLOYEES)
Grey	WINERY STORAGE	1,989 S.F.	1 SPACE / 1,000 S.F.	6 SPACES (UP TO 4 EMPLOYEES)
Yellow	CIRCULATION, HALLWAYS, RESTROOMS, MISC. AREAS	4,869 S.F.		NOT COUNTED
White	UN-INHABITABLE AREAS (VOIDS, COUNTERTOPS, ETC.)			NOT COUNTED
<b>TOTAL REQ.</b>				<b>136 SPACES</b>

NOTE: ANY EVENT FOOD SERVICE OR CATERING SERVICE VEHICLES CAN USE THE PROVIDED LOADING SPACES TO THE SOUTH OF THE TRASH AREA AND KITCHEN.

**PROVIDED PARKING SPACES - PEAK DEMAND**

NORMAL BUSINESS HOURS (WINERY PRODUCTION STAFF ON PROPERTY)		AFTER BUSINESS HOURS (BY WINERY PRODUCTION STAFF ON PROPERTY)	
PARKING LOT PROVIDED SPACES	131 SPACES	PARKING LOT PROVIDED SPACES	127 SPACES
OVERFLOW VALET PARKING PROVIDED SPACES	8 SPACES	OVERFLOW VALET PARKING PROVIDED SPACES	16 SPACES
<b>TOTAL</b>	<b>139 SPACES</b>	<b>TOTAL</b>	<b>143 SPACES</b>
139 PROVIDED > 136 REQUIRED = COMPLIES		143 PROVIDED > 136 REQUIRED = COMPLIES	



*This page intentionally left blank.*





PERSPECTIVE - MAIN ENTRANCE  
12' x 10'



PERSPECTIVE - DINING ROOM  
12' x 10'



PERSPECTIVE - WINE TASTING  
12' x 10'

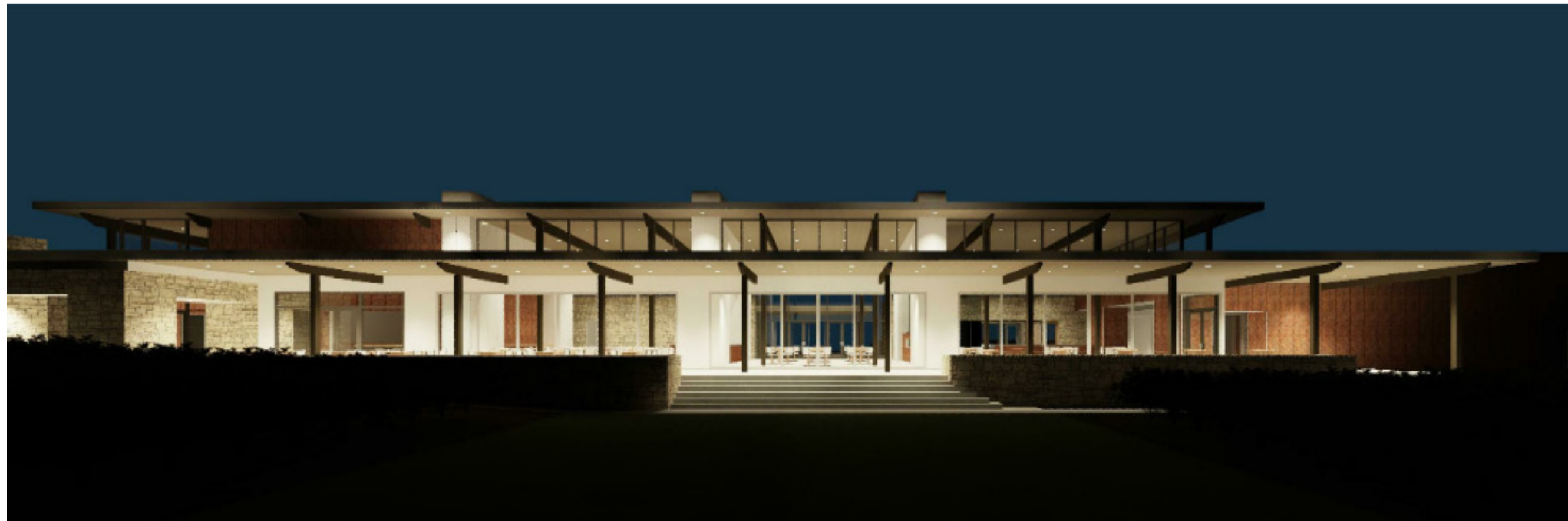


PERSPECTIVE - SOUTH MAIN  
ENTRANCE (FRONT)  
12' x 10'



This page intentionally left blank.

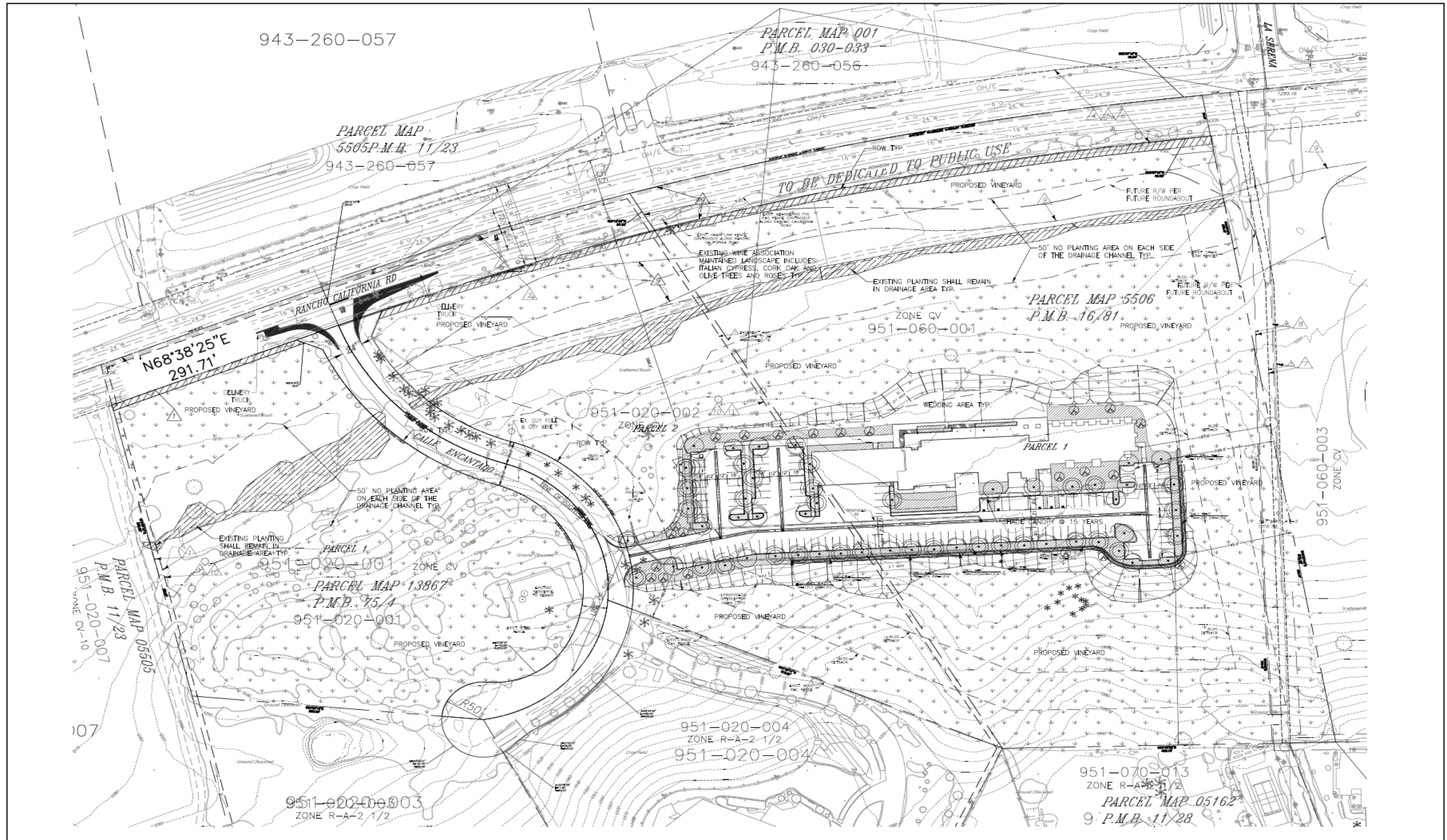






*This page intentionally left blank.*







*This page intentionally left blank.*



# 4.0 COUNTY OF RIVERSIDE ENVIRONMENTAL ASSESSMENT FORM: MND

**Environmental Assessment (E.A.) Number:** EA CEQ210027  
**Project Case Type (s) and Number(s):** PPT210017  
**Lead Agency Name:** Riverside County Planning Department  
**Address:** 4080 Lemon Street Riverside, CA 92501  
**Contact Person:** Kathleen Mitchell, Urban Planner II  
**Telephone Number:** 626-462-9161  
**Applicant's Name:** Mexin Teme Agriculture Development Inc  
**Applicant's Address:** 2666 Huntington Drive Duarte, CA 91010

**I. PROJECT INFORMATION**

**Project Description:** The applicant for the proposed Project is requesting approval from the County of Riverside to construct a Class V winery totaling 22,475 square feet which includes winery production and storage, a restaurant, wine tasting area, business space, 10 guest rooms, and circulation.

**Noise Exception No. 2100001** is in relation to outdoor and indoor events including but not limited to, weddings, business events, etc. to allow for continuous event exception as required per ordinance No. 847.

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

**B. Total Project Area:** 4 parcels containing 18.14-acres.

<b>Residential Acres:</b>	<b>Lots:</b>	<b>Units:</b>	<b>Projected No. of Residents:</b>
<b>Commercial Acres:</b> 18.14	<b>Lots:</b> 1	<b>Sq. Ft. of Bldg. Area:</b> 22,475	<b>Est. No. of Employees:</b> 15-20
<b>Industrial Acres:</b>	<b>Lots:</b>	<b>Sq. Ft. of Bldg. Area:</b>	<b>Est. No. of Employees:</b>
<b>Other:</b> 13.61 acres of vineyards			

**C. Assessor's Parcel No(s):** 951-020-001, 951-020-002, 951-060-001, 951-060-002

**D. Street References:** South of Rancho California Road, east of Cam de Oscar Road, west of La Serena Way, and off of Calle Encantado.

**E. Section, Township & Range Description or reference/attach a Legal Description:** Section 33, Township 7 South, and Range 2 West.

**F. Brief description of the existing environmental setting of the project site and its surroundings:** The project site is located in southwestern Riverside County, northeast of the City of Temecula within the Wine County Community Plan (WCCP). The project site is located approximately 6 miles east of the City of Temecula within the Wine County Community Plan (WCCP) in Riverside County's jurisdiction. The proposed project is located along Rancho California Road, bound by residential housing to the south, vacant land to the east, and vineyards to the west. Regional access to the project is provided from Interstate 15 (I-15) via Rancho California Road and from State Route 79 (SR-79) via Butterfield Stage Road as shown in Figure 1, *Regional Location Map*.

The project site is mostly undeveloped with areas of heavy seasonal vegetation and trees throughout. Calle Encantado, a public cul-de-sac on Rancho California Road, separates the



property from east to west. An older, Spanish style single-family 2,200 square foot residence on the west side Calle Encantado. The building is planned to remain in place during and upon completion of construction. Most of the project's topography is uneven and impervious with slopes increasing on the south portion of the property.

## II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

### A. General Plan Elements/Policies:

- 1. Land Use:** The proposed project is consistent with the Riverside County General Plan Land Use Designation of Agriculture: Agriculture (A: AG) (10 Acre minimum, the Southwest Area Plan (SWAP), and is an "implementing project" of the Wine Country Community Plan. The project implements Policy LU 4.1, requiring new developments to be located and designed to visually enhance, not degrade the character of the surrounding area. The proposed project is consistent with the Agriculture land use designation and the Temecula Valley Wine Country Policy Area.
- 2. Circulation:** Adequate circulation facilities exist and are proposed to serve the proposed project. The proposed project meets with all applicable circulation policies of the General Plan.
- 3. Multipurpose Open Space:** The proposed project is designated as Agriculture and is an "implementing project" of the Wine Country Community Plan. The project would designate 75% of the net area as vineyards. However, the project site has not been planned for natural open space and would not conflict with the Multipurpose Open Space Element.
- 4. Safety:** The proposed project is not located within any special hazard zone (including FEMA flood zone, fault zone, high fire hazard area, dam inundation zone, area with high liquefaction potential, etc.). The proposed project is designed to allow for sufficient provision of emergency response services to the site through the project design and payment of development impact fees. The proposed project meets with all other applicable Safety Element policies.
- 5. Noise:** The project would not generate noise levels in excess of standards established in the General Plan or ordinance No. 847. The proposed project meets all other applicable Noise element policies.
- 6. Air Quality:** Compliance with AQMD Rules and Wine Country Community Plan (WCCP) Environmental Impact Report (EIR) No. 524 Mitigation Measures would ensure that the proposed project would not result in emissions that exceed criteria pollutant thresholds. In addition, the project is compliant with all applicable Air Quality Element policies.
- 7. Healthy Communities:** The project would not result in any air quality, hazardous materials, noise or other impacts that would affect Healthy Communities. Thus, the project would not result in conflicts with the Healthy Communities policies.

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

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

**D. Land Use Designation(s):** Agriculture



**E. Overlay(s), if any:**

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

**G. Adjacent and Surrounding:**

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

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

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

**North:** Agriculture

**South:** Agriculture

**East:** Agriculture

**West:** Agriculture

4. **Overlay(s), if any:**

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

**H. Adopted Specific Plan Information**

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

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

**I. Existing Zoning:** Citrus Vineyard (C/V)

**J. Proposed Zoning, if any:** Wine Country-Winery Zone (WC-W)

**K. Adjacent and Surrounding Zoning:**

**North:** Citrus/Vineyard (C/V)

**South:** Citrus Vineyard (C/V) and Residential Agriculture 2 ½ acre minimum lot (RA 2 ½)

**East:** Citrus Vineyard (C/V)

**West:** Citrus Vineyard (C/V)

### III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

- |  |   |   |
|--|---|---|
| <input checked="" type="checkbox"/> Aesthetics           | <input checked="" type="checkbox"/> Hazards & Hazardous Materials | <input checked="" type="checkbox"/> Recreation                  |
| <input type="checkbox"/> Agriculture & Forest Resources  | <input checked="" type="checkbox"/> Hydrology / Water Quality     | <input checked="" type="checkbox"/> Transportation              |
| <input checked="" type="checkbox"/> Air Quality          | <input type="checkbox"/> Land Use / Planning                      | <input checked="" type="checkbox"/> Tribal Cultural Resources   |
| <input checked="" type="checkbox"/> Biological Resources | <input type="checkbox"/> Mineral Resources                        | <input checked="" type="checkbox"/> Utilities / Service Systems |
| <input checked="" type="checkbox"/> Cultural Resources   | <input checked="" type="checkbox"/> Noise                         | <input type="checkbox"/> Wildfire                               |
| <input type="checkbox"/> Energy                          | <input checked="" type="checkbox"/> Paleontological Resources     |   |



Geology / Soils

Population / Housing

Mandatory Findings of Significance

Greenhouse Gas Emissions

Public Services

#### IV. DETERMINATION

On the basis of this initial evaluation:

<b>A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED</b>
<input type="checkbox"/> I find that the proposed project <b>COULD NOT</b> have a significant effect on the environment, and a <b>NEGATIVE DECLARATION</b> will be prepared.
<input checked="" type="checkbox"/> I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project, described in this document, have been made or agreed to by the project proponent. <b>A MITIGATED NEGATIVE DECLARATION</b> will be prepared. I further find that: (1) the project is consistent with the plans for which the WCP EIR was prepared; (2) new effects which had not previously been considered in the WCCP EIR have been reduced to less than significant by mitigation measures or revisions incorporated into the project; and (3) the project incorporates all applicable mitigation measures and alternatives identified in the WCCP EIR.
<input type="checkbox"/> I find that the proposed project <b>MAY</b> have a significant effect on the environment, and an <b>ENVIRONMENTAL IMPACT REPORT</b> is required.

<b>A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED</b>
<input type="checkbox"/> I find that although the proposed project could have a significant effect on the environment, <b>NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED</b> because (a) all potentially significant effects of the proposed project have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, (b) all potentially significant effects of the proposed project have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration, (c) the proposed project will not result in any new significant environmental effects not identified in the earlier EIR or Negative Declaration, (d) the proposed project will not substantially increase the severity of the environmental effects identified in the earlier EIR or Negative Declaration, (e) no considerably different mitigation measures have been identified and (f) no mitigation measures found infeasible have become feasible.
<input type="checkbox"/> I find that although all potentially significant effects have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, some changes or additions are necessary but none of the conditions described in California Code of Regulations, Section 15162 exist. An <b>ADDENDUM</b> to a previously certified EIR or Negative Declaration has been prepared and will be considered by the approving body or bodies.
<input type="checkbox"/> I find that at least one of the conditions described in California Code of Regulations, Section 15162 exist, but I further find that only minor additions or changes are necessary to make the previous EIR adequately apply to the project in the changed situation; therefore, a <b>SUPPLEMENT TO THE ENVIRONMENTAL IMPACT REPORT</b> is required that need only contain the information necessary to make the previous EIR adequate for the project as revised.
<input type="checkbox"/> I find that at least one of the following conditions described in California Code of Regulations, Section 15162, exist and a <b>SUBSEQUENT ENVIRONMENTAL IMPACT REPORT</b> is required: (1) Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; (2) Substantial changes have occurred with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or (3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the negative declaration was adopted, shows any the following:(A) The project will have one or more significant effects not discussed in the previous EIR or negative declaration;(B) Significant effects previously examined will be substantially more severe than shown in the previous EIR or negative declaration;(C) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of



the project, but the project proponents decline to adopt the mitigation measures or alternatives; or,(D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR or negative declaration would substantially reduce one or more significant effects of the project on the environment, but the project proponents decline to adopt the mitigation measures or alternatives.

---

Signature

Kathleen Mitchell, Project Planner

---

Printed Name

---

Date

For John Hildebrand,  
Planning Director

---



## V. ENVIRONMENTAL ISSUES ASSESSMENT

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>AESTHETICS</b> Would the project				
<b>1. Scenic Resources</b>				
a) Have a substantial effect upon a scenic highway corridor within which it is located?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and unique or landmark features; obstruct any prominent scenic vista or view open to the public; or result in the creation of an aesthetically offensive site open to public view?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage points.) If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan and Ordinance No. 460 (Regulating the Division of Land), No. 655 (Regulating Light Pollution); Riverside County General Plan Figure C-8 “Scenic Highways”; California Scenic Highway Mapping System (Caltrans 2017). Accessible at: [http://www.dot.ca.gov/hq/LandArch/16\\_livability/scenic\\_highways/](http://www.dot.ca.gov/hq/LandArch/16_livability/scenic_highways/); and the WCCP EIR

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

**No Impact.** The project site is not located along an officially designated scenic highway corridor. The closest “Officially Designated” State Scenic Highway is State Route 74, which is located approximately 24 miles northwest of the project site. In addition, Interstate 15, which is approximately 4.5 miles west of the site, is identified as an Eligible State Scenic Highway – Not Officially Designated. The project site is not visible from either State Route 74 or Interstate 15.

In addition, General Plan Figure C-8 shows that the project site is not located within the vicinity of a County designated Scenic Highway. The Closest County Eligible Scenic Highways include State Route 79, which is located approximately 3 miles south of the project site, and Interstate 215, which is approximately 7 miles northwest of the site at Interstate 15. The project site is also not visible from either of the County Eligible Scenic Highways. Due to the distance from these scenic highways, development of the project would not result in impacts upon a scenic highway corridor. No impacts would occur.



**b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and unique or landmark features; obstruct any prominent scenic vista or view open to the public; or result in the creation of an aesthetically offensive site open to public view?**

**Less than Significant Impact with Mitigation Incorporated.** The project site consists mostly of undeveloped areas with seasonal vegetation and trees throughout. A single-family residence is located on the west side of Calle Encantado. The project site does not contain any rock outcroppings or unique or landmark features. The area around the project site is generally characterized as rural, and its scenic resources include vistas created by a gentle hillside, large lot residential residences, wineries, vineyards, and open space with views of ridgelines.

The proposed project would change the visual character of the project area from vacant land with a single-family residence previously used as an agricultural nursery, to a new winery with a new building, parking lot and vineyards. The vineyards and orchards would comprise 75 percent of the project area to maintain the rural agricultural character of the area. Also, the project has been designed to follow the existing topography such that the winery building and associated parking would be integrated into the gentle hillside of the site, which is consistent with WCCP aesthetic vision of the area. This design would minimize grading and resulting change to the existing topography, and impacts related to topography or ground surface relief features would be less than significant.

The project has incorporated various design features pursuant to the WCCP Design Guidelines that are specifically intended to maintain the rural Wine Country character, including limiting the winery building to one story in height and use of materials and architecture that corresponds with the rural wine country atmosphere of the area. This includes use of natural stone veneer, concrete and faux wood siding, corrugated metal panels, and rough finished plaster. In addition, the architectural design of the project would utilize metal trellis, fabric awnings, interlocking pavers, and would be landscaped with various trees, shrubs, and groundcovers pursuant to the County's landscape regulations around all buildings, parking lots, roadways, and public locations throughout the project site. Furthermore, the proposed project would be developed in compliance with the WCCP Design Guidelines, which would be verified through the project permitting process. WCCP EIR Mitigation Measure AES-2 would be implemented, which requires a signage plan for the project site to ensure signage does not result in impacts related to aesthetics. AES-2 would be implemented prior to final building inspection of the active building phase when final building placement and design have been determined. Therefore, the proposed project would result in a less than significant impact related to scenic resources and would not create an aesthetically offensive public view. Impacts would be considered less than significant with mitigation incorporated.

**c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage points.) If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?**

**Less than Significant.** The proposed project is within a non-urbanized area, as defined by Public Resources Code Section 21071(b). The existing visual character of the site includes ornamental trees scattered along Calle Encantado and along Rancho California Road. Various grasses and shrubs exist on the site and are visible from Rancho California Road. Public views from Rancho California Road include chain-link and picket fencing along Rancho California Road. In addition, various ornamental and palm trees are visible from the roadways.

The proposed project would include vineyards, a single-story winery building that would be visible from Rancho California Road. The parking lot is sited behind the building and would not be visible from Rancho California Road. The proposed project would change the existing visual character to that of a winery and vineyard, with ornamental landscaping, similar to other existing wineries and

vineyards adjacent to project site and along Rancho California Road. The proposed project would be consistent with the visual character of the surrounding wineries. In addition, the project complies with WCCP design features and includes materials such as natural stone veneer, concrete and faux wood siding, and landscaping in front of the winery. Thus, the quality of public views of the site would be enhanced by the proposed project, consistent with surrounding uses, and impacts related to the visual character or quality of public views of the site and its surroundings would be less than significant.

Conditions of Approval

None.

WCCP EIR Mitigation Measures:

The WCCP EIR Mitigation Measure that is applicable to the proposed project is the following:

**WCCP EIR Mitigation Measure AES-2:** All implementing projects shall provide a signage plan for the project area prior to approval. This plan shall include the location of onsite buildings and structures, the location of existing buildings and structures within surrounding properties, the distance between existing buildings and structures and proposed signage, and other details of the proposed signage (i.e., type, size, lighting, and architectural design) during each phase of project development. No off-site signage shall be considered for an implementing project during any phase of project development without prior approvals per Article XIX of County Ordinance 348.

Project Specific Mitigation Measures:

No additional mitigation is required.

Monitoring: Mitigation will be monitored through incorporation of mitigation as conditions of approval and conditions of approval will be implemented and monitored through the Building and Safety plan check process.

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

Source: Riverside County General Plan and Ordinance No. 655 (Regulating Light Pollution); and the WCCP EIR

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

**Less than Significant Impact with Mitigation Incorporated.** The proposed project site is approximately 39 miles northwest of the Mt. Palomar Observatory, and is within Zone B, as designated by Riverside County Ordinance No. 655. Zone B includes areas between 15 and 45 miles from the observatory. Areas within Zone B are required to meet specific lighting design standards to minimize light that could have a detrimental effect on astronomical observation and research. To ensure that lighting meets the required standards, the proposed project is required to submit lighting plans for approval as part of the project permitting process as required by existing County Ordinances and WCCP



EIR Mitigation Measure AES-3, which will be implemented prior to building permit issuance when detailed site design plans will be available and upon which the photometric plan will be based. Thus, through the County's development review process, as required by Riverside County Ordinance No. 655 and WCCP EIR Mitigation Measure AES-3, potential project interference with nighttime use of the Mt. Palomar Observatory is considered be less than significant with mitigation incorporated.

Conditions of Approval:

- **Lighting Plans:** All parking lot lighting and other outdoor lighting shall be hooded and directed so as not to shine directly upon adjoining property or public rights-of-way and shall be shown on electrical plans submitted to the Department of Building and Safety for plan check approval and shall comply with the requirements of Riverside County Ordinance No. 655 and the Riverside County Comprehensive General Plan.
- **Outdoor Lighting:** All outdoor luminaires in shall be appropriately located and adequately shielded and directed such that no direct light falls outside the parcel of origin, or onto the public right-of-way. In addition, outdoor luminaires shall not blink, flash, or rotate and shall be shown on electrical plans submitted to the Department of Building and Safety for plan check approval and shall comply with the requirements of Riverside County Ordinance No. 915.

WCCP EIR Mitigation Measures:

The WCCP EIR Mitigation Measure that is applicable to the proposed project is the following:

**WCCP EIR Mitigation Measure AES-3:** All implementing projects shall provide a lighting plan for the project area prior to approval. This plan shall include the location of onsite buildings and structures, the location of existing buildings and structures within surrounding properties, the distance between existing buildings and structures and proposed light sources, and other details of the proposed lighting (i.e., type, size, wattage, lumens, shielding type, etc.) during each phase of project development.

Project Specific Mitigation Measures:

No additional mitigation is required.

Monitoring: Mitigation will be monitored through incorporation of mitigation as conditions of approval and conditions of approval will be implemented and monitored through the Building and Safety plan check process.

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

Source: Riverside County General Plan and Ordinances No. 460 (Regulating the Division of Land), No. 655 (Regulating Light Pollution), No. 915 (Regulating Outdoor Lighting); and the WCCP EIR.

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

**Less than Significant Impact.** The project site is developed with one vacant single-story home and there is negligible onsite nighttime security lighting. However, areas nearby the project site provide sources of nighttime lighting including illumination from vehicle headlights along Rancho California Road, and offsite interior illumination from nearby low density residential and winery uses passing through windows. Sensitive receptors relative to lighting and glare include residents, motorists, and pedestrians.

The proposed project would include installation of new lighting sources on the project site including exterior lighting for security in the parking lot and along the building exteriors and interior lighting that could be visible through windows to the outside. The exterior security and parking lot lighting would be hooded, appropriately angled to focus on the project site, and would comply with the County's lighting ordinance and Building and Safety standards, as required by County Ordinances No. 655, 460, and 915 (included as conditions of approval). In addition, as described above, WCCP EIR Mitigation Measure AES-3 requires submittal of lighting plans for approval as part of the project permitting process to ensure compliance with the Riverside County lighting requirements. Therefore, implementation of the project would not result in a substantial new source of light, and impacts would be less than significant.

Reflective light (glare) can be caused by sunlight or artificial light reflecting from finished surfaces such as window glass or other reflective materials. Buildings constructed of highly reflective materials from which the sun reflects at a low angle can cause adverse glare. However, the proposed building would not be developed with reflective surfaces, would not include large areas of windows, and would be low density. In addition, County Ordinance Nos. 655, 460, and 915 regulate lighting to ensure that glare does not occur. Therefore, the proposed project would not generate substantial sources of glare, and impacts related to glare would be less than significant.

**b) Expose residential property to unacceptable light levels?**

**Less than Significant Impact with Mitigation Incorporated.** As described above, the project would adhere to all applicable Riverside County lighting regulations that specify lighting be hooded, and angled to focus on the project site, and away from residential uses. In addition, the development standards for the WC Zones requires that all exterior lighting, including spotlights, floodlights, electric reflectors and other means of illumination for signs, structures, landscaping, parking, loading, unloading and similar areas, shall be focused, directed, and arranged to prevent glare and direct illumination of streets or adjoining properties. The proposed project would be required to submit lighting plans for approval as part of the project permitting process per WCCP EIR Mitigation Measure AES-3 and Ordinances No. 460, 655, and 915 to ensure compliance with the Riverside County lighting requirements. This process would ensure that residential property is not exposed to unacceptable levels of light; and impacts related to unacceptable levels of light would be less than significant with mitigation incorporated.

Conditions of Approval:

- **Lighting Plans:** All parking lot lighting and other outdoor lighting shall be hooded and directed so as not to shine directly upon adjoining property or public rights-of-way and shall be shown on electrical plans submitted to the Department of Building and Safety for plan check approval and shall comply with the requirements of Riverside County Ordinance No. 655 and the Riverside County Comprehensive General Plan.
- **Outdoor Lighting:** All outdoor luminaires in shall be appropriately located and adequately shielded and directed such that no direct light falls outside the parcel of origin, or onto the public right-of-way. In addition, outdoor luminaires shall not blink, flash, or rotate and shall be shown on electrical plans submitted to the Department of Building and Safety for plan check approval and shall comply with the requirements of Riverside County Ordinance No. 915.

Conditions of Approval



WCCP EIR Mitigation Measures:

The WCCP EIR Mitigation Measure that is applicable to the proposed project is the following:

**WCCP EIR Mitigation Measure AES-3:** Listed previously in Response 2, Mt. Palomar Observatory.

Project Specific Mitigation Measures:

No additional mitigation is required.

Monitoring: Mitigation will be monitored through incorporation of mitigation as conditions of approval and conditions of approval will be implemented and monitored through the Building and Safety plan check process.

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

Source: Riverside County General Plan Figure OS-2 "Agricultural Resources,;" California Department of Conservation Farmland Mapping and Monitoring Program (FMMP 2021). Accessible at: <https://maps.conservation.ca.gov/DLRP/>; California Department of Conservation Williamson Act Program Mapping (DOC 2016). Accessed: [ftp://ftp.consrv.ca.gov/pub/dlrp/wa/Riverside\\_w\\_15\\_16\\_WA.pdf](ftp://ftp.consrv.ca.gov/pub/dlrp/wa/Riverside_w_15_16_WA.pdf); and the WCCP EIR.

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

**Less than Significant Impact.** The proposed Project site consists of 14.11 acres of unique farmland of statewide importance identified by the California Department of Conservation. Unique farmland is defined by the Department of Conservation as farmland of lesser quality soils used for the production of the state's leading agricultural crops. This land is usually irrigated but may include nonirrigated orchards or vineyards as found in some climatic zones in California. Land must have been cropped at

some time during the four years prior to the mapping date. Approximately 19,534 SF (0.45 acre) of the unique farmland would be converted from unique farmland to a winery, restaurant, and guest inn. However, an additional 4.31 acres would be converted from underutilized land to vineyards as agricultural uses. In addition, in response to these agricultural resources, the WCCP EIR included Project Design Features that require 75 percent of implementing projects on future winery sites be planted with vineyards on 10 acres or more. The proposed project includes approximately 13.8 acres of vineyard/orchards within the Winery Resort, and a Guest Inn/Winery that would be a minimum of 0.45-acre in size and produce at least 7,000 gallons of wine annually. Overall, the project would result in an increase in designated agricultural land compared to the existing conditions, resulting in a less than significant impact on converting unique farmland to a non-agricultural use.

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

**No Impact.** The project site is primarily developed and disturbed by residential structures and previous agricultural use (BIO 2020). The proposed project would include a zone change from Citrus/Vineyard to Wine Country-Winery Zone. The Citrus/Vineyard zone classification allows for wine sales, sampling rooms, restaurants, delicatessens, bed and breakfast inns, hotels and special occasion facilities shall be permitted only when they are secondary, and directly related, to the agricultural operations. The Wine Country-Winery zone classification allows for vineyards, groves and other horticultural products in conjunction with an agricultural operation, as well as Class I, II, and V winery which would allow for the proposed Winery and Guest Inn. As described in the previous response, pursuant to the requirements of the Wine Country-Winery Zone and WCCP the project includes substantial areas of vineyards and open space areas. Thus, the proposed project would not conflict with the existing zoning, as intended for agricultural uses. In addition, the project site is not subject to a Williamson Act contract or Riverside County Agricultural Preserve (DOC 2016). Impacts related to conflict with agricultural zoning, Williamson Act contract, or Riverside County Agricultural Preserve would not occur from implementation of the proposed project. There would be no impacts.

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

**Less than Significant Impact.** All of the areas within 300 feet of the project site are within the Wine Country-Winery Zone, which requires that all residential developments record a Right-to-Farm covenant, to protect the vineyard uses from residential encroachment and conflicting land uses (Ordinance 348.4857). Also, as described by the WCCP EIR, the objectives of the WCCP are to ensure that the area develops in an orderly manner that minimizes conflicts between agricultural and urban uses and decreases the likelihood that conversions from agricultural areas would occur. The intent of the WCCP is to prevent the diminishing effects of urbanization on the rural and agricultural character of the community by restricting incompatible uses. The proposed development is an implementing project of the WCCP, and as described in the previous responses, the project includes substantial areas of vineyards, orchards, and open space areas pursuant to the requirements of the WCCP. Therefore, impacts related to agriculturally zoned property within 300-feet of the project site would be less than significant.

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

**Less than Significant Impact.** As described in the previous responses, the project is within the Wine Country-Winery Zone, and the intent of the WCCP is to prevent the diminishing effects of urbanization on the rural and agricultural character of the community by restricting incompatible uses. As an implementing project of the WCCP, the project includes substantial areas of vineyards, olive groves,



and open space areas. Therefore, impacts related to other changes that could convert farmland to non-agricultural uses would be less than significant.

Plans Programs or Policies

No mitigating plans, programs, or policies related to agriculture are applicable to the project.

WCCP EIR Mitigation Measures:

No mitigation measures related to agriculture that are applicable to the proposed project were adopted by the WCCP EIR.

Project Specific Mitigation Measures:

No mitigation is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>5. Forest</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Figure OS-3a “Forestry Resources Western Riverside County Parks, Forests, and Recreation Areas,” Figure OS-3b “Forestry Resources Eastern Riverside County Parks, Forests, and Recreation Areas,” and the WCCP EIR.

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

**No Impact.** As described in the WCCP EIR, the project site is not located within an area that is identified as forest land or timberland. In addition, the County does not have any existing or proposed zoning of forest land, timberland, or Timberland Production Zones within the County. Thus, there would be no impacts.

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

**No Impact.** As described in the previous response, the project site is not located within an area that is identified as forest land or timberland. Thus, the project would not result in the loss of forest land or the conversion of forest land to non-forest use, and no impacts would occur.

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

**No Impact.** As described in response a), the project site is not located within an area that is identified as forest land or timberland. Thus, the project would not involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use, and no impacts would occur.

Plans Programs or Policies

No mitigating plans, programs, or policies related to forest, or timberland are applicable to the project.

WCCP EIR Mitigation Measures:

No mitigation measures related to forest or timberland that are relevant to the proposed project were adopted by the WCCP EIR.

Project Specific Mitigation Measures:

No mitigation is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>AIR QUALITY</b> Would the project				
<b>6. Air Quality Impacts</b>				
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Expose sensitive receptors which are located within 1 mile of the project site to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Teme Winery Air Quality, Energy, and Greenhouse Gas Impact Analysis, prepared by EPD Solutions, 2021 (AQ 2021), and included as Appendix A; and the WCCP EIR.

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

**Less than Significant Impact.** The project site is located in the South Coast Air Basin (Basin), which is under the jurisdictional boundaries of the South Coast Air Quality Management District (SCAQMD). The SCAQMD and Southern California Association of Governments (SCAG) are responsible for preparing the Air Quality Management Plan (AQMP), which addresses federal and state Clean Air Act (CAA) requirements. On March 3, 2017, the SCAQMD adopted the 2016 AQMP, which is a regional and multi-agency effort (SCAQMD, CARB, SCAG, and USEPA). The AQMP details goals, policies, and programs for improving air quality in the Basin. In preparation of the AQMP, SCAQMD and SCAG use land use designations contained in General Plan documents to forecast, inventory, and allocate regional emissions from land use and development-related sources. For purposes of analyzing consistency with the AQMP, if a proposed project would have a development density and vehicle trip generation that is substantially greater than what was anticipated in the General Plan, then the proposed project would conflict with the AQMP. On the other hand, if a project's density is consistent with the General Plan, its emissions would be consistent with the assumptions in the AQMP, and the project would not conflict



with SCAQMD's attainment plans. In addition, the SCAQMD considers projects consistent with the AQMP if the project would not result in an increase in the frequency or severity of existing air quality violations or cause a new violation.

As detailed further below, pollutant emissions from the proposed project would be less than the SCAQMD thresholds and would not result in a significant impact related to criteria pollutants. The project's density is consistent with the General Plan. The project is within the Temecula Valley Wine Country Policy Area and involves a zone change to change the existing zoning of Citrus/Vineyard (C/V) to Wine Country – Winery (WC-W) to put the properties into compliance with the Temecula Valley Wine Country Policy Area. The project site was anticipated for the proposed winery, resort, vineyard, and residential uses, and does not involve a change in General Plan designation and would comply with the Temecula Valley Wine Country Policy Area with a zone change. Therefore, implementation of the project would be consistent with the assumptions in the AQMP and would not conflict with or obstruct implementation of the AQMP. Impacts would be less than significant.

**b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?**

**Less than Significant Impact with Mitigation Incorporated.** The Basin is in a non-attainment status for federal ozone standards, federal carbon monoxide standards, and state and federal particulate matter standards. SCAQMD's cumulative air quality impact methodology states that if an individual project results in air emissions of criteria pollutants (ROG, CO, NOx, SOx, PM<sub>10</sub>, or PM<sub>2.5</sub>) that exceed the SCAQMD's daily thresholds for project-specific impacts, then it would also result in a cumulatively considerable net increase of the criteria pollutant(s) for which the project region is in non-attainment under an applicable federal or state ambient air quality standard.

As shown, in Tables AQ-2 and AQ-3, construction and operation of the proposed project would not exceed SCAQMD's applicable thresholds, as indicated in Table AQ-1. Therefore, impacts related to a cumulatively considerable net increase of a criteria pollutant for which the project region is non-attainment would be reduced to less than significant levels.

**Table AQ-1: SCAQMD Regional Air Quality Significance Thresholds**

Pollutant	Maximum Daily Thresholds (lbs/day)	
	Construction	Operations
Oxides of Nitrogen (NO <sub>x</sub> )	100	55
Reactive Organic Gases (ROG)	75	55
Respirable Particulate Matter (PM <sub>10</sub> )	150	150
Fine Particulate Matter (PM <sub>2.5</sub> )	55	55
Oxides of Sulfur (SO <sub>x</sub> )	150	150
Carbon Monoxide (CO)	550	550

Source: AQ 2021.

**Construction.**

Project construction activities would generate pollutant emissions from: (1) site preparation, grading, and excavation; (2) construction workers traveling to and from the site; (3) delivery and hauling of construction supplies to, and debris from, the site; (4) fuel combustion by onsite construction equipment; (5) building construction; application of architectural coatings; and paving. In addition, construction activities are anticipated to overlap occasionally throughout the construction period.

It is mandatory for all construction projects to comply with several SCAQMD Rules, including Rule 403 (included as WCCP EIR Mitigation Measure AQ-8) requirements that include, but are not limited to, applying water in sufficient quantities to prevent the generation of visible dust plumes, applying soil binders to uncovered areas, reestablishing ground cover as quickly as possible, utilizing a wheel washing system to remove bulk material from tires and vehicle undercarriages before vehicles exit the project site, covering all trucks hauling soil with a fabric cover and maintaining a freeboard height of 12-inches. The County shall require implementing projects to prohibit idling of on- and off-road heavy-duty diesel vehicles for more than five minutes (included as WCCP EIR Mitigation Measure AQ-6). In addition, implementation of SCAQMD Rule 1113 (included as a condition of approval) that govern the VOC content in architectural coating, paint, thinners, and solvents, was accounted for in the construction emissions modeling.

The amount of emissions generated on a daily basis would vary, depending on the intensity and types of construction activities occurring. The construction and operational impacts to air quality, energy, and greenhouse gas emissions using the California Emissions Estimator Model (CalEEMod) Version 2016.3.2 land use emission model. The purpose of this model is to calculate construction-source and operational-source criteria pollutant (VOCs, NO<sub>x</sub>, SO<sub>x</sub>, CO, PM<sub>10</sub>, and PM<sub>2.5</sub>). Table AQ-2 shows that construction emissions generated by the project would not exceed SCAQMD regional thresholds, even during overlapping construction periods. The project would also comply with WCCP EIR Mitigation Measure AQ-10 which establishes requirements to reduce construction equipment and vehicles exhaust emissions. Therefore, construction activities would result in a less than significant impact with mitigation incorporated as to regional construction emissions.

**Table AQ-2: Regional Construction Emissions (lbs/day)**

Construction Activity	Maximum Daily Regional Emissions (pounds/day)					
	ROG	NO <sub>x</sub>	CO	SO <sub>x</sub>	PM <sub>10</sub>	PM <sub>2.5</sub>
2021						
Site Preparation	4.0	40.5	21.8	0.0	9.3	5.8
Grading	4.3	46.5	31.6	0.1	5.6	3.3
Building Construction	2.1	19.2	18.2	0.0	1.2	1.0
Maximum Daily Emissions	4.3	46.5	31.6	0.1	9.3	5.8
2022						
Building Construction	1.9	17.2	17.9	0.0	1.0	0.9
Paving	1.5	11.2	15.1	0.0	0.7	0.6
Architectural Coating	14.8	1.5	2.0	0.0	0.1	0.1
Maximum Daily Emissions	14.8	17.2	17.9	0.0	1.0	0.9
Maximum Daily Emission 2021-2022	14.8	46.5	31.6	0.1	9.3	5.8
SCAQMD Significance Thresholds	75	100	550	150	150	55
<b>Threshold Exceeded?</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>

Source: AQ 2021.

**Operation.** Implementation of the project would result in long-term regional emissions of criteria air pollutants and ozone precursors associated with area sources, such as natural gas consumption, landscaping, applications of architectural coatings, and consumer products, in addition to operational mobile emissions. The Vehicle Miles Traveled (VMT) Screening Memo included as Appendix B



prepared for the project states that at full buildout the project would generate 704 average daily trips (ADTs) on the weekdays and 1,125 ADTs on the weekends. As shown in Table AQ-3, the proposed project would result in long-term regional emissions of the criteria pollutants that would be below the SCAQMD's applicable thresholds. Therefore, the project's regional operational emissions would be less than significant.

**Table AQ-3: Operational Emissions (lbs/day)**

Source	ROG	NO <sub>x</sub>	CO	SO <sub>2</sub>	PM <sub>10</sub>	PM <sub>2.5</sub>
Area	0.7	0.0	0.0	0.0	0.0	0.0
Energy	0.0	<0.5	<0.5	0.0	0.0	0.0
Mobile	3.1	10.5	39.0	<0.5	12.2	3.4
<b>Total Emissions</b>	<b>3.8</b>	<b>10.9</b>	<b>39.3</b>	<b>&lt;0.5</b>	<b>12.2</b>	<b>3.4</b>
<b>SCAQMD Thresholds</b>	<b>55</b>	<b>55</b>	<b>550</b>	<b>150</b>	<b>150</b>	<b>55</b>
Exceed thresholds?	No	No	No	No	No	No

Source: AQ 2021.

**c) Expose sensitive receptors which are located within 1 mile of the project site to substantial pollutant concentrations?**

**Less than Significant Impact.** SCAQMD has developed Local Significance Thresholds (LSTs) that represent the maximum emissions from a project that are not expected to cause or contribute to an exceedance of the most stringent applicable federal or state ambient air quality standards, and thus would not cause or contribute to localized air quality impacts. LSTs are developed based on the ambient concentrations of NO<sub>x</sub>, CO, PM<sub>10</sub>, and PM<sub>2.5</sub> pollutants for each of the 38 source receptor areas (SRAs) in the SCAB. The project site is located in SRA 26, Temecula Valley.

The localized thresholds from the mass rate look-up tables in SCAQMD's Final Localized Significance Threshold Methodology document, were developed for use on projects that are less than or equal to 5-acres in size or have a disturbance of less than or equal to 5-acres daily. The project is anticipated to have a disturbance of less than 5-acres daily. SCAQMD only provides LSTs at receptor distances of 82, 164, 328, 656, and 1,640 feet from the emissions source. The closest sensitive receptor is located approximately 22 feet to the south of the project which is less than the minimum distance provided in the lookup tables (82 feet) of the project site. Thus, LSTs between 2-acres and 5-acres in SRA 26 (Temecula Valley) at a distance of 82 feet from a sensitive receiver identify the project's localized air quality impacts. As shown in Table AQ-5, project construction would not generate emissions in excess of the SCAQMD's localized significance thresholds. Thus, localized emission impacts from criteria pollutants generated during construction would be less than significant.

**Table AQ-5: Maximum Daily Localized Construction Emissions (lbs/day)**

Maximum Daily Emissions	NO <sub>x</sub>	CO	PM <sub>10</sub>	PM <sub>2.5</sub>
<b>Construction Maximum Emissions</b>	<b>303</b>	<b>1533</b>	<b>10</b>	<b>6</b>
<b>SCAQMD LST Threshold</b>	<b>520</b>	<b>4,282</b>	<b>59</b>	<b>16</b>
Exceed thresholds?	No	No	No	No

Source: AQ 2021.

**Toxic Air Contaminants.** Construction activities would result in short-term, emissions of diesel exhaust from off-road, heavy-duty diesel equipment, which is identified by CARB as a Toxic Air Contaminant (TAC). According to the Office of Environmental Health Hazard Assessment, Health Risk Assessments (HRAs), which determine the exposure of sensitive receptors to TAC emissions, should be based on a

70-year exposure; however, such assessments should be limited to the period/duration of activities associated with the project.

Because construction of the project would be temporary, and the use of heavy-duty diesel equipment during construction would be intermittent and given the relatively small size of the amount of construction of the project, construction-related emissions from the proposed project would not expose sensitive receptors to substantial emissions of TACs. In addition, the vineyard, winery and resort uses that would occur from project operations would not generate substantial sources of TACs, as those operational emissions are anticipated to be less than the emissions generated during construction. Therefore, impacts would be less than significant.

**CO Hotspots.** Areas of vehicle congestion have the potential to create pockets of CO called hotspots. These pockets have the potential to exceed the state one-hour standard of 20 ppm or the eight-hour standard of 9 ppm. Because CO is produced in greatest quantities from vehicle combustion and does not readily disperse into the atmosphere, adherence to ambient air quality standards is typically demonstrated through an analysis of localized CO concentrations. Hotspots are typically produced at intersections, where traffic congestion is highest because vehicles queue for longer periods and are subject to reduced speeds.

With the turnover of older vehicles and introduction of cleaner fuels, electric vehicles, and vehicles with stop-start systems (where the engine shuts down when the vehicle is stopped and restarts when the break pedal is released), as well as implementation of control technology on industrial facilities, CO concentrations in the South Coast Air Basin and the state have steadily declined.

The analysis of CO hotspots compares the volume of traffic that has the potential to generate a CO hotspot (exceedance the state one-hour standard of 20 ppm or the eight-hour standard of 9 ppm) and the volume of traffic with implementation of the proposed project. In 2003, the SCAQMD estimated that a project would have to increase traffic volumes at a single intersection by more than 44,000 vehicles per hour—or 24,000 vehicles per hour where vertical and/or horizontal air does not mix—in order to exceed state standards and generate a CO hot spot.

As detailed in Section 37, Transportation, shown on Table T-1, the proposed project would generate 33 new vehicle trips during the weekday AM peak hour and 104 new vehicle trips during the weekday PM peak hour. Over a 24-hour period, the project is forecast to generate approximately 74 new daily trips. On the weekend, the Project is expected to generate approximately 1125 new daily trips. Thus, the proposed project would not result in an increase in traffic volumes at a single intersection by more than 44,000 vehicles per hour—or 24,000 vehicles per hour where vertical and/or horizontal air does not mix; and would not generate a CO hotspot. Therefore, impacts related to CO hotspots from operation of the proposed project would be less than significant.

**d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?**

**No Impact.** According to the SCAQMD CEQA Air Quality Handbook, land uses associated with odor issues include agricultural uses, wastewater treatment plants, food processing plants, chemical plants, composting activities, refineries, landfills, dairies, and fiberglass molding operations. The proposed project would develop and operate winery, vineyards, resort, and residential uses, which would not involve the types of activities that would emit objectionable odors affecting a substantial number of people. In addition, odors generated by new and existing land uses are required to be in compliance with SCAQMD Rule 402 to prevent odor nuisances on sensitive land uses, which is provided as a condition of approval. Overall, impacts related to odors affecting a substantial number of people would not occur from implementation of the project.



### Conditions of Approval

**Rule 402:** The project is required to comply with the provisions of South Coast Air Quality Management District (SCAQMD) Rule 402. The project shall not discharge from any source whatsoever such quantities of air contaminants or other material which cause injury, detriment, nuisance, or annoyance to any considerable number of persons or to the public, or which endanger the comfort, repose, health or safety of any such persons or the public, or which cause, or have a natural tendency to cause, injury or damage to business or property.

**Rule 403:** The project is required to comply with the provisions of South Coast Air Quality Management District (SCAQMD) Rule 403, which includes the following:

- All clearing, grading, earth-moving, or excavation activities shall cease when winds exceed 25 mph per SCAQMD guidelines in order to limit fugitive dust emissions.
- The contractor shall ensure that all disturbed unpaved roads and disturbed areas within the project are watered, with complete coverage of disturbed areas, at least 3 times daily during dry weather; preferably in the mid-morning, afternoon, and after work is done for the day.
- The contractor shall ensure that traffic speeds on unpaved roads and project site areas are reduced to 15 miles per hour or less.

**Rule 1113:** The project is required to comply with the provisions of South Coast Air Quality Management District Rule (SCAQMD) Rule 1113. Only “Low-Volatile Organic Compounds” paints (no more than 50 gram/liter of VOC) and/or High-Pressure Low Volume (HPLV) applications shall be used.

**Rule 2305:** The project is required to implement Warehouse Actions and Investments to Reduce Emissions (WAIRE) Points Compliance Obligation (WPCO). Compliance with Rule 2305 would be ensured through required reporting of emission reduction measures to the South Coast AQMD from building owners (Warehouse Operators Notification) and warehouse operators (Initial Site Information Report and Annual WAIRE Report).

### WCCP EIR Mitigation Measures:

The WCCP EIR Mitigation Measures that are applicable to the proposed project and will be incorporated in the COAs are as follows:

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

**WCCP EIR Mitigation Measure AQ-8:** The County shall require implementing projects to comply with the following SCAQMD Applicable Rule 403 Measures:

- Apply nontoxic chemical soil stabilizers according to manufacturers' specifications to all inactive construction areas (previously graded areas inactive for ten days or more).
- Water active sites at least three times daily. (locations where grading is to occur will be thoroughly watered prior to earthmoving).

- All trucks hauling dirt, sand, soil, or other loose materials are to be covered, or should maintain at least two feet of freeboard in accordance with the requirements of California Vehicle Code (CVC) Section 23114 (freeboard means vertical space between the top of the load and top of the trailer).
- Pave construction access roads at least 100 feet onto the site from main road.
- Traffic speeds on all unpaved roads shall be reduced to 15 mph or less.
- Stockpiled dirt may be covered with a tarp to reduce the need for watering or soil stabilizers.

**WCCP EIR Mitigation Measure AQ-9:** The County shall require implementing projects to comply with the following additional SCAQMD CEQA Air Quality Handbook Dust Control Measures:

- Revegetate disturbed areas as quickly as possible.
- All excavating and grading operations shall be suspended when wind speeds (as instantaneous gusts) exceed 25 mph.
- All streets shall be swept once a day if visible soil materials are carried to adjacent streets (recommend water sweepers with reclaimed water).
- Install wheel washers where vehicles enter and exit unpaved roads onto paved roads, or wash trucks and any equipment leaving the site each trip.

**WCCP EIR Mitigation Measure AQ-10:** The County shall require implementing projects to comply with the following Mitigation Measures for Construction Equipment and Vehicles Exhaust Emissions:

- The County shall require implementing projects to select construction equipment to be used on site based on low emission factors (equipment which releases little atmospheric pollutants) and high energy efficiency (equipment which requires less energy to do the same work). Examples of low emission and high energy efficiency equipment include use of EPA Tier 3 (or better) emission compliant construction equipment and use of alternative fueled construction equipment (natural gas), as deemed appropriate by the County during application review.
- The County shall require implementing projects to include a statement on grading plans that all construction equipment will be tuned and maintained in accordance with the manufacturer's specifications.
- The County shall require implementing projects to utilize electric- or diesel-powered equipment, in lieu of gasoline-powered engines, as deemed appropriate by the County during application review.
- The County shall require implementing projects to include a statement on grading plans that work crews will shut off equipment when not in use. During smog season (May through October), the overall length of the construction period will be extended, thereby decreasing the size of the area prepared each day, to minimize vehicles and equipment operating at the same time.
- The County shall require implementing projects to time construction activities so as to not interfere with peak hour traffic and minimize obstruction of through traffic lanes adjacent to the site; if necessary, a flag person shall be retained to maintain safety adjacent to existing roadways.
- The County shall require implementing projects to use EPA-rated engines of Tier 3 or better, or prevailing Air Resource Board construction fleet specifications.
- As soon as electric utilities are available at construction sites, the County shall require implementing projects to supply the construction site with electricity from the local utility and all



equipment that can be electrically operated shall use the electric utility rather than portable generators, where reasonable and feasible.

- The County shall require implementing projects to retain on site dust generated by the development activities, and keep dust to a minimum by following the dust control measures listed below:
  - a) During clearing, grading, earthmoving, excavation, or transportation of cut or fill materials, water trucks or sprinkler systems shall be used to prevent dust from leaving the site and to create a crust after each day's activities cease.
  - b) During construction, water trucks or sprinkler systems shall be used to keep all areas of vehicle movement damp enough to prevent dust from leaving the site. At a minimum, this would require watering at least three times per day which include wetting down such areas in the late morning, mid-day after work is completed for the day, and whenever wind exceeds 15 miles per hour. Soil stabilizers may also be used instead of watering, as deemed appropriate by the County during application review, to comply with County and SCAQMD nuisance and dust regulations.
  - c) Immediately after clearing, grading, earthmoving, or excavation is completed, the entire area of disturbed soil shall be treated until the area is paved or otherwise developed so that dust generation will not occur.
  - d) Soil stockpiled for more than two days shall be covered, kept moist, or treated with soil binders to prevent dust generation.
  - e) Trucks transporting soil, sand, cut or fill materials, and/or construction debris to or from the site shall be tarped/covered from the point of origin.

Completed WCCP EIR Mitigation Measure:

The following WCCP EIR Mitigation Measure that is applicable to the project has been completed as part of this IS/MND:

**WCCP EIR Mitigation Measure AQ-12:** Proponents of non-residential implementing projects, or projects larger than 5 acres in total size, shall prepare appropriate air quality studies which demonstrate that emissions resulting from project construction and operation do not result in significant localized impacts, or are mitigated to the extent feasible. The site-specific studies shall utilize SCAQMD's Localized Significance Threshold methodology, as reflected at <http://www.aqmd.gov/ceqa/handbook/LSA/LSA.html>. This methodology is a guidance document and may be modified for site specific implementing actions as determined appropriate by the County.

Project Specific Mitigation Measures:

No additional mitigation is required.

Monitoring: Mitigation will be monitored through incorporation of mitigation as conditions of approval and conditions of approval will be implemented and monitored through the Building and Safety plan check process.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>BIOLOGICAL RESOURCES</b> Would the project				
<b>7. Wildlife &amp; Vegetation</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

a) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan?				
b) Have a substantial adverse effect, either directly or through habitat modifications, on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U. S. Wildlife Service?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f) Have a substantial adverse effect on State or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: General Biological Resources Assessment and Western Riverside County MSHCP Consistency Analysis Report, 2020 (BIO 2020) and 2020 Focused Burrowing Owl Survey Report (BOUW 2020), which were prepared by Hernandez Environmental Services, included in Appendix C and Appendix D, Jurisdictional Delineation Report (JD 2021) prepared by Hernandez Environmental Services, included in Appendix E.

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

**Less than Significant Impact with Mitigation Incorporated.** The project site is located within the Southwest Area Plan Western Riverside County Multiple-Species Habitat Conservation Plan (MSHCP), the project site is not located within a Criteria Cell or Cell Group. However, the project site is within the Western Riverside County MSHCP burrowing owl survey area and a burrowing owl survey was conducted. As discussed below, a focused burrowing owl survey determined the project site provides suitable burrows/nesting opportunities for burrowing owl; however, burrowing owl or signs of burrowing owl such as molted feathers, cast pellets, and excrement were not observed on site. Regardless, the proposed project would comply with the preconstruction surveys and mitigation measures set forth in the MSHCP outlined as Mitigation Measures BIO-1 through BIO-3. In addition, the project would comply with the urban/wildlands interface guidelines (Section 6.1.4 of the MSHCP) to minimize edge effects. Therefore, with compliance of the MSHCP and set mitigation measures, the project would have a less than significant effect on conflicting with a habitat conservation plan.



b) Have a substantial adverse effect, either directly or through habitat modifications, on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12); and

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

#### **Less than Significant Impact with Mitigation Incorporated.**

##### **Sensitive Plant Species**

The project site is generally comprised of a mix of ruderal, disturbed coastal sage scrub, ornamental trees, ephemeral drainage, and residential, a mix of non-native grassland and Riversidean sage scrub, the majority of which has been subject to historical agricultural uses as discussed in Section 4, *Agriculture and Forest Services*. As described in the General Biological Resources Assessment and Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) Consistency Analysis Report (BIO 2020) prepared for the project, habitat assessment surveys were completed for special status plant and animal species known to occur in the region. A total of 21 plant species are listed as state and or federal Threatened, Endangered, or Candidate species; are required to be reviewed under the Narrow Endemic Plant section of the Western Riverside MSHCP; are 1B.1 listed plants on the CNPS Rare Plant Inventory; or have been found to have a potential to exist on the project site. Special status plant species do not occur on the project site.

##### **Sensitive Wildlife Species**

*Sensitive Wildlife Species.* A total of 16 animal species are listed as state and or federal Threatened, Endangered and Candidate Species. The following listed species have the potential to occur on the project site. However, with compliance to existing MSHCP regulations, impacts would be reduced to a less than significant level, as described below (BIO 2020):

- The orange-throated whiptail is a watch list wildlife species. There is potential habitat for this species on the project site around the historic ephemeral stream and the ornamental trees. Development of these areas has the potential to result in impacts to this species. However, this species is covered by the Western Riverside MSHCP and is considered adequately conserved. Mitigation Measure BIO-3 requires payment of appropriate development mitigation fees and a preconstruction survey. With Mitigation Measure BIO-3, impacts related to orange-throated whiptail would be less than significant.
- Burrowing owl is a CDFW Species of Special Concern. There is potential habitat for this species on the project site within the open ruderal areas. Development of these areas has the potential to result in impacts to this species. Consistent with the MSHCP requirements, focused surveys were conducted pursuant to *Step II, Part B: Focused Burrowing Owl Surveys of the Burrowing Owl Survey Instructions for the Western Riverside Multiple Species Habitat Conservation Plan Area* (2006). The focused burrowing owl survey determined the project site provides suitable burrows/nesting opportunities for burrowing owl. However, burrowing owl or signs of burrowing owl such as molted feathers, cast pellets, and excrement were not observed on site. In addition, Mitigation Measure BIO-2 requires a 30-day preconstruction survey, and if necessary, relocation and monitoring in coordination with the Western Riverside County Regional Conservation Authority (RCA), USFWS, and CDFW. With Mitigation Measure BIO-2, impacts related to burrowing owl would be less than significant.

In addition, the project site contains shrubs and trees that can support nesting songbirds or raptors during the nesting bird season of February 1 through September 15. An active raptor nest was observed in a eucalyptus tree located on the northwest corner of the site during the field survey. Potential impacts to nesting birds may occur if ground disturbing activities or vegetation removal occur during the bird

nesting season. Potential impacts related to these sensitive bird species could occur if they are nesting in the project area during construction activities. To avoid potential impacts, Mitigation Measure BIO-1 would be implemented to require pre-construction surveys and avoidance of nesting birds. With implementation of Mitigation Measure BIO-1 impacts related to sensitive non-listed bird species would be reduced to less than significant levels.

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

**Less than Significant Impact with Mitigation Incorporated.** Wildlife corridors are linear features that connect areas of open space and provide avenues for the migration of animals and access to additional areas of foraging. The project site is not located within a designated wildlife corridor or linkage. Because the project area has been heavily disturbed by surrounding agricultural and residential development, the project site does not function as a wildlife movement corridor or linkage. Therefore, no impacts to wildlife corridors would result from development of the project site.

As mentioned above, the project site has the potential to support birds that are subject to the Migratory Bird Treaty Act (MBTA). Disturbance to or destruction of migratory bird eggs, young, or adults is in violation of the MBTA and California Fish and Game Code. If construction of the proposed project occurs during the general bird breeding season, which for this project is defined as February 1 to September 15, then pre-construction surveys and avoidance of nesting birds will be required pursuant to Mitigation Measure BIO-1. With implementation of Mitigation Measure BIO-1 impacts related to native wildlife nursery sites would be reduced to less than significant levels.

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

**Less than Significant Impact with Mitigation Incorporated.** As mentioned above, the project site is generally comprised of a mix of ruderal, disturbed coastal sage scrub, ornamental trees, ephemeral drainage, and residential, a mix of non-native grassland and Riversidean sage scrub, the majority of which has been subject to historical agricultural uses. The project site contains an approximately 0.56 acres of disturbed ephemeral drainage dominated by non-native upland plant species that flows from east to west. The ephemeral drainage is under the jurisdiction of CDFW. However, the project has been designed to avoid any direct or indirect impacts to the onsite CDFW jurisdictional stream.

**Construction/Temporary Impacts.** Existing RQWCB and County regulations, and WCCP EIR Mitigation Measure HYD-3 require the project to implement a project specific Stormwater Pollution Prevention Plan (SWPPP) to be developed by a QSD (Qualified SWPPP Developer) and implemented during construction activities to reduce the velocity of runoff and reduce the potential for pollutants to leave construction areas. Thus, impacts would be less than significant with mitigation incorporated.

**f) Have a substantial adverse effect on federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?**

**No Impact.** The project site does not contain a wetland or vernal pools as defined by the 1987 Corps of Engineers Wetland Delineation Manual (JD 2021). As discussed in the jurisdictional delineation report, the project site contains approximately 0.56 acres of ephemeral drainage. However, the project has been designed to avoid any direct or indirect impacts to the onsite stream during construction and operation. Thus, no impacts would occur.



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

**No Impact.** The proposed project would not conflict with any local policies or ordinances. The County of Riverside has two tree management ordinances; one which manages the removal of oak trees, and the other that manages the removal of trees above 5,000 feet in elevation. The project site does not contain any oak trees and the site is between 1,269 and 1,394 feet above sea level. Thus, the proposed project would not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance. No impact would occur.

Conditions of Approval

**County Ordinance No. 810.** Prior to the issuance of any grading permits, fees required pursuant to Riverside County Ordinance No. 810 (Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) Fee Program Ordinance) shall be submitted to the County. County Ordinance No. 810 requires a per-acre local development impact and mitigation fee payment (currently \$16,358/acre) prior to the issuance of a building permit.

WCCP EIR Mitigation Measures:

The WCCP EIR Mitigation Measure that is applicable to the proposed project is the following:

**WCCP EIR Mitigation Measure HYD-3:** Prior to issuance of grading permits, implementing projects shall prepare the necessary Stormwater Pollution Prevention Program (SWPPP) and comply with the National Pollutant Discharge Elimination System (NPDES) General Construction Storm Water Permit from the State Water Resources Control Board.

Project Specific Mitigation Measures:

**Mitigation Measure BIO-1: Pre-Construction Nesting Bird Survey and Avoidance.** Project ground disturbing and vegetation clearing should be conducted outside the nesting season, which is generally defined as February 1 to September 15. If avoidance of ground disturbing and vegetation clearing activities cannot be implemented and these activities will occur during the bird nesting season, a qualified biologist shall conduct pre-construction nesting bird surveys during the nesting bird season within 3 days prior to vegetation removal and/or construction activities; and, if active nests are found during nesting bird surveys, they will be flagged and a 500-foot buffer for raptors and a 250-foot buffer for migratory song birds, shall be installed around the nests. The buffers must remain in place until the young have fledged and the nest becomes unoccupied.

**Mitigation Measure BIO-2: Pre-Construction Burrowing Owl Survey and Avoidance.** Within 30 days prior to initiating ground-disturbance activities, the project applicant shall retain a qualified biologist to complete a pre-construction take avoidance survey in accordance with the MSHCP. If the take avoidance survey is negative and burrowing owls are confirmed to be absent, then ground-disturbing activities shall be allowed to commence, and no further mitigation would be required.

If the survey is positive and burrowing owls are confirmed to be present, then the project applicant shall consult with the CDFW and prepare and implement a project specific burrowing owl mitigation plan. The plan shall be reviewed and approved by the CDFW. To avoid take, any impacted individuals shall be relocated outside of the impact area by a qualified biologist and in consultation with CDFW using passive relocation methodologies, unless otherwise required by CDFW.

**Mitigation Measure BIO-3: Pre-Construction Survey and Development Mitigation Fees for Orange-throated Whiptail.** Orange throated whiptail is adequately conserved under the MSHCP. The

proposed project must be consistent with the Western Riverside MSHCP. Payment of the appropriate development mitigation fees will mitigate any impacts to this species. A fee schedule can be found in the Local Development Mitigation Fee Schedule for Fiscal Year 2022.

In addition, three days prior to any ground disturbing activities or vegetation removal, a qualified biological monitor should conduct a preconstruction survey to identify any sensitive biological resources to flag for avoidance. Any reptile species that may be present within the project area shall be relocated outside of the impact areas.

Monitoring: Mitigation will be monitored through incorporation of mitigation as conditions of approval and conditions of approval will be implemented and monitored through the Building and Safety plan check process.

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

Source: Cultural Resources Assessment, prepared by Material Culture Consulting (MCC 2020) (Appendix E); and the WCCP EIR.

**a) Alter or destroy a historic site?**

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

**a-b) No Impact.** The project site consists of relatively flat and sloping terrain that was historically used for agricultural purposes. The project site is mostly undeveloped with a single-family residence on the western side of the property. As described in the Cultural Resources Assessment, historic maps and aerial photographs show that the site has been historically used for agricultural uses and maps indicate that agricultural development is first photographed in 1996. However, there are no historic structures or known resources on the project site. The existing residence on-site first appears on aerial photographs from 1996 and is not historic in age. Therefore, the proposed project would not alter or destroy a historic site or cause an adverse impact to a historical resource.

Existing Plans, Programs, or Policies

There are no mitigating plans, programs, or policies related to historic resources.

WCCP EIR Mitigation Measures:

The WCCP EIR did not include any historic resources mitigation measures that are applicable to the proposed project.

Project Specific Mitigation Measures:

No mitigation is required.



	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>9. Archaeological Resources</b>				
a) Alter or destroy an archaeological site.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Source: Cultural Resources Assessment, prepared by Material Culture Consulting (MCC 2020) (Appendix F); and the WCCP EIR.

**a) Alter or destroy an archaeological site; and**

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

**a-b) Less than Significant with Mitigation Incorporated.** The WCCP EIR describes that the project area is considered highly sensitive for the presence of prehistoric Native American archaeological resources and has a high potential for buried and surficial archaeological sites. A pedestrian survey of the project site was conducted on April 21, 2020, by MCC Archaeologists. The area exists as an abandoned vineyard/nursery with residential structures. No cultural resources were identified during the investigation. As required by WCCP EIR Mitigation Measure CUL-1, a site-specific Cultural Resources Assessment (MCC 2020), was prepared that identified the one resource that has been previously recorded within one mile of the project area. Therefore, sites would be protected as required by WCCP EIR Mitigation Measure CUL-1, which states that resources shall be avoided as a first priority. Also, given the cultural sensitivity of the area, WCCP EIR Mitigation Measure CUL-2 would be implemented along with the conditions of approval listed below to ensure that any resources uncovered during construction activity are recovered and evaluated by a qualified archaeologist. With implementation of these Mitigation Measures and conditions of approval, potential impacts related to archaeological resources would be reduced to a less than significant level.

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

**Less Than Significant Impact with Mitigation Incorporated.** The project site was not used for human remains or adjacent to a cemetery or other area that was used for human remains. The project site has historically been used for agriculture and is not anticipated to contain any human remains. In addition, California Health and Safety Code Section 7050.5, CEQA Section 15064.5, Public Resources Code Section 5097.98, and WCCP EIR Mitigation Measure CUL-3 mandate a specific process to be followed in the event of a discovery of human remains. Specifically, WCCP EIR Mitigation Measure CUL-3 and California Health and Safety Code Section 7050.5 requires that if human remains are discovered within the project site, disturbance of the site near the human remains shall remain halted until the coroner has conducted an investigation into the circumstances, manner, and cause of death, and made recommendations concerning the treatment and disposition of the human remains to the person responsible for the excavation, or to his or her authorized representative, in the manner provided in Section 5097.98 of the Public Resources Code. If the coroner determines that the remains are not subject to his or her authority and if the coroner has reason to believe the human remains to be those of a Native American, he or she shall contact, by telephone within 24 hours, the Native American Heritage Commission. Although soil-disturbing activities associated with the proposed project is unlikely

to result in the discovery of human remains, should it occur, compliance with existing law would ensure that significant impacts to human remains would be less than significant with mitigation incorporated.

#### Conditions of Approval

**Unanticipated Resources.** The developer shall comply with the following for this Project:

The following procedures shall be followed if unanticipated cultural resources are discovered:

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, project archaeologist, Native American tribal 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.

**Human Remains.** Should human remains be discovered during project construction, the project would be required to comply with State Health and Safety Code Section 7050.5, which states that no further disturbance may occur in the vicinity of the body until the County Coroner has made a determination of origin and disposition pursuant to Public Resources Code Section 5097.98. The County Coroner must be notified of the find immediately. If the remains are determined to be prehistoric, the Coroner will notify the Native American Heritage Commission, which will determine the identity of and notify a Most Likely Descendant (MLD). With the permission of the landowner or his/her authorized representative, the MLD may inspect the site of the discovery. The MLD must complete the inspection within 48 hours of notification by the NAHC.

#### WCCP EIR Mitigation Measures:

The WCCP EIR Mitigation Measures that are applicable to the proposed project are as follows:

**WCCP EIR Mitigation Measure CUL-1:** If previously unknown unique cultural resources are identified during grading activities associated with the implementing projects, the following procedures shall be followed. For this project, unique cultural resources are defined as being multiple artifacts in close association with each other but may include fewer artifacts if the area of the find is determined to be of significance due to its sacred or cultural importance.

- If not previously retained, a County-certified qualified archaeologist shall be retained to assess the nature and significance of the find(s).
- All ground disturbance activities within 100 feet of the discovered cultural resources shall be halted until a meeting is convened between the developer, the archaeologist, the Native American tribal representative and the Planning Director to discuss the significance of the find.
- At the meeting, the significance of the discoveries shall be discussed and after consultation with the Native American tribal representative and the archaeologist, a decision shall be made, with the concurrence of the Planning Director, as to the appropriate mitigation (documentation, recovery, avoidance, etc.) for the cultural resources.
- Grading of further ground disturbance shall not resume within the area of the discovery until an agreement has been reached by all parties as to the appropriate mitigation.

**WCCP EIR Mitigation Measure CUL-2:** If human remains are encountered, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the County Coroner has made



a determination of origin and disposition pursuant to Public Resources Code Section 5097.98. The County Coroner shall be notified of the find immediately and the remains shall be left in place and free from disturbance until a final decision as to the treatment and disposition has been made. If the remains are determined to be Native American, the Coroner shall notify the Native American Heritage Commission (NAHC) within 24 hours, which shall determine and notify a Most Likely Descendant (MLD). With the permission of the landowner or his/her authorized representative, the MLD may inspect the site of the discovery. The MLD shall complete the inspection within 48 hours of notification by the NAHC. The MLD may recommend scientific removal and nondestructive analysis of human remains and items associated with Native American burials. The MLD may recommend reburial somewhere within the project boundaries where they can be protected in perpetuity. The MLD may also request avoidance and preservation in place.

Monitoring: Mitigation will be monitored through incorporation of mitigation as conditions of approval and conditions of approval will be implemented and monitored through the Building and Safety plan check process.

Completed WCCP EIR Mitigation Measure:

The following WCCP EIR Mitigation Measure that is applicable to the proposed project has been completed and was approved by the County on April 7, 2021:

**WCCP EIR Mitigation Measure CUL-1:** For all implementing projects, the necessary archeological field surveys/studies/monitoring shall be required as part of the County's permitting approval process. Prior to discretionary project approval or issuance of a grading permit for ministerial projects, the County Archaeologist and/or architectural historian shall do the following:

- Review, and if evidence suggests the potential for historic resources on a future implementing project site, require a County-certified qualified archaeologist (retained by the future project applicant) to conduct a field survey for historical resources on specific sites not previously surveyed or those not surveyed within 5 years of the date of the application for cultural resources. The appropriate survey report shall be completed per current Riverside County Archaeological Survey Report Guidelines and shall include contacting the Native American Heritage Commission and the appropriate local tribes.
- Review, and if evidence suggests the potential for historic resources on a future implementing project site, require a County-certified qualified archaeologist to conduct an appropriate records search to obtain information on historical property records.
- Review, and if evidence suggests that potential for subsurface cultural deposits, consider archaeological monitoring during grading, trenching, and related construction activities, to facilitate project specific avoidance or other mitigation measures.
- Consider Tribal observation and consultation during archaeological monitoring when requested by local tribal government(s) or individual(s) recognized by the Native American Heritage Commission (NAHC), when that entity provides specific information suggesting the potential for subsurface cultural deposits may be present. Tribal monitoring shall not replace archaeological monitoring as they serve different purposes and have different responsibilities under different authorities.
- Evaluate the significance and integrity of all historical resources identified on implementing project sites within the project area, using criteria established in the CEQA Guidelines for important archaeological resources (eligibility for listing on the California Register of Historical Resources [CRHR]), and/or 36 CFR 60.4 for eligibility for listing on the National Register of Historic Places.

- Where site investigations identify significant cultural resources (specifically including, but not limited to, site investigations related to potential trail or circulation improvements), consistent with CEQA and County guidelines, these resources shall be avoided as a first priority wherever feasible, prior to considering salvage or invasive mitigation. Feasibility of avoidance case-specific and potentially subject to different variables unique to a project site that have to be analyzed. Feasibility could involve modifying the project design.
- Propose recommended mitigation measures and conditions of approval for implementing projects (if a local government action is required) to reduce adverse project effects on significant, important, and/or unique historical resources, following appropriate CEQA and/or National Historic Preservation Act Section 106 guidelines.
- Require from the designated project-specific County-certified project Archaeologist documentation of all required mitigation treatments and the results of those treatments for previously known and inadvertent finds according to current County reporting requirements to document environmental mitigation compliance.



	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>ENERGY</b> Would the project				
<b>10. Energy Impacts</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Result in potentially significant environmental impacts due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with or obstruct a State or Local plan for renewable energy or energy efficiency?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Source(s):** Temecula Winery Air Quality, Energy, and Greenhouse Gas Impact Analysis, prepared by EPD Solutions, 2021 (AQ 2021), Riverside County General Plan, Riverside County Climate Action Plan (“CAP”), Project Application Materials

**a) Result in potentially significant environmental impacts due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?**

**Less than Significant Impact.** As the project site is currently developed with a single-family residence, it is connected to the existing utility infrastructure, which includes electrical and natural gas services. The Southern California Gas Company provides natural gas to the project site and surrounding area. Additionally, Southern California Edison currently provides electricity services to the project site and surrounding area. The proposed project would install onsite electrical and natural gas infrastructure that would connect to the existing offsite lines.

**Construction**

During construction of the proposed project, energy would be consumed in three general forms:

- 1) Petroleum-based fuels used to power off-road construction vehicles and equipment on the project site, construction worker travel to and from the project site, as well as delivery truck trips;
- 2) Electricity associated with providing temporary power for lighting and electric equipment; and
- 3) Energy used in the production of construction materials, such as asphalt, steel, concrete, pipes, and manufactured or processed materials such as lumber and glass.

Based on these uses of energy during construction activities, the proposed building and the associated infrastructure would not be expected to result in demand for fuel greater on a per-unit-of-development basis than other development projects in Southern California. Construction does not involve any unusual or increased need for energy. In addition, the extent of construction activities that would occur is limited to a 13-month period, and the demand for construction-related electricity and fuels would be limited to that time frame.

Construction contractors are required to demonstrate compliance with applicable California Air Resources Board (CARB) regulations governing the accelerated retrofitting, repowering, or

replacement of heavy-duty diesel on- and off-road equipment as part of the County's construction permitting process, which is included as PPP E-2. In addition, compliance with existing CARB idling restrictions would reduce fuel consumption and energy consumption. The energy modeling shows that project construction electricity usage over the 16-month construction period is estimated to use 21,852 gallons of diesel fuel, as shown in Table E-1.

Table E-2 shows that construction vehicle fuel usage workers would use approximately 2,430 gallons of fuel to travel to and from the project site, and haul trucks and vendor trucks would use approximately 1,167 gallons of diesel fuel. Table E-3 details that with the addition of 21,852 gallons of diesel fuel that would be needed for construction equipment, construction of the project would utilize approximately 23,019 gallons of diesel fuel.

Overall, construction activities would be typical and be temporary and short-term, the site would require limited hauling of debris. The project would also comply with all existing regulations that were adopted to ensure efficient use of energy and would therefore not use fuel in a wasteful, inefficient, and/or unnecessary manner. Thus, impacts related to construction energy usage would be less than significant.



**Table E-1: Estimated Construction Equipment Diesel Fuel Consumption**

Activity	Equipment	Number	Hours per day	Horsepower	Load Factor	Days of Construction	Total Horsepower-hours	Fuel Rate (gal/hp-hr)	Fuel Use (gallons)
Site Preparation	Rubber Tired Dozers	3	8	247	0.40	10	23,712	0.020584	488
	Tractors/Loaders/Backhoes	4	8	97	0.37	10	11,485	0.019134	220
Grading	Excavators	2	8	158	0.38	30	28,819	0.019863	572
	Graders	1	8	187	0.41	30	18,401	0.021158	389
	Rubber Tired Dozers	1	8	255	0.40	30	24,480	0.020584	504
	Scrapers	2	8	367	0.48	30	84,557	0.024981	2,112
	Tractors/Loaders/Backhoes	2	8	97	0.37	30	17,227	0.019134	330
Model Building Construction	Cranes	1	8	231	0.29	300	160,776	0.014890	2,394
	Forklifts	3	8	89	0.20	300	128,160	0.010445	1,339
	Generator Sets	1	8	84	0.74	300	149,184	0.042336	6,316
	Tractors/Loaders/Backhoes	3	8	97	0.37	300	258,408	0.019134	4,944
	Welders	1	8	46	0.45	300	49,680	0.025827	1,283
Paving	Pavers	2	8	130	0.42	20	17,472	0.021519	376
	Paving Equipment	2	8	132	0.36	20	15,206	0.018476	281
	Rollers	2	8	80	0.38	20	9,728	0.019841	193
Model Architectural Coating	Air Compressors	1	8	78	0.48	20	5,990	0.027600	165
<b>Total</b>									<b>21,852</b>

Source: AQ 2021, Appendix A

**Table E-2: Estimated Construction Vehicle Fuel Usage**

Construction Source	Number	VMT	Fuel Rate	Gallons of Diesel Fuel	Gallons of Gasoline Fuel
Vendor Trucks	5	10,350	8.87	1,167	0
Worker Vehicles	67	69,384	28.55	0	2,430
<b>Total</b>				<b>1,167</b>	<b>2,430</b>

Source: AQ 2021, Appendix A

**Table E-3: Total Construction Fuel Usage**

Construction Source	Gallons of Diesel Fuel	Gallons of Gasoline Fuel
Construction Vehicles	1,167	2,430
Off-road Construction Equipment	21,852	0
<b>Total</b>	<b>23,019</b>	<b>2,430</b>

Source: AQ 2021, Appendix A

**Operation**

Once operational, the project would generate demand for electricity, natural gas, as well as gasoline for motor vehicle trips. Operational use of energy includes the heating, cooling, and lighting of the residences and restaurants, water heating, operation of electrical systems and plugin appliances, and outdoor lighting, and the transport of electricity, natural gas, and water to the residences where they would be consumed. This use of energy is typical for urban development, no additional energy infrastructure would be required to be built to operate the project, and no operational activities would occur that would result in extraordinary energy consumption.

The proposed project would be required to meet the current Title 24 energy efficiency standards, which is included as a condition of approval. The County’s adopted the 2019 California Green Building Standards Code as Section 15.04.180 of the Municipal Code. The County’s administration of the Title 24 requirements and the County’s Climate Action Plan (CAP) includes review of design components and energy conservation measures that occurs during the permitting process, which ensures that all requirements are met. Typical Title 24 measures include insulation; use of energy-efficient heating, ventilating and air conditioning equipment (HVAC); solar-reflective roofing materials; energy-efficient indoor and outdoor lighting systems; reclamation of heat rejection from refrigeration equipment to generate hot water; and incorporation of skylights, etc. In complying with the Title 24 standards, impacts to peak energy usage periods would be minimized, and impacts on statewide and regional energy needs would be reduced. All development is required to comply with the adopted California Energy Code (Code of Regulations, Title 24 Part 6) and the California Green (CalGreen) Building Standards (included as a condition approval and is a standard requirement of any development project in the County). Thus, operation of the project would not use large amounts of energy or fuel in a wasteful manner, and no operational energy impacts would occur. As detailed in Table E-4, operation of the proposed project is estimated to result in the annual use of approximately 139,791 gallons of fuel, approximately 417,565 kilowatt-hour (kWh) of electricity, and approximately 1,307,036 million thousand British thermal units (kBtu) of natural gas.

**Table E-4: Estimated Project Annual Operational Energy Consumption**

Operational Source	Energy Usage	
<b>Electricity (Kilowatt-Hours)</b>		
<b>Total</b>	<b>417,565</b>	
<b>Natural Gas (Thousands British Thermal Units)</b>		
<b>Total</b>	<b>1,307,036</b>	
<b>Petroleum (gasoline) Consumption</b>		
	Annual VMT	Gallons of Gasoline Fuel
<b>Total</b>	<b>3,991,028</b>	<b>139,791</b>

Source: AQ 2021, Appendix A

**b) Conflict with or obstruct a State or Local plan for renewable energy or energy efficiency?**



**No Impact.** The proposed project would be required to meet the CalGreen energy efficiency standards in effect during permitting of the project, as included as PPP E-1. The County’s administration of the requirements includes review of design components and energy conservation measures during the permitting process, which ensures that all requirements are met. The project would not conflict with or obstruct opportunities to use renewable energy, such as solar energy. In addition, the project would not be required to comply with Measure R2-CE1 of the County’s CAP as the project does not total more than 100,000 gross square feet of commercial development. As discussed, the project proposes to use green features that include use of energy-efficient HVAC; solar-reflective roofing materials; energy-efficient indoor and outdoor lighting systems; reclamation of heat rejection from refrigeration equipment to generate hot water; and incorporation of skylights, etc. to offset their energy demand in accordance with the existing Title 24 requirements.

Conditions of Approval

**CalGreen Compliance:** The project is required to comply with the CalGreen Building Code as included in the County’s Municipal Code to ensure efficient use of energy. CalGreen specifications are required to be incorporated into building plans as a condition of building permit approval.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

Source: Preliminary Geotechnical Evaluation for Proposed Winery and Hotel Development prepared by LGC Geotechnical, Inc. (GEO 2020) included as Appendix G; and the WCCP EIR.

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

**Less Than Significant Impact.** The project site does not contain or is not adjacent to an Alquist-Priolo earthquake fault (GEO 2020). Therefore, the proposed project would not be subject to rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map or other substantial evidence of a known fault. Additionally, the project is subject to the California Building Code (CBC) requirements pertaining to commercial development and thereby mitigating any potential impact to less than significant. As CBC requirements are applicable by operation of law, they are not considered mitigation for CEQA implementation purposes. Impacts will be less than significant.

Existing Plans, Programs, or Policies

No mitigating plans, programs, or policies related to an Alquist-Priolo earthquake fault are applicable to the project.

WCCP EIR Mitigation Measures:

No mitigation measures related to Alquist-Priolo earthquake fault zones that are applicable to the proposed project were adopted by the WCCP EIR.

Project Specific Mitigation Measures:

No mitigation is required.

---

**12. Liquefaction Potential Zone**

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

---

Source: Preliminary Geotechnical Evaluation for Proposed Winery and Hotel Development prepared by LGC Geotechnical, Inc. (GEO 2020) included as Appendix G; and the WCCP EIR.

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

**Less Than Significant Impact.** The term "liquefaction" describes a phenomenon in which a saturated cohesionless soil loses strength and acquires a degree of mobility as a result of strong ground shaking during an earthquake. The factors known to influence liquefaction potential include soil type and depth, grain size, relative density, groundwater level, degree of saturation, and both the intensity and duration of ground shaking. Soils that are most susceptible to liquefaction are clean, loose, saturated, and uniformly graded fine-grained sands that lie below the groundwater table within approximately 50 feet below ground surface.

The geotechnical investigation prepared for the project stated that historic high groundwater has not been evaluated by the CGS. However, groundwater was not encountered within approximately 35 feet below existing grade. The northern strip of the site, closest to Rancho California Road is located within a State of California Seismic Hazard Zone for liquefaction potential (GEO 2020). However, this liquefaction potential zone is mapped at the lower elevations of the site closest to Rancho California Road, which are outside of the proposed limits of grading and development. The post development site conditions will consist of compacted fill overlying dense/hard soil and formational materials, and these soils are not considered susceptible to liquefaction. Thus, the potential for liquefaction is considered very low and impacts related to seismic-related ground failure and liquefaction would be less than significant.

Existing Plans, Programs, or Policies

No mitigating plans, programs, or policies related to seismic-related ground failure or liquefaction are applicable to the project.

WCCP EIR Mitigation Measures:

No mitigation measures related to liquefaction that are applicable to the proposed project were adopted by the WCCP EIR.

Project Specific Mitigation Measures:

No mitigation is required.



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

Source: Preliminary Geotechnical Evaluation for Proposed Winery and Hotel Development prepared by LGC Geotechnical, Inc. (GEO 2020) included as Appendix G; and the WCCP EIR.

**a) Be subject to strong seismic ground shaking?**

**Less Than Significant Impact with Mitigation Incorporated.** The project area, like most of southern California, could be subject to seismically related strong ground shaking. Ground-shaking is a major cause of structural damage from earthquakes. The amount of motion expected at a building site can vary from none to forceful depending upon the distance to the fault, the magnitude of the earthquake, and the local geology. The closest fault to the project site is the Elsinore Fault, which is located approximately 4 miles from the project site.

Structures built in the County are required to be built in compliance with the California Building Code (CBC Regulations, Title 24, Part 2), which is included in the County’s Municipal Code as Chapter 16.08 and provides provisions for soils conditions. Compliance with the CBC, as included as a condition of approval and WCCP EIR Mitigation Measure GEO-1, would require proper construction of buildings to withstand the effects of potential strong seismic ground shaking. In addition, the mitigation adopted by the WCCP EIR requires implementing projects to prepare structural specific engineering studies to ensure the proposed structures meet or exceed the existing seismic regulations.

The Riverside County Department of Building and Safety reviews structural plans and geotechnical data prior to issuance of a grading permit and conducts inspections during construction, which would ensure that all required CBC measures are incorporated. Mandatory compliance with Section 1613 of the current CBC, structures within the site would be designed and constructed to resist the effects of seismic ground motions. The County’s review process and included as a condition of approval and WCCP EIR Mitigation Measure GEO-1, would ensure that impacts related to strong seismic ground shaking are less than significant. Impacts would be reduced to less than significant levels.

Conditions of Approval

**CBC Compliance.** The project is required to comply with the California Building Standards Code as included in the County’s Municipal Code Chapter 16.08 to preclude significant adverse effects associated with seismic and soils hazards. CBC related and geologist and/or civil engineer specifications for the proposed project are required to be incorporated into grading plans and building specifications as a condition of construction permit approval.

**Comply with NPDES.** Since this project is one acre or more, the permit holder shall comply with all of the applicable requirements of the National Pollutant Discharge Elimination System (NPDES) and shall conform to NPDES Best Management Practices for Stormwater Pollution Prevention Plans during the life of this permit.

**NPDES/SWPPP.** Prior to issuance of any grading or construction permits - whichever comes first - the applicant shall provide the Building and Safety Department evidence of submitting a Notice of Intent (NOI), develop and implement a Stormwater Pollution Prevention Plan (SWPPP) and a monitoring program and reporting plan for the construction site.

Completed WCCP EIR Mitigation Measure:

The following WCCP EIR Mitigation Measure that is applicable to the proposed project has been completed and is included as Appendix G:

**WCCP EIR Mitigation Measure GEO-1:** All implementing projects shall prepare a site-specific assessment as determined by the County Geologist to ascertain all site-specific geologic/geotechnical information, including, but not limited to, ground shaking potential, blasting hazards, liquefaction potential, fault rupture potential and landslide/slope instability potential. This assessment and report shall be prepared by a California-licensed geologist and/or geotechnical engineer and shall be submitted to the County Geologist for review and approval prior to approval of the implementing project. This report shall include site-specific measures such as grading recommendations, foundation design recommendations, slope stability recommendations, and the alternative siting of structures, as appropriate, to reduce the significance of potential geologic and/or geotechnical hazards associated with the proposed implementing project.

Project Specific Mitigation Measures:

No additional mitigation is required.

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

Source: Preliminary Geotechnical Evaluation for Proposed Winery and Hotel Development prepared by LGC Geotechnical, Inc. (GEO 2020) included as Appendix G; and the WCCP EIR.

**a) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, collapse, or rockfall hazards?**

**Less Than Significant Impact with Mitigation Incorporated.** Landslides are the downhill movement of masses of earth and rock and are often associated with earthquakes; but other factors, such as the slope, moisture content of the soil, composition of the subsurface geology, heavy rains, and improper grading can influence the occurrence of landslides. The geotechnical investigation describes that document research and field observations of the surficial conditions do not indicate the presence of landslides on the site or in the immediate vicinity. Review of the CGS Seismic Hazards Zone Map for the Bachelor Mountain 7.5 Minute Quadrangle does not indicate the site to be within a mapped area considered susceptible to seismically induced slope instability. However, as outlined in the CGS Seismic Hazards Report, land sliding has occurred on a similar slope less than ½ mile to the east (GEO 2020). The potential for landslides or slope instabilities to occur as a result of project construction on the site will be determined at the grading plan review stage of development. Proposed cut and fill slopes, as well as the natural slopes onsite would be evaluated and are expected to be grossly stable at proposed design conditions. A detailed evaluation and analysis of slope stability will be performed during future grading plan review and after additional exploratory work once final plans are available. In addition, proposed slopes would be further assessed for the potential for wedge type failures and/or rock fall. In addition, Compliance with the California Building Code (CBC), as included as PPP GEO-1,



would ensure the proposed structures meet or exceed the existing seismic regulations. As described in the previous response, the WCCP EIR mitigation requires specific engineering studies related to seismic risks, and the Riverside County Department of Building and Safety review of structural plans and geotechnical data prior to issuance of a grading permit would ensure that all required CBC measures are incorporated. Adherence to CBC requirements is applicable by operation of law and they are not considered mitigation for CEQA implementation purposes. A Condition of Approval for a slope stability report (SSR) will be placed on the project, which would be approved by the County Geologist prior to issuance of a grading permit. Thus, impacts related to unstable geologic units, landslide, lateral spreading, collapse, and rockfall hazards are less than significant. Impacts would be less than significant with mitigation incorporated.

Conditions of Approval

**CBC Compliance**, listed previously in response 13.

Completed WCCP EIR Mitigation Measure:

The following WCCP EIR Mitigation Measure that is applicable to the proposed project has been completed and is included as Appendix G:

**WCCP EIR Mitigation Measure GEO-1:** Listed previously in Response 12, Ground-shaking Zone.

Project Specific Mitigation Measures:

No additional mitigation is required.

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

Source: Preliminary Geotechnical Evaluation for Proposed Winery and Hotel Development prepared by LGC Geotechnical, Inc. (GEO 2020) included as Appendix G; and the WCCP EIR.

**a) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in ground subsidence?**

**Less Than Significant Impact.** Subsidence is a general lowering of the ground surface over a large area that is generally attributed to lowering of the ground water levels within a groundwater basin. Localized or focal subsidence or settlement of the ground can occur as a result of earthquake motion in an area where groundwater in a basin is lowered. Subsidence due to earthwork is expected to be on the order of 0.1 feet. In addition, groundwater was not encountered at the maximum explored depth of 36 feet below existing grade (GEO 2020), the project does not involve groundwater pumping, and the geotechnical review did not identify any risks related to subsidence. Grading would be conducted in accordance with the CBC and local codes. Furthermore, remedial grading would extend beyond the perimeter of the proposed structures. Additionally, the grading and foundation recommendations may need to be updated once final grading and foundation plans are developed. Adherence to CBC requirements is applicable by operation of law and they are not considered mitigation for CEQA implementation purposes. Thus, impacts related to subsidence would not occur from implementation of the proposed project. Impacts would be less than significant.

Conditions of Approval

No conditions of approval related to subsidence are applicable to the project.

WCCP EIR Mitigation Measures:

No mitigation measures related to subsidence that are applicable to the proposed project were adopted by the WCCP EIR.

Project Specific Mitigation Measures:

No mitigation is required.

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

Source: Preliminary Geotechnical Evaluation for Proposed Winery and Hotel Development prepared by LGC Geotechnical, Inc. (GEO 2020) included as Appendix G; and the WCCP EIR.

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

**Less than Significant Impact.** A seiche is the sloshing of a closed body of water from earthquake shaking. Seiches are of concern relative to water storage facilities because inundation from a seiche can occur if the wave overflows a containment wall, such as the wall of a reservoir, water storage tank, dam, or other artificial body of water. There are no water bodies near enough to the project area to pose a flood hazard to the site resulting from a seiche. The closest water body is Lake Skinner, which is over seven miles from the project site. Due to this distance, no seiche impacts would occur.

A mudflow is an earthflow consisting of material that is wet enough to flow rapidly and typically occurs in small, steep stream channels. As described in response 14.a), groundwater was not encountered at 36 feet below existing grade and the site consists of cohesive soils. Therefore, the potential for a mudflow onsite is low, and mudflow impacts would be less than significant.

In addition, there are no known volcanoes in the project region. Thus, impacts related to volcanic hazards would not occur. Overall, the proposed project would not result in significant impacts related to seiche, mudflow, or volcanic hazards. Impacts would be less than significant.

Conditions of Approval

No conditions of approval related to a seiche, mudflow, or volcanic hazard are applicable to the project.

WCCP EIR Mitigation Measures:

No mitigation measures related to seiche, mudflow, or volcanic hazard that are applicable to the proposed project were adopted by the WCCP EIR.

Project Specific Mitigation Measures:

No mitigation is required.



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

Source: Preliminary Geotechnical Evaluation for Proposed Winery and Hotel Development prepared by LGC Geotechnical, Inc. (GEO 2020) included as Appendix G; and the WCCP EIR.

**a) Change topography or ground surface relief features?**

**Less Than Significant Impact.** As described in the Geotechnical Report, the site is located on a gentle hillside that descends to the northwest. As stated in section 1.b), the proposed project has been designed to follow the existing topography such that lots would be integrated into the gentle hillside of the site. The existing topographical features are central to the WCCP aesthetic vision of the area and therefore have been incorporated into the proposed pad location on each development site. Thus, the vineyard and proposed winery would minimize grading and change to the existing topography, and impacts related to topography or ground surface relief features would be less than significant. Impacts would be less than significant.

**b) Create cut or fill slopes greater than 2:1 or higher than 10 feet?**

**Less Than Significant Impact with Mitigation Incorporated.** As described in the previous response, the project site contains sloped rolling foothills and the project has been designed around the existing topography, whereas the winery and associated parking would be integrated into the gentle hillside of the site. Project construction would include cut and fill slopes at a maximum ratio of 2:1. This design is consistent with the County Municipal Code regulations. In addition, compliance with the CBC, as included as PPP GEO-1, would ensure the proposed slopes meet or exceed the regulations. The potential for slope instabilities to occur at the site as a result of project construction will be determined at the grading plan review stage of development. Proposed cut and fill slopes, as well as the natural slopes onsite are expected to be grossly stable at proposed design conditions. WCCP EIR Mitigation Measure GEO-1 requires site specific engineering studies and the Riverside County Department of Building and Safety review of grading plans prior to issuance of a grading permit, which ensures that all regulations are implemented. Thus, impacts related to slopes would be less than significant. Impacts would be less than significant with mitigation incorporated.

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

**No Impact.** The proposed grading would not negate the use of the sewage disposal systems. The proposed project would extend the existing offsite regional sewer system to serve the project, and would install an onsite sewer system, as detailed in the Project Description. Prior to receipt of permits to construct these sewer improvements, the proposed grading and infrastructure design would be reviewed by the County's Department of Building and Safety, which would ensure that grading would not impact sewer functions. There would be no impacts.

Conditions of Approval

**CBC Compliance**, listed previously in response 13.

Completed WCCP EIR Mitigation Measures:

The following WCCP EIR Mitigation Measures that is applicable to the proposed project has been completed and is included as Appendix G:

**WCCP EIR Mitigation Measure GEO-1:** Listed previously in Response 12, Ground-shaking Zone.

Project Specific Mitigation Measures:

No additional mitigation is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>18. Soils</b>				
a) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Be located on expansive soil, as defined in Section 1803.5.3 of the California Building Code (2019), creating substantial risks to life or property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Have soils incapable of adequately supporting use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Santa Ana Regional Water Quality Control Board Riverside County Permits. Accessed: [http://www.waterboards.ca.gov/santaana/water\\_issues/programs/stormwater/riverside\\_permit.shtml](http://www.waterboards.ca.gov/santaana/water_issues/programs/stormwater/riverside_permit.shtml); Preliminary Geotechnical Evaluation for Proposed Winery and Hotel Development prepared by LGC Geotechnical, Inc. (GEO 2020) included as Appendix G; and the WCCP EIR.

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

**Less Than Significant Impact with Mitigation Incorporated.** Construction of the proposed project has the potential to contribute to soil erosion and the loss of topsoil. Grading activities that would be required for the project would expose and loosen topsoil, which could be eroded by wind or water. However, the County’s Municipal Code Chapter 13.12, Article 2 Stormwater Management and Discharge Controls implement the requirements of the California Regional Water Quality Control Board, Riverside County (RWQCB) National Pollutant Discharge Elimination System (NPDES) Storm Water Permit Order No. R8-2010-0033 (MS4 Permit) establishes minimum stormwater management requirements and controls that are required to be implemented by the project.

A QSD (Qualified SWPPP Developer)-prepared Stormwater Pollution Prevention Plan (SWPPP) is required by the above County and RWQCB regulations, which would be implemented by WCCP EIR Mitigation Measure HYD-3 and reduce the potential for soil erosion and the loss of topsoil. The SWPPP is required to address site-specific conditions related to specific grading and construction activities that could cause erosion and the loss of topsoil and provide erosion control BMPs to reduce or eliminate the erosion and loss of topsoil. Erosion control BMPs include use of: silt fencing, fiber rolls, or gravel bags, stabilized construction entrance/exit, hydroseeding, etc.



The proposed project includes installation of landscaping that would reduce areas of loose topsoil that could erode by wind or water, would not exist upon operation of the proposed project. In addition, as described in Section 25, Hydrology and Water Quality the hydrologic features of the proposed project have been designed to slow, filter, and retain stormwater within landscaping and vineyards, which would also reduce the potential for stormwater to erode topsoil. Furthermore, implementation of the project requires County approval of a Water Quality Management Plan (WQMP), which is required by WCCP EIR Mitigation Measures HYD-1 and would ensure that RWQCB requirements and appropriate operational BMPs would be implemented to minimize or eliminate the potential for soil erosion or loss of topsoil to occur. With compliance with these existing requirements, which would be ensured through the County's permitting process, impacts related to erosion and loss of topsoil would be reduced to less than significant levels with mitigation incorporated.

**b) Be located on expansive soil, as defined in Section 1803.5.3 of the California Building Code (2019), creating substantial risks to life or property?**

**Less Than Significant Impact with Mitigation Incorporated.** Expansive soils contain significant amounts of clay particles that swell when wet and shrink when dry. Foundations constructed on expansive soils are subjected to forces caused by the swelling and shrinkage of the soils. Without proper measures taken, heaving and cracking of both building foundations and slabs-on-grade could result.

The geotechnical investigation determined that the site is underlain by unconsolidated sand, silt, and clay-bearing alluvium at lower elevations of the site and medium to coarse-grained sands, with variable amounts of clayey sands and silty sands with occasional clay and sandy clay beds at higher elevations. The onsite soils have a medium expansion potential based on results of soils testing (GEO 2020). Compliance with the CBC, as included as PPP GEO-1, pertaining to commercial development regulate the potential impact to less than significant. As CBC requirements are applicable to all development by operation of law and they are not considered mitigation for CEQA implementation purposes. These requirements would ensure the proposed structures meet or exceed the existing seismic regulations, including those related to expansive soils. The WCCP EIR Mitigation Measure GEO-1 also requires specific engineering studies related to seismic risks, and the Riverside County Department of Building and Safety review of structural plans and geotechnical data prior to issuance of a grading permit would ensure that all required CBC measures are incorporated. With implementation of these existing regulations, impacts related to expansive soils would be reduced to less than significant levels.

**c) Have soils incapable of adequately supporting use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?**

**No Impact.** The proposed project would extend the existing offsite regional sewer system to serve the project, and would install an onsite sewer system, as detailed in the Project Description. The existing residence onsite would be converted to a dressing room for events and would continue to use the septic tank that is currently being used. The proposed Winery and Guest Inn would not use septic tanks or alternative wastewater disposal systems. As a result, impacts related to septic tanks or alternative wastewater disposal systems would not occur from implementation of the proposed project. There would be no impacts.

Conditions of Approval

**CBC Compliance**, listed previously in response 13.

WCCP EIR Mitigation Measures:

The WCCP EIR Mitigation Measures that are applicable to the proposed project are as follows:

**WCCP EIR Mitigation Measure HYD-1:** All implementing projects shall utilize the County’s Water Quality Management Plan (WQMP) checklist to determine if a project-specific WQMP is required. All implementing projects, regardless of the need for a WQMP, shall incorporate the appropriate Best Management Practices (BMPs) to maintain conformance to the County’s active MS4 permit.

Depending upon the location of the implementing project and whether it is considered a “Significant Redevelopment” or “New Development”, the County shall require the project proponent to submit the necessary additional information and condition about the project accordingly.

**WCCP EIR Mitigation Measure HYD-3:** Listed previously in Response 7, Biological Resources.

Completed WCCP EIR Mitigation Measure:

The following WCCP EIR Mitigation Measure that is applicable to the proposed project has been completed and is included as Appendix G:

**WCCP EIR Mitigation Measure GEO-1:** Listed previously in Response 13, Ground-shaking Zone.

Project Specific Mitigation Measures:

No additional mitigation is required.

Monitoring: Mitigation will be monitored through incorporation of mitigation as conditions of approval and conditions of approval will be implemented and monitored through the Building and Safety plan check process.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>19. Wind Erosion and Blowsand from project either on or off site</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Be impacted by or result in an increase in wind erosion and blowsand, either on or off site?				

Source: Riverside County General Plan Figure S-8 “Wind Erosion Susceptibility Map,” Ord. No. 460, Article XV & Ord. No. 484

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

**Less Than Significant Impact.** Like the majority of the County, the project site is identified by the General Plan Safety Element Figure S-8 as having a moderate wind erosion susceptibility. The General Plan, Safety Element Policy for Wind Erosion requires buildings and structures to be designed to resist wind loads that are covered by the CBC. In addition, County Ordinance No. 484 (Control of Blowing Sand) regulates activities within areas that are susceptible to blowing sand. The regulations of this ordinance are included as PPP WND-1. Also, as described above, the proposed project includes installation of landscaping that would reduce loose topsoil that could erode by wind during operation of the proposed project. As described previously, the proposed project would be developed in compliance with CBC regulations (included as PPP GEO-1), which would be verified by the County Department of Building and Safety prior to approval of building permits. Therefore, the project would result in less than significant impacts related to wind erosion and blow sand. Impacts would be less than significant.

Conditions of Approval



**CBC Compliance.** The project is required to comply with the California Building Standards Code as included in the County's Municipal Code Chapter 16.08 to preclude significant adverse effects associated with seismic and soils hazards. CBC related and geologist and/or civil engineer specifications for the proposed project are required to be incorporated into grading plans and building specifications as a condition of construction permit approval.

**Comply with NPDES.** Since this project is one acre or more, the permit holder shall comply with all of the applicable requirements of the National Pollutant Discharge Elimination System (NPDES) and shall conform to NPDES Best Management Practices for Stormwater Pollution Prevention Plans during the life of this permit.

**NPDES/SWPPP.** Prior to issuance of any grading or construction permits - whichever comes first - the applicant shall provide the Building and Safety Department evidence of submitting a Notice of Intent (NOI), develop and implement a Stormwater Pollution Prevention Plan (SWPPP) and a monitoring program and reporting plan for the construction site.

**WCCP EIR Mitigation Measures:**

No mitigation measures related to wind erosion or blowsand that are applicable to the proposed project were adopted by the WCCP EIR.

**Project Specific Mitigation Measures:**

No mitigation is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>GREENHOUSE GAS EMISSIONS</b> Would the project				
<b>20. Greenhouse Gas Emissions</b>				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Temecula Winery Air Quality, Energy, and Greenhouse Gas Impact Analysis, prepared by EPD Solutions, 2021 (AQ 2021), VMT Screening Analysis for the Temecula Winery Project prepared by EPD Solutions, Inc. (EPD 2021) and included as Appendix B; County of Riverside Climate Action Plan (CAP); and the WCCP EIR.

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

GHG Thresholds

The analysis methodologies from SCAQMD and the Riverside County Climate Action Plan (CAP) are used in evaluating potential impacts related to GHG from implementation of the proposed project.

**SCAQMD:** SCAQMD does not have approved thresholds; however, does have draft thresholds that provides a tiered approach to evaluate GHG impacts. The current interim SCAQMD thresholds consist of the following:

- Tier 1 consists of evaluating whether or not the project qualifies for any applicable exemption under CEQA.
- Tier 2 consists of determining whether the project is consistent with a GHG reduction plan. If a project is consistent with a qualifying local GHG reduction plan, it does not have significant GHG emissions.
- Tier 3 consists of screening values, which the lead agency can choose, but must be consistent with all projects within its jurisdiction. A project's construction emissions are averaged over 30 years and are added to the project's operational emissions. If a project's emissions are below one of the following screening thresholds, then the project is less than significant:
  - Residential and Commercial land use: 3,000 MTCO<sub>2</sub>e per year
  - Industrial land use: 10,000 MTCO<sub>2</sub>e per year
  - Based on land use type: residential: 3,500 MTCO<sub>2</sub>e per year; commercial: 1,400 MTCO<sub>2</sub>e per year; or mixed use: 3,000 MTCO<sub>2</sub>e per year
- Tier 4 has the following options:
  - Option 1: Reduce BAU emissions by a certain percentage; this percentage is currently undefined.
  - Option 2: Early implementation of applicable AB 32 Scoping Plan measures
  - Option 3, 2020 target for service populations (SP), which includes residents and employee: 4.8 MTCO<sub>2</sub>e/SP/year for projects and 6.6 MTCO<sub>2</sub>e/SP/year for plans;
  - Option 3, 2035 target: 3.0 MTCO<sub>2</sub>e/SP/year for projects and 4.1 MTCO<sub>2</sub>e/SP/year
- Tier 5 involves mitigation offsets to achieve target significance threshold.

In addition, SCAQMD methodology for project's construction are to average them over 30-years and then add them to the project's operational emissions to determine if the project would exceed the screening values listed above (GHG 2021).

**Climate Action Plan:** The County of Riverside adopted the CAP in December 8, 2015. The CAP was designed under the premise that Riverside County's emission reduction efforts should coordinate with the state strategies of reducing emissions in order to accomplish these reductions in an efficient and cost-effective manner. The County of Riverside Climate Action Plan Update, November 2019 (CAP Update) establishes GHG emission reduction programs and regulations that correlate with and support evolving State GHG emissions reduction goals and strategies. The CAP Update includes reduction targets for year 2030 and year 2050. These reduction targets require the County to reduce emissions by at least 525,511 MT CO<sub>2</sub>e below the Adjusted Business As Usual (ABAU)<sup>1</sup> scenario by 2030 and at least 2,982,948 MT CO<sub>2</sub>e below the ABAU scenario by 2050 (CAP Update, p.7-1).

In order to evaluate consistency of development projects with the CAP, the CAP includes Screening Tables to aid in measuring the reduction of GHG emissions attributable to certain design and construction measures incorporated into development projects. The CAP contains a menu of measures potentially applicable to discretionary development that include energy conservation, water use reduction, increased residential density or mixed uses, transportation management and solid waste recycling. Individual sub-measures are assigned a point value within the overall screening table of GHG implementation measures. The point values are adjusted according to the amount of GHG emissions are reduced by the measures.

The CAP identifies a two-step approach in evaluating GHG emissions. First, a screening threshold of 3,000 MTCO<sub>2</sub>e per year is used to determine if additional analysis is required. Projects that generate less than 3,000 MTCO<sub>2</sub>e per year are considered less than significant. Projects that exceed the 3,000

<sup>1</sup> Adjusted Business As Usual (ABAU) Scenario reflects GHG emissions reductions achieved through anticipated future State actions (CAP Update, p. 2-1).



MTCO<sub>2</sub>e per year are required to quantify and disclose the anticipated GHG emissions then either 1) demonstrates GHG emissions at project buildout year levels of efficiency and includes project design features and/or mitigation measures to reduce GHG emissions or 2) garner 100 points through the Screening Tables.

Projects that garner at least 100 points (equivalent to an approximate 49 percent reduction in GHG emissions) are determined to be consistent with the reduction quantities anticipated in the CAP. As such, pursuant to the County’s CAP, projects that achieve a total of 100 points or more are considered to have a less than significant individual and cumulative impact on GHG emissions

**Less Than Significant Impact with Mitigation Incorporated.**

**Construction.** Project construction activities would temporarily generate GHG emissions by heavy equipment usage and construction employee vehicle trips. As shown in Table GHG-1, the total GHG emissions associated with construction are estimated to be 537 MT CO<sub>2</sub>e. Per SCAQMD and County guidance, construction emissions are amortized over 30 years, which equates to 18 MT per year of CO<sub>2</sub>e emissions.

**Table GHG-1: GHG Construction Emissions**

<b>Construction Year</b>	<b>Emissions (MT CO<sub>2</sub>e)</b>
2021	328
2022	209
<b>Total Emissions</b>	<b>537</b>
Amortized Over 30 Years	18

Source: AQ 2021.

**Operation.** Implementation of the project would generate GHG emissions from usage of electricity; natural gas use for space and water heating; the electricity embodied in water consumption; the energy associated with solid waste disposal; and mobile source emissions from project related vehicular trips. As described in the Traffic Impact Analysis Prepared for the project (EPD 2021), at full buildout the project would generate 704 average daily trips (ADTs) on the weekdays and 1,125 ADTs on the weekends. In addition, emissions of CO<sub>2</sub> occur during the fermentation and aging/storage step in the wine making process.

The proposed project is anticipated to generate 1,847 MT CO<sub>2</sub>e per year. This includes 18 CO<sub>2</sub>e construction emissions amortized over 30 years and 1,829 CO<sub>2</sub>e of annual operational emissions shown in Table GHG-2. The proposed project does not exceed the CAP screening level of 3,000 MT CO<sub>2</sub>e, and is not required to be evaluated against the County’s CAP Screening Tables. In addition, the project would comply with the WCCP EIR Mitigation Measure GHG-1 to reduce impacts. Thus, impacts related to greenhouse gas emissions would be less than significant with mitigation incorporated.

**Table GHG-2: GHG Operation Emissions**

<b>Source</b>	<b>Emissions (MT CO<sub>2</sub>e)</b>
Area	0
Energy	172
Mobile	1581
Waste	12
Water	64
<b>Total Project Gross Operation Emissions</b>	<b>1,829</b>
<b>Project Construction Emissions</b>	<b>18</b>
<b>Total Emissions</b>	<b>1,847</b>

<b>Significance Threshold</b>	<b>3,000</b>
<b>Threshold Exceeded?</b>	<b>No</b>

Source: AQ 2021.

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

**Less Than Significant Impact.** The proposed project would not conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases. As described in the previous response, the project would demonstrate the reduction of GHG emissions as required by the County of Riverside CAP. The CAP is implemented in accordance with the guidelines of all existing state and federal regulations and contains goals and policies related to reduction of GHG emissions. In addition, the project would comply with regulations imposed by the State and the SCAQMD that reduce GHG emissions, as described below:

- Global Warming Solutions Act of 2006 (AB 32) is applicable to the project because many of the GHG reduction measures outlined in AB 32 (e.g., low carbon fuel standard, advanced clean car standards, and cap-and-trade) have been adopted over the last five years and implementation activities are ongoing. The proposed project would develop winery, resort, and residential uses that would not conflict with fuel and car standards or cap-and-trade.
- Pavley Fuel Efficiency Standards (AB1 493). Establishes fuel efficiency ratings for new (model year 2009-2016) passenger cars and light trucks. AB 1493 is applicable to the project because the vehicles traveling to and from the project site would meet the manufacturer required fuel efficiency standards that would reduce GHG emissions.
- Title 24 California Code of Regulations (Title 24) establishes energy efficiency requirements for new construction that address the energy efficiency of new (and altered) residences and commercial buildings. The proposed project is required to comply with Title 24, which would be verified by the County during the project permitting process.
- Title 17 California Code of Regulations (Low Carbon Fuel Standard [LCFS]). Requires carbon content of fuel sold in California to be 10 percent less by 2020. Because the LCFS applies to any transportation fuel that is sold or supplied in California, all vehicles trips generated by the project would comply with LCFS.
- California Water Conservation in Landscaping Act of 2006 (AB 1881) provides requirements to ensure water efficient landscapes in new development and reduced water waste in existing landscapes. The proposed project is required to comply with AB 1881 landscaping requirements, which would be verified by the County during the project permitting process.
- Emissions from vehicles, which are a main source of operational GHG emissions, would be reduced through implementation of federal and state fuel and air quality emissions requirements that are implemented by CARB.
- The County's Standard Conditions of Approval, require electrical hookups for refrigerated trailers and do not allow the use of truck engines for auxiliary power for extended periods of time, which reduces GHG emissions.

Overall, implementation of the project would not conflict with the Riverside 2019 CAP Update or other applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases. Thus, impacts would be less than significant.

Conditions of Approval



**CALGreen Code.** Listed previously in Section 10.

WCCP EIR Mitigation Measures:

The WCCP EIR Mitigation Measures that are applicable to the proposed project are as follows:

**WCCP EIR Mitigation Measure GHG-1:** All implementing projects shall use the following mitigation measures to reduce impacts from construction activities as related to construction equipment and vehicle exhaust emissions:

- The County shall require implementing projects to use low-emission and high energy efficiency construction equipment on site. Examples of low-emission and high energy efficiency equipment include use of EPA Tier 3 (or better) emission compliant construction equipment and use of alternative-fuel construction equipment (natural gas), if available.
- The County shall require implementing projects to include a statement on grading plans that all construction equipment will be tuned and maintained in accordance with the manufacturer's specifications.
- The County shall require implementing project to utilize electric- or diesel-powered equipment, in lieu of gasoline-powered engines, where feasible.
- The County shall require implementing projects to include a statement on grading plans that work crews shall shut off equipment when not in use. During smog season (May through October), the overall length of the construction period shall be extended, thereby decreasing the size of the area prepared each day, to minimize vehicles and equipment operating at the same time.
- The County shall require implementing projects to time construction activities so as to not interfere with peak hour traffic and minimize obstruction of through traffic lanes adjacent to the site; if necessary, a flag person shall be retained to maintain safety adjacent to existing roadways.
- The County shall require implementing projects to use EPA-rated engines of Tier 3 or better for construction equipment.
- As soon as electric utilities are available at construction sites, the County shall require implementing projects to supply the construction site with electricity from the local utility and all equipment that can be electrically operated shall use the electric utility rather than portable generators.

Project Specific Mitigation Measures:

None.

Monitoring: Mitigation will be monitored through incorporation of mitigation as conditions of approval and conditions of approval will be implemented and monitored through the Building and Safety plan check process.

---

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

---

**HAZARDS AND HAZARDOUS MATERIALS** Would the project

---

<b>21. Hazards and Hazardous Materials</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Phase I Environmental Site Assessment prepared by Hillmann Consulting (Phase I 2020), included as Appendix H; and the WCCP EIR.

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

**Less Than Significant Impact.** A hazardous material is defined as any material that, due to its quantity, concentration, or physical or chemical characteristics, poses a significant present or potential hazard to human health and safety or to the environment if released into the workplace or environment. Hazardous materials include, but are not limited to, hazardous substances, hazardous wastes, and any material that a business or the local implementing agency has a reasonable basis for believing would be injurious to the health and safety of persons or harmful to the environment if released.

The proposed construction activities would involve transport, use, and disposal of hazardous materials such as paints, solvents, oils, grease, and caulking. In addition, hazardous materials may be needed for fueling or operating construction equipment on the site. These types of materials are not acutely hazardous, and all storage, handling, use, and disposal of these materials are regulated by federal and state requirements, which the project construction activities are required to strictly adhere to. These regulations include: the federal Occupational Safety and Health Act and Hazardous Materials Transportation Act; Title 8 of the California Code of Regulations (CalOSHA), and the state Unified Hazardous Waste and Hazardous Materials Management Regulatory Program. As a result, hazardous material impacts related to construction activities would be less than significant.

Operation of the proposed project includes activities related to vineyard, winery, guest inn, and restaurant development, which would use hazardous materials including: solvents, cleaning agents, paints, pesticides, batteries, and aerosol cans. Although employees of the project would utilize common types of hazardous materials, normal routine use of these products as indicated by product safety labeling in compliance with federal and state regulations would not result in a significant hazard to residents or workers in the vicinity of the project. Therefore, operation of the proposed project would not result in a significant hazard to the public or to the environment through the routine transport, use, or disposal of hazardous waste during operation of the proposed project. Impacts would be less than significant.



**b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?**

**Less Than Significant Impact with Mitigation Incorporated.** Phase I Environmental Site Assessment determined that no evidence of recognized environmental conditions in connection with the project site were found. The project site was historically used for agricultural uses as a nursery from approximately 1990 to 2015. Low concentrations of heavy metals were found which were all below applicable screening levels. In addition, no organo-chlorine pesticide compounds were detected above method detection limits. However, Mitigation Measure HAZ-1 has been included, which requires any potentially contaminated soils identified during excavation, grading, or construction activities be analyzed for contaminants of concern for concentrations above worker safety thresholds. Any soils with chemicals exceeding the RWQCB Environmental Screening Levels for residential uses or hazardous waste limits will be characterized, removed, and disposed of off-site at a licensed hazardous materials disposal facility in compliance with existing federal, state, and local regulations that are overseen by the County of Riverside Department of Environmental Health. Implementation of Mitigation Measure HAZ-1 would reduce potential impacts related to hazardous materials to a less than significant level.

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

**Less Than Significant Impact.** The County of Riverside has implemented a Multi-Jurisdictional Local Hazard Mitigation Plan that identifies risks by natural and human-made disasters and ways to minimize the damage from those disasters. The proposed project would provide vineyard, winery, resort, and restaurant uses that would be permitted and approved in compliance with existing safety regulations, such as the CBC and Fire Code to ensure that it would not conflict with implementation of the Multi-Jurisdictional Local Hazard Mitigation Plan.

The proposed construction activities, including equipment and supply staging and storage, would occur within the project site and would not restrict access of emergency vehicles to the project site or adjacent areas. Thus, impacts related to interference with an adopted emergency response of evacuation plan during construction activities would be less than significant.

Operation of the project would also not result in a physical interference with an emergency response evacuation. Direct access to the project site would be provided from Rancho California Road to Calle Encantado. The project is also required to design and construct internal access and provide fire suppression facilities (e.g., hydrants and sprinklers) in conformance with the Codified County of Riverside Ordinances. The Riverside County Fire Department would review the development plans prior to approval to ensure adequate emergency access pursuant to the requirements in Municipal Code Chapter 8.32, Fire Code, which incorporates the Title 24, California Code of Regulations, Part 9. As a result, the project would not impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan, and impacts would be less than significant.

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

**No Impact.** There are no proposed or existing schools within 0.25 mile of the project site. The closest existing school, St Jeanne De Lestonnac Catholic High School, is approximately 1 mile from the project site. In addition, as described above, the use of hazardous materials during project construction and operational activities would be limited and used and disposed of in compliance with federal, state, and local regulations, which would reduce the potential of accidental release into the environment.

Furthermore, the emissions that would be generated from construction and operation of the proposed project were evaluated in the air quality analysis presented in Section 6, and the emissions generated from the proposed project would not cause or contribute to an exceedance of the federal or state air quality standards. Thus, the proposed project would not emit hazardous or handle acutely hazardous materials, substances, or waste within one-quarter mile of school, and impacts would not occur.

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

**No Impact.** The Phase I Environmental Site Assessment (Phase I 2020) prepared for the project conducted a database search to determine if the project site or any nearby properties are identified as having hazardous materials. The Phase I record search determined that the project site is not located on or near by a site which is included on a list of hazardous materials sites. As a result, impacts related to hazards from being located on or adjacent to a hazardous materials site would not occur from implementation of the proposed project.

#### Conditions of Approval

**Fire Code:** The County of Riverside Municipal Code adopts the California Code of Regulations (CCR) Title 24, Part 9, titled the California Fire Code as Chapter 8.32 of the County's Municipal Code. This ensures that the appropriate measures would be included in project planning and construction to reduce potential hazards related to fire.

#### WCCP EIR Mitigation Measures:

The WCCP EIR Mitigation Measure that is applicable to the proposed project is the following:

**WCCP EIR Mitigation Measure HAZ-1:** During development of implementing projects, if underground storage tanks (UST) or other potential environmental concerns associated with the implementing project site are encountered, these areas of concern shall be handled as follows:

- The contractor/property owner shall retain all responsibility associated with activities surrounding the safe and legal removal of the tank(s);
- The contractor/ property owner shall notify the local Fire Department jurisdiction prior to removal of the UST as local fire restrictions may be more stringent than County Department of Environmental Health (DEH), Hazardous Materials Management Division requirements;
- The contractor (licensed in accordance with the requirements of the State Contractors License Board) shall submit an Underground Storage Tank Closure by Removal completed permit application (or similar permit application as deemed appropriate) to the County Hazardous Materials Management Division along with applicable closure fees;
- The contractor shall submit a work plan (with the permit application) to the Hazardous Materials Management Division prior to UST removal, which shall demonstrate compliance with the required closure procedures as set forth in the UST closure application currently in effect; and
- The Division will inspect the tank removal, as necessary, evaluate all sample results, determine whether or not an unauthorized release has occurred, and determine if any further corrective actions are required.

#### Project Specific Mitigation Measure

None.



Monitoring: Mitigation will be monitored through incorporation of mitigation as conditions of approval and conditions of approval will be implemented and monitored through the Building and Safety plan check process.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>22. Airports</b>				
a) Result in an inconsistency with an Airport Master Plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Require review by the Airport Land Use Commission?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) For a project within the vicinity of a private airstrip, or heliport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan Figure S-20 “Airport Locations”; and the WCCP EIR.

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

**No Impact.** As described in the WCCP EIR, the project site is not located within an Airport Master Plan area. The French Valley Airport is located approximately 7.5 miles beyond the boundary of the project site, and the project site is not located within the French Valley Airport Influence Area. As a result, the project would not result in an inconsistency with the French Valley Airport Master Plan. There would be no impacts.

**b) Require review by the Airport Land Use Commission?**

**No Impact.** As described in the previous response, the project site is located approximately 7.5 miles from the French Valley Airport, which is the closest airport to the project site. There are no other Airport Influence Areas near the project area. As a result, the project would not require review by the Airport Land Use Commission. There would be no impacts.

**c) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?**

**No Impact.** As described in the previous response, the project site is located approximately 7.5 miles from the French Valley Airport, which is the closest airport to the project site. Additionally, the project site is not located within the French Valley Airport land use plan. Due to the distance from the French Valley Airport, safety impacts to people residing or working in the project area related to the airport would not occur. There would be no impacts.

**d) For a project within the vicinity of a private airstrip, or heliport, would the project result in a safety hazard for people residing or working in the project area?**

**Less than Significant Impact.** The project site is located approximately 3.3 miles from the Billy Joe private airstrip, which is located at 33800 Linda Rosea Road. The airstrip is infrequently used, and permission must be granted by the owner of the airstrip prior to landing. Due to the location and infrequent use of the airstrip, the project would not result in an airstrip related safety hazard for people residing or working in the project area. In addition, the ECCP EIR describes that a private-use heliport is located in the southerly portion of the WCCP EIR area, which is farther away than the French Valley Airport, which is 7.5 miles from the site. The Conditions of Approval for the heliport specify that the helicopter pad may be operated a maximum of two round trips daily between the hours of 7:00 a.m. to 7:00 p.m. Similar to the private airstrip, due to the location and infrequent use of the private-use heliport, safety impacts related the heliport would be less than significant.

Plans Programs or Policies

No mitigating plans, programs, or policies related to airport hazards are applicable to the project.

WCCP EIR Mitigation Measures:

No mitigation measures related to airport hazards that are applicable to the proposed project were adopted by the WCCP EIR.

Project Specific Mitigation Measures:

No mitigation is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>HYDROLOGY AND WATER QUALITY</b> Would the project				
<b>23. Water Quality Impacts</b>				
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Result in substantial erosion or siltation on-site or off-site?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on-site or off-site?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
g) Impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) In flood hazard, tsunami, or seiche zones, risk the release of pollutants due to project inundation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>



---

i) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?

---

Source: Preliminary Water Quality Management Plan Mexin Winery, prepared by Valued Engineering, Inc. 2021 (PQMP 2021), included as Appendix I; Mexin Winery Hydrology Report, prepared by Valued Engineering, 2021 (Hydro 2021), included as Appendix J; and the WCCP EIR.

**a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality?**

**Less than Significant Impact with Mitigation Incorporated.** The project site is within the Santa Margarita Watershed Region of Riverside County and under the jurisdiction of the RWQCB, which sets water quality standards for all ground and surface waters within its region. Water quality standards are defined under the Clean Water Act (CWA) to include both the beneficial uses of specific water bodies and the levels of water quality that must be met and maintained to protect those uses (water quality objectives). Water quality standards for all ground and surface waters are implemented through the County's standard permitting process.

**Construction**

Construction of the proposed project would require grading and excavation of soils, which would loosen sediment, and then have the potential to mix with surface water runoff and degrade water quality. Additionally, construction would require the use of heavy equipment and construction-related chemicals, such as concrete, cement, asphalt, fuels, oils, antifreeze, transmission fluid, grease, solvents and paints. These potentially harmful materials could be accidentally spilled or improperly disposed of during construction and, if mixed with surface water runoff could wash into and pollute waters.

These types of water quality impacts during construction of the project would be prevented through implementation of a grading and erosion control plan that is required by the Construction Activities General Permit (State Water Resources Board Order No. 2012-0006-DWQ, NPDES No. CAS000002), which requires preparation of a SWPPP by a Qualified SWPPP Developer, as included WCCP EIR Mitigation Measures HYD-1 and HYD-3, listed previously in Section 18. The SWPPP is required for plan check and approval by the County's Building and Safety Division, prior to provision of permits for the project, and would include construction BMPs such as:

- Silt fencing, fiber rolls, or gravel bags
- Street sweeping and vacuuming
- Storm drain inlet protection
- Stabilized construction entrance/exit
- Vehicle and equipment maintenance, cleaning, and fueling
- Hydroseeding
- Material delivery and storage
- Stockpile management
- Spill prevention and control
- Solid waste management
- Concrete waste management

Adherence to the existing requirements and implementation of the appropriate BMPs per the WCCP EIR Mitigation Measures HYD-1, HYD-3, HYD-4, and HYD-5, would ensure that activities associated

with construction would not violate any water quality standards or waste discharge requirements, and impacts would be reduced to less than significant levels with mitigation incorporated.

### Operation

The proposed project would introduce new development to the project site that includes winery, guest inn, vineyards and a restaurant, which would introduce the potential for pollutants such as, chemicals from cleaners, pesticides and sediment from landscaping, trash and debris, and oil and grease from vehicles. These pollutants could potentially discharge into surface waters and result in degradation of water quality. However, in accordance with State Water Resources Board Order No. 2012-0006-DWQ, NPDES No. CAS000002 the proposed project would be required to incorporate a WQMP with post-construction (or permanent) Low Impact Development (LID) site design, source control, and treatment control BMPs. The LID site design, along with implementation of WCCP EIR Mitigation Measures to increase onsite infiltration would minimize impervious surfaces and provide infiltration of runoff into landscaped areas.

Additionally, source control BMPs would minimize the introduction of pollutants that may result in water quality impacts; and treatment control BMPs that would treat stormwater runoff. The proposed project would install an onsite detention system that is sized to capture and control all the increased runoff from the developed areas, and remove coarse sediment, trash, and pollutants (i.e., sediments, nutrients, heavy metals, oxygen demanding substances, oil and grease, bacteria, and pesticides). The types of BMPs that would be implemented as part of the proposed project are listed in Table HWQ-1.

**Table HWQ-1: Types of BMPs Incorporated into the Project Design**

Type of BMP	Description of BMPs
LID Site Design	<u>Optimize the site layout:</u> The site has been designed so that runoff from impervious surfaces would flow to the adjacent pervious landscaped areas then into the underground chambers that would slow and retain runoff.
	<u>Use pervious surfaces:</u> Landscaping is incorporated into the project design to increase the amount of pervious area and onsite retention of runoff.
Source Control	<u>On-site Storm Drain Inlet:</u> All inlets would be marked with the words "Only Rain Down the Storm Drain" or similar.
	<u>Need for future indoor &amp; structural pest control:</u> Buildings would be designed to avoid openings that would encourage entry of pests.
	<u>Landscape/outdoor pesticide use:</u> Final landscape plans would accomplish all of the following: <ul style="list-style-type: none"> <li>• Design landscaping to minimize irrigation and runoff, to promote surface infiltration where appropriate, and to minimize the use of fertilizers and pesticides that can contribute to storm water pollution.</li> <li>• Preserve existing native trees, shrubs, and ground cover to the maximum extent possible.</li> <li>• Where landscaped areas are used to retain or detain stormwater, specify plants that are tolerant of saturated soil conditions.</li> <li>• Consider using pest-resistant plants, especially adjacent to hardscape.</li> <li>• To ensure successful establishment, select plants appropriate to site soils, slopes, climate, sun, wind, rain, land use, air movement, ecological consistency, and plant interactions</li> </ul>
	<u>Roofing, gutters and trim:</u> The architectural design would avoid roofing, gutters, and trim made of copper or other unprotected metals that may leach into runoff.
	<u>Plazas, sidewalks and parking lots:</u> Plazas, sidewalks, and parking lots shall be swept regularly to prevent the accumulation of litter and debris. Debris from pressure washing would be collected to prevent entry into the storm drain system. Wash water containing any cleaning agent or degreaser would be collected and discharged to the sanitary sewer and not discharged to a storm drain.



<b>Treatment Control</b>	<u>Biofiltration Systems</u> : Pervious landscaped areas would self-treat and filter the runoff to the underground chambers. The underground chambers for the project would detain runoff prior to discharge.
--------------------------	---

With implementation of the operational BMPs that would be required by the County pursuant to the NPDES permit, which would be verified during the permitting process for the proposed project, potential pollutants would be reduced to the maximum extent feasible, and the proposed project would not violate any water quality standards or waste discharge requirements. Therefore, impacts would be reduced to less than significant levels with mitigation incorporated

**b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?**

**Less than Significant Impact.** The proposed project would not deplete groundwater supplies. The Rancho California Water District provides water services to the project area, which receives a large portion of water from imported sources. Historically, groundwater has supplied between 25 to 40 percent of the Rancho California Water District's total water supply and imported water has supplied between 60 to 70 percent (UWMP 2015). The project area overlies the Temecula Valley Groundwater Basin, which is managed by a water master to ensure that groundwater production is within safe yield limits (UWMP 2015). Because the project would receive water from the Rancho California Water District, it would not pump water from the project area and would not result in a substantial depletion of groundwater supplies.

In addition, development of the proposed project would result in large areas of impervious surfaces that could include up to 13.6 acres of vineyards which would infiltrate water into the basin. The project also includes installation of landscaping and underground chambers that would treat and infiltrate stormwater onsite. As a result, the proposed project would not substantially interfere with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level, and impacts would be less than significant.

**c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces?**

**Less than Significant Impact.** The project site contains a disturbed ephemeral drainage that flows from east to west across the northern portion of the site. However, construction and operation of the project would not alter or affect the drainage onsite. The project would develop the winery and guest inn on vacant land which would result in 50% impervious surfaces and 40% landscaped pervious areas based on the 3.77-acres analyzed in the WQMP. The WQMP did not include the full 18.4 acres in the analysis as the drainage would not change in the remaining areas that are planted with vineyards. The Project site generally drains from southeast to northwest. The proposed drainage would include three drainage areas: Subarea A, Subarea B, and Subarea C. Subarea A would begin at a high point and drain northerly, Subarea B would drain into the proposed storm drainpipe and release into the street, and Subarea C would be collected in an underground chamber and released into the street. Thus, the project would not substantially alter the existing drainage pattern of the site or area including through the alteration of the course of a stream or river or through the addition of impervious surfaces. Thus, impacts would be less than significant.

**d) Result in substantial erosion or siltation on-site or off-site?**

**Less than Significant Impact with Mitigation Incorporated.**  
**Construction**

Construction of the proposed project would require grading and excavation of soils, which would loosen sediment and could result in erosion or siltation. However, construction requires County approval of a grading and erosion control plan per the State General Permit to Discharge Storm Water Associated with Construction Activities (NPDES No. CAS000002), which requires preparation of a SWPPP by a Qualified SWPPP Developer, which would be implemented by WCCP EIR Mitigation Measure HYD-3, listed previously. The grading and erosion control plan and SWPPP are required for plan check and approval by the County's Building and Safety Division prior to provision of permits for the proposed project and would include construction BMPs to reduce erosion or siltation. Typical BMPs for erosion or siltation, include: use of silt fencing, fiber rolls, gravel bags, stabilized construction driveway, and stockpile management (as further described in the response below). Adherence to the existing requirements and implementation of the required BMPs per the permitting process would ensure that erosion and siltation associated with construction activities would be minimized, and impacts would be reduced to less than significant levels with mitigation incorporated.

### **Operation**

As described by the Drainage Study prepared for the project and as required by the State Water Resources Board Order No. 2012-0006-DWQ, NPDES No. CAS000002, the runoff generated by the proposed project would be conveyed to underground chambers that are sized to capture and control all the increased runoff from the developed areas. The onsite drainage system would also filter, retain, and slowly discharge drainage, such that drainage would be controlled and would not result in substantial erosion or siltation on- or off-site.

In addition, a WQMP is required to be developed, approved, and implemented to satisfy the requirements of the adopted NPDES program, which would be verified by the County's Building and Safety Division through the County's permitting and inspection process. With implementation of WCCP EIR Mitigation Measures HYD-1, HYD-3, HYD-4, and HYD-5 and as verified during the County's standard review and permitting process, impacts would be reduced to less than significant levels.

### **e) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on-site or off-site?**

**Less than Significant Impact with Mitigation Incorporated.** As described previously, the proposed project would be required to implement a SWPPP (included as MM HYD-1) during construction that would implement BMPs, such as the use of silt fencing, fiber rolls, and gravel bags, that would ensure that runoff would not substantially increase during construction, and flooding on or off-site would not occur. Also, as described above, the project would implement an operational WQMP (as included by MM HYD-3) that would install underground chambers that would identify and preserve infiltration capacity which would limit the amount of runoff generated and discharge at points to maintain downstream drainage patterns on Calle Encantado Road. Thus, impacts related to increased rate or amount of surface runoff that would result in flooding on or off-site would be reduced to less than significant levels with mitigation incorporated.

### **f) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?**

**Less than Significant Impact with Mitigation Incorporated.** As described previously, the runoff generated by the proposed project would be conveyed to pervious landscaped areas that would filter and flow to underground chambers prior to being discharged. The underground chambers have been sized to accommodate the anticipated flows from development of the project, and would control drainage, such that it would not exceed the capacity of the existing and planned stormwater drainage system or change the rate of pre-project offsite flows. In addition, the landscaped areas would self-treat to remove heavy particulates, debris, trash, oil and grease, sediment and other particulates from runoff.



Additionally, a SWPPP and a WQMP are required to be developed, approved, and implemented to satisfy the requirements of the adopted NPDES program, which are implemented by WCCP EIR Mitigation Measures HYD-1, HYD-3, HYD-4, and HYD-5, and would be verified during the County's standard review and permitting process to ensure that the proposed project would not provide additional sources of polluted runoff. Therefore, impacts related to polluted runoff would be reduced to less than significant levels with mitigation incorporated.

**g) Impede or redirect flood flows?**

**Less than Significant Impact.** The project site is located in Zone X per the Federal Emergency Management Administration (FEMA) Flood Insurance Rate Map (FIRM) panel 06065C2740G (FEMA 2021). The site is identified as Zone X because it is located in an area with minimal flood hazard. Thus, the proposed project would not impede or redirect flood flows, and impacts would be less than significant.

**h) In flood hazard, tsunami, or seiche zones, risk the release of pollutants due to project inundation?**

**No Impact.** A seiche is a surface wave created when an inland body of water is shaken, usually by earthquake activity. The site also is not subject to flooding hazards associated with a seiche because there are no large bodies of surface water located near the project site to result in effects related to a seiche, which could result in release in pollutants due to inundation of the site.

The Pacific Ocean is located over 34 miles southwest of the project site; consequently, there is no potential for the project site to be inundated by a tsunami that could release pollutants. Thus, implementation of the proposed project would not expose people or structures to a significant risk of loss, injury, or death involving inundation by seiche, tsunami, or mudflow that could release pollutants due to inundation of the project site. No impact would occur.

**i) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?**

**Less than Significant Impact with Mitigation Incorporated.** As described previously, the project would be required to have an approved SWPPP, which would include construction BMPs to minimize the potential for construction related sources of pollution. For operations, the proposed project would be required to implement source control BMPs to minimize the introduction of pollutants; and treatment control BMPs to treat runoff. With implementation of the operational source and treatment control BMPs that would be required by the County during the project permitting and approval process (pursuant to WCCP EIR MM HYD-1 and MM HYD-3), potential pollutants would be reduced to the maximum extent feasible, and implementation of the proposed project would not obstruct implementation of a water quality control plan.

As described previously, water supplies are provided by the Central Basin Municipal Water District that extracts water from the Central Basin. Groundwater pumping is regulated through a Basin Production Percentage to ensure the groundwater supply is sustainable. In addition, the project would not extract groundwater. Thus, the proposed project would not result in the obstruction or conflict with a groundwater management plan, and impacts would be reduced to less than significant levels with mitigation incorporated.

Conditions of Approval

**Comply with NPDES.** Listed previously in Section 19.

**NPDES/SWPPP.** Listed previously in Section 19.

**WCCP EIR Mitigation Measures:**

The WCCP EIR Mitigation Measures that are applicable to the proposed project and will be incorporated in its MMRP are as follows:

**WCCP EIR Mitigation Measure HYD-1:** Listed previously in Section 17, Soils.

**WCCP EIR Mitigation Measure HYD-3:** Listed previously in Section 17, Soils.

**WCCP EIR Mitigation Measure HYD-4:** Infiltration may be utilized by implementing projects for maintaining water quality standards. However, any implementing projects proposing onsite stormwater runoff infiltration shall conduct individual percolation tests, prepared by a soils engineer, to determine the feasibility of using infiltration onsite, as well as to provide design recommendations for the chosen BMPs. If infiltration is not feasible based on a specific site's soils properties, some form of on-site detention should be considered to mitigate any additional stormwater runoff that exceeds the existing calculated flows. In this case other BMPs should be evaluated to meet the water quality requirements for the project. Maintaining the use of existing roadside swales in compliance with the current MS4 permit is also recommended to help maintain existing drainage patterns and help with water quality.

**WCCP EIR Mitigation Measure HYD-5:** All implementing projects shall include measures designed to increase infiltration and reduce impacts to water quality within the upper aquifer. Depending upon project location, the applicable measures shall include the following:

- Require that all wastewater discharges conform to the Regional Water Quality Control Board Basin Plan groundwater quality objectives.
- Requires the use of cisterns and infiltrators to capture and reuse rainwater as a water conserving system (Riverside County Policy OS 2.1).
- Require the use of natural drainage systems, permeable parking bays and porous parking lots to provide rainwater detention (Riverside County Policy OS 2.2 and 4.4).
- Require that adequate aquifer water recharge areas are preserved and protected and that rainwater is used to recharge the aquifers (Riverside County Policy OS 4.2 and 4.3).
- Restrict pollutant discharge into the drainage systems and aquifer (Riverside County Policy OS 3.3).
- Prohibit the use of fertilizing, manure spreading, pesticide application, and runoff from animal/horse corrals within all drainage courses, especially Temecula Creek.

**Project Specific Mitigation Measures:**

No additional mitigation is required.

**Monitoring:** Mitigation will be monitored through incorporation of mitigation as conditions of approval and conditions of approval will be implemented and monitored through the Building and Safety plan check process.

---

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

---



	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>LAND USE/PLANNING</b> Would the project				
<b>24. Land Use</b>				
a) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan; Riverside County Zoning Ordinance; the WCCP; the WCCP EIR; Riverside County Parcel Report. Accessed: [https://gis.countyofriverside.us/Html5Viewer/?viewer=MMC\\_Public](https://gis.countyofriverside.us/Html5Viewer/?viewer=MMC_Public).

**a) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?**

**Less than Significant Impact.** The project site is currently developed with a single-family residence and is surrounded by Rancho California Road to the north followed by Europa Village Winery, Thornton Winery to the west, and single-family residences to the south and east. The proposed project would develop the vacant portion of the site with a Class V winery consisting of a vineyard, wine production and storage facility, a special occasions and restaurant facility, and guest inn. The uses would be similar to the adjacent wineries.

**General Plan**

The project site has a General Plan Land Use Designation of Agriculture (A) and Agriculture (AG) in the Southwest Area Plan. The Agriculture land use designation was established to help conserve productive agricultural lands within the county including row crops, nurseries, citrus groves and vineyards, dairies, ranches, hog farms, and other agricultural uses. The project site is also located within the Wine Country Policy Area; within the Winery District. The proposed winery is consistent with the Agriculture Land Use Designation as 75% of the project site (13.8 acres) would be planted with vineyards. Therefore, implementation of the proposed project would not result in a significant environmental impact due to conflict with the General Plan and no impact would occur.

**Zoning**

The project site is currently zoned as Citrus/Vineyard (C/V), and the project would change the site's zoning from Citrus/Vineyard (C/V) to Wine Country – Winery (WC-W) to put the properties in compliance with the Temecula Valley Wine Country Policy Area and allow for the development of a Class V winery.

The Wine Country – Winery (WC-W) zone allows for a Class I, II, and V winery, vineyards, cottage inns, and Wine Country Clustered Residential subdivisions. The WC-W zone allows a maximum building height of 40 feet and maximum structure height of 50 feet. The minimum front setback for winery and guest inn buildings shall be 50 feet from the property line and side and rear setbacks shall be 30 feet from the property line. Special occasion facilities require a 300-foot front yard setback and 100-foot side and rear yard setback. The proposed project would have a maximum height of 25 feet and would include setbacks that exceed the minimum special occasion facilities setbacks.

Regarding winery standards, a total of 75% of the net project area shall be planted in vineyards with a minimum average density of 450 vines per acre. A class V winery shall be at least 3,000 square feet

and shall produce at least 7,000 gallons of wine annually as determined by the County agricultural commissioner. In addition, buildings and structures shall be designed in a rural, equestrian or wine country theme consistent with the Temecula Valley Wine Country Guidelines. The project would include vineyards that cover 75% of the project site and the winery would consist of 4,811 square feet of winery floor area including production, bottling, labeling and storage. The total building area including the wine tasting, restaurant, special occasion, and guest inn would be 19,701 square feet. In addition, the winery would produce at least 7,00 gallons of wine annually. Thus, the zone change would not conflict with any land use plan, policy, or regulation adopted and Impacts would be less than significant.

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

**No Impact.** The physical division of an established community could occur if a major road were built through an established community or neighborhood, or if a major development was built which was inconsistent with the land uses in the community such that it divided the community. The environmental effects caused by such could include lack of a, or disruption of, access to services, schools, or shopping areas. It could also include the creation of blighted buildings or areas due to the division of the community.

As discussed previously, the project site is currently developed with a single-family residence and is surrounded by Rancho California Road to the north followed by Europa Village Winery, Thornton Winery to the west, and single-family residences to the south and east. The proposed project would develop the vacant portion of the site with a Class V winery consisting of a vineyard, wine production and storage facility, a special occasions and restaurant facility, and guest inn. The winery development would be consistent with the existing wineries to the west and north across Rancho California Road. Therefore, the change of the project site from vacant land to a Class V winery would not physically divide an established community. In addition, the project would not change roadways, or install any infrastructure that would result in a physical division. Thus, the proposed project would not result in impacts related to physical division of an established community and no impact would occur.

Existing Plans, Programs, or Policies

No mitigating plans, programs, or policies related to land use are applicable to the project.

WCCP EIR Mitigation Measures:

No mitigation measures related to land use that are applicable to the proposed project were adopted by the WCCP EIR.

Project Specific Mitigation Measures:

No mitigation is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>MINERAL RESOURCES</b> Would the project				
<b>25. Mineral Resources</b>				
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 checked="" type="checkbox"/>	<input 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) Potentially expose people or property to hazards from proposed, existing or abandoned quarries or mines

Source: Riverside County General Plan Figure OS-6 “Mineral Resources Area”; and the WCCP EIR.

**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?**

**Less than Significant Impact.** As described in the WCCP EIR, aggregate mineral resources contribute significantly to the development and economic wellbeing of Riverside County, and the statewide assessment of mineral resources prepared by the California Geological Survey, indicates that mineral deposits are likely to exist within project area. However, the significance of these deposits is undetermined, and thus, the project area is classified as MRZ-3. Therefore, the project area is not considered to be an area of known mineral resources, and impacts related to known mineral resources would not occur. In addition, the WCCP EIR includes Mitigation Measure MIN-1, which requires the County Geologist to make a site-specific determination of the potential of the site to contain or yield important or significant mineral resources of value, which would ensure that the proposed project does not result in the loss of known mineral resources. A geotechnical investigation was completed for the project site, which determined that no important or significant mineral resources of value occur onsite. The County Geologist reviewed the report and accepted the findings that no mineral resources are located on the project site. Thus, the WCCP EIR Mitigation Measure MIN-1 has been implemented and impacts would be less than significant.

**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?**

**No Impact.** The project site has been historically used for agriculture and is not considered to be an area of known mineral resources. In addition, the project site is not identified as a locally-important mineral resources recovery site on any land use plan. Therefore, the project would not have the potential to result in the loss of availability of a locally-important mineral resource recovery site delineated in the General Plan, Specific Plans, or any other land use plan. There would be no impacts.

**c) Potentially expose people or property to hazards from proposed, existing or abandoned quarries or mines?**

**No Impact.** As described above, no existing or abandoned quarries or mines exist in or adjacent to the project site. Thus, impacts related to exposure to hazards from quarries or mines would not occur from implementation of the proposed project. There would be no impacts.

Conditions of Approval

No conditions of approval related to land use and planning are required.

Completed WCCP EIR Mitigation Measure:

The following WCCP EIR Mitigation Measure that is applicable to the proposed project has been completed and is included as Appendix E:

**WCCP EIR Mitigation Measure MIN-1:** Pursuant to Public Resources Code, the Surface Mining and Reclamation Act, Chapter 9, Article 4, Section 2762(e), prior to approval of a future implementing project on lands classified by the State Geologist as MRZ-3 (as described in paragraph (3) of subdivision (b) of Section 2761), the County Geologist shall make a site-specific determination as to the site’s potential to contain or yield important or significant mineral resources of value to the region and the residents of the State of California.

- If it is determined by the County Geologist that lands classified as MRZ-3 have the potential to yield significant mineral resources which may be of “regional or statewide significance” and the proposed use is considered “incompatible” (as defined by Section 3675 of Title 14, Article 6 of the California Code of Regulations) and could threaten the potential to extract said minerals, the project proponent shall prepare an evaluation of the area in order to ascertain the significance of the mineral deposit located therein. This site-specific mineral resource study shall be performed to, at a minimum, document the site’s known or inferred geological conditions; describe the existing levels of development on or near the site which might preclude mining as a viable adjacent use; and analyze the State standards for designating land as having “regional or Statewide significant” under the Surface Mining and Reclamation Act. The results of such evaluation shall be transmitted to the State Geologist and the State Mining and Geological Board (SMGB).
- Should significant mineral resources be identified, future implementing projects shall either avoid said resource or shall incorporate appropriate findings subject to a site-specific discretionary review and CEQA process.

Project Specific Mitigation Measures:

No additional mitigation is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>NOISE</b> Would the project result in				
<b>26. Airport Noise</b>				
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Figure S-20 “Airport Locations,” County of Riverside Airport Facilities Map; and the WCCP EIR.

**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.** As described in the WCCP EIR, the project site is not located within an Airport Land Use Plan area. The French Valley Airport is the closest airport to the project site and is located approximately 4 miles beyond the boundary of the project site. Due to the distance from the French Valley Airport, the project would not expose people residing or working in the project area to excessive noise levels. There would 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.** The project site is located approximately 3.2 miles from the Billy Joe private airstrip, which is located at 33800 Linda Rosea Road. The airstrip is infrequently used, and permission must be granted by the owner of the airstrip prior to landing. Due to the location and infrequent use of the airstrip, the project would not expose people residing or working in the project area to excessive noise levels related to the heliport. There would be no impacts.

Conditions of Approval

No conditions of approval related to airport noise is required.

WCCP EIR Mitigation Measures:

No mitigation measures related to airport or airstrip noise that are applicable to the proposed project were adopted by the WCCP EIR.

Project Specific Mitigation Measures:

No mitigation is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>27. Noise Effects by the Project</b>				
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan, noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Generation of excessive ground-borne vibration or ground-borne noise levels?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Source: Noise Impact Analysis prepared by Urban Crossroads and included as Appendix K; and the WCCP EIR.

**Noise Element of the General Plan**

The Noise Element specifies the maximum allowable exterior noise levels for new developments impacted by transportation noise sources such as arterial roads, freeways, airports and railroads. In addition, the Noise Element identifies several polices to minimize the impacts of excessive noise levels throughout the community and establishes noise level requirements for all land uses. The Noise Element identifies residential use as a noise-sensitive land use (N 1.3) and discourages new development in areas with transportation related levels of 65 dBA CNEL or greater existing ambient noise levels. Policy N 4.1 of the Noise Element sets a stationary-source exterior noise limit to not to be exceeded for a cumulative period of more than ten minutes in any hour of 65 dBA  $L_{eq}$  for daytime hours of 7:00 a.m. to 10:00 p.m., and 45 dBA  $L_{eq}$  during the noise-sensitive nighttime hours of 10:00 p.m. to 7:00 a.m.

**County Code of Ordinances**

Ordinance No. 847 indicates that noise associated with any private construction activity located within one-quarter of a mile from an inhabited dwelling is considered exempt between the hours of 6:00 a.m. and 6:00 p.m., during the months of June through September, and 7:00 a.m. and 6:00 p.m., during the months of October through May.

### Federal Transit Administration (FTA)

Neither the County's General Plan nor Municipal Code establish numeric maximum acceptable construction source noise levels at potentially affected receivers for CEQA analysis purposes. Therefore, a numerical construction threshold based on Federal Transit Administration (FTA) *Transit Noise and Vibration Impact Assessment Manual* is used for analysis of daytime construction impacts, as discussed below. The FTA considers a daytime exterior construction noise level of 80 dBA Leq as a reasonable threshold for noise sensitive residential land use

### Existing Ambient Noise

The ambient noise levels in the project area are dominated by traffic-related noise associated with the existing roadways Rancho California Road and Ave Lestonnac. The Noise Impact Analysis conducted 24-hour ambient noise level measurements as pictured in Figure 7, *Noise Measurement Locations* on Rancho California Road near the entrance of Bolero Restaurante at 41150 Via Europa Street, on Ave Lestonnac Street near St Jeanne De Lestonnac School, south of the project site on Circle M near the existing single-family residential home at 4145 Circle M, east of the site on Van Tu Lane near existing single-family residential home at 41175 Van Tu Lane, and located south of the project site near the existing single-family residential home at 32993 Ave Lestonnac Street. Table N-1 below outlines the daytime and nighttime dBA for the following locations.

**Table N-1: 24-Hour Ambient Noise Level Measurements**

Location <sup>1</sup>	Description	Energy Average Noise Level (dBA Leq) <sup>2</sup>	
		Daytime	Nighttime
L1	Located north of the Project site on Rancho California near entrance of Bolero Restaurante at 41150 Via Europa Street.	65.5	60.8
L2	Located south of the Project site on Avenida Lestonnac street near St Jeanne De Lestonnac School at 32650 Ave.	60.0	55.4
L3	Located south of the Project site on Circle M near existing single-family residential home at 4145 Circle M.	50.5	40.1
L4	Located east of the Project site on Van Tu Lane near existing single-family residential home at 41175 Van Tu Lane.	55.9	48.8
L5	Located south of the Project site near existing single-family home at 32993 Ave Lestonnac St.	65.6	60.8

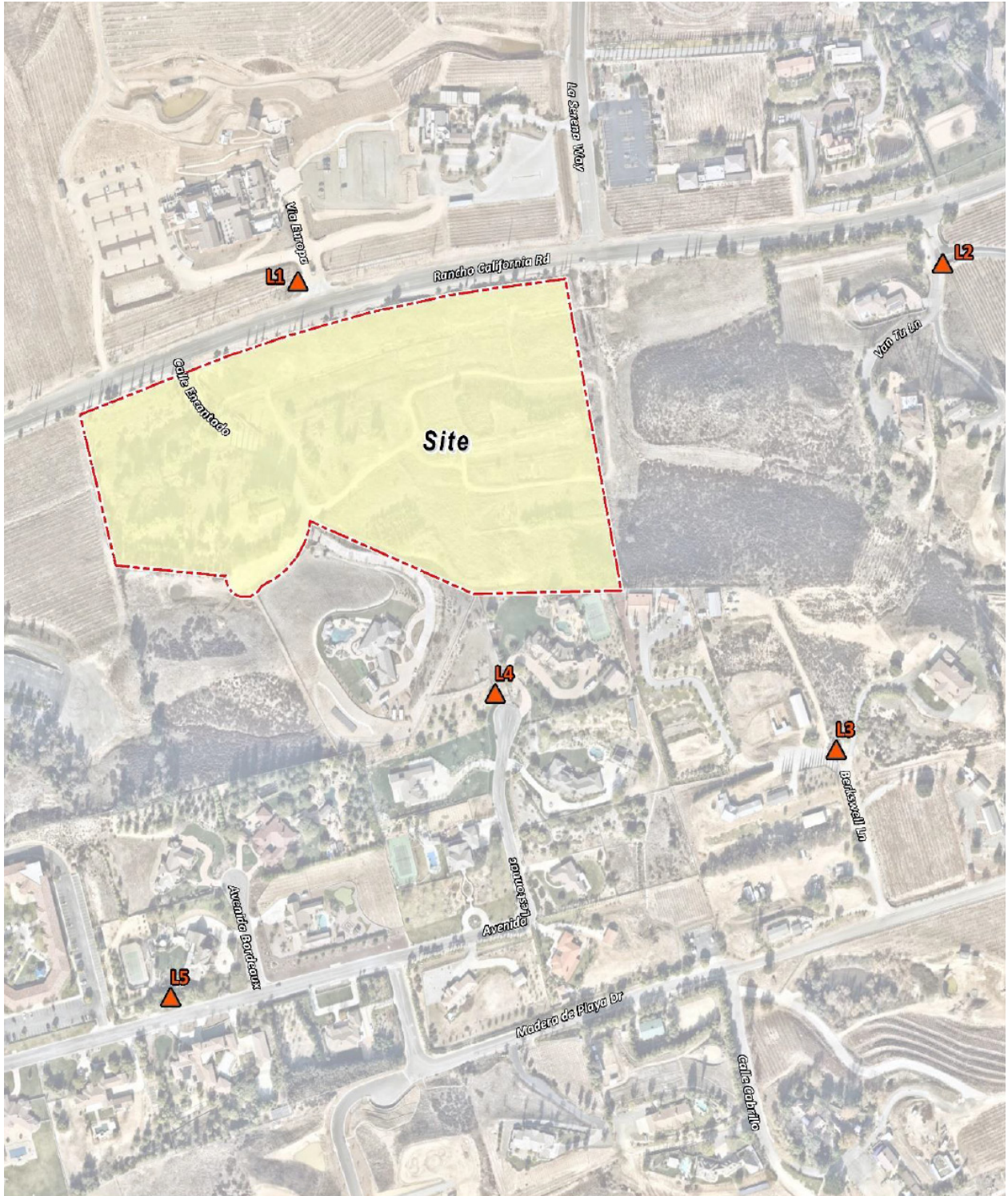
<sup>1</sup> See Figure 7 for the noise level measurement locations.

<sup>2</sup> "Daytime" = 7:00 a.m. to 10:00 p.m.; "Nighttime" = 10:00 p.m. to 7:00 a.m.

<sup>2</sup> Source: Noise Impact Analysis, Appendix K



# Noise Measurement Locations



*This page intentionally left blank.*



## Noise Thresholds

As described in the Noise Impact Analysis, noise generated by the project would be significant if any of the following occur in Table N-2 below as a direct result of the proposed development.

**Table N-2: Significance Criteria Summary**

Analysis	Condition(s)	Significance Criteria	
		Daytime	Nighttime
On-Site Traffic <sup>1</sup>	Exterior Noise Level Criteria	65 dBA CNEL	
	Interior Noise Level Standard	45 dBA CNEL	
Operational	Exterior Noise Level Standards <sup>2</sup>	55 dBA L <sub>eq</sub>	45 dBA L <sub>eq</sub>
	If ambient is < 60 dBA L <sub>eq</sub> <sup>3</sup>	≥ 5 dBA L <sub>eq</sub> Project increase	
	If ambient is 60 - 65 dBA L <sub>eq</sub> <sup>3</sup>	≥ 3 dBA L <sub>eq</sub> Project increase	
	If ambient is > 65 dBA L <sub>eq</sub> <sup>3</sup>	≥ 1.5 dBA L <sub>eq</sub> Project increase	
Construction	Noise Level Threshold <sup>4</sup>	80 dBA L <sub>eq</sub>	
	Vibration Level Threshold <sup>5</sup>	0.01 in/sec RMS	

<sup>1</sup> County of Riverside General Plan Noise Element.

<sup>2</sup> County of Riverside General Plan Municipal Code, Section 9.52.040.

<sup>3</sup> FICON, 1992.

<sup>4</sup> Federal Transit Administration, Transit Noise and Vibration Impact Assessment Manual.

<sup>5</sup> County of Riverside General Plan Noise Element, Policy N 16.3.

"Daytime" = 7:00 a.m. to 10:00 p.m.; "Nighttime" = 10:00 p.m. to 7:00 a.m.

Source: Noise Impact Analysis, Appendix K

**a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan, noise ordinance, or applicable standards of other agencies?**

**Less than Significant Impact.**

### Construction

The construction activities for the proposed project are anticipated to include preparation, grading, building construction, paving, and architectural coating. Construction of the proposed project would occur over a 13-month period. Noise impacts from construction activities associated with the proposed project would be a function of the noise generated by construction equipment, equipment location, sensitivity of nearby land uses, and the timing and duration of construction activities. Noise levels generated by heavy construction activities have the potential to range from approximately 65 dBA to 79 dBA at 50 feet in distance, as shown in Table N-3.

**Table N-3: Construction Noise Levels at 50 Feet**

Construction Stage	Reference Construction Activity <sup>1</sup>	Reference Noise Level @ 50 Feet (dBA L <sub>eq</sub> ) <sup>1</sup>	Highest Reference Noise Level (dBA L <sub>eq</sub> )
Site Preparation	Crawler Tractors	77	77
	Hauling Trucks	71	
	Rubber Tired Dozers	71	
Grading	Graders	79	79
	Excavators	64	
	Compactors	67	

Building Construction	Cranes	67	72
	Tractors	72	
	Welders	65	
Paving	Pavers	70	70
	Paving Equipment	69	
	Rollers	69	
Architectural Coating	Cranes	67	67
	Air Compressors	67	
	Generator Sets	67	

<sup>1</sup> Update of Noise Database for Prediction of Noise on Construction and Open Sites by the Department for Environment, Food and Rural Affairs (DEFRA) expressed in hourly average  $L_{eq}$  based on estimated usage factors from the FHWA Roadway Construction Noise Model (RCNM).

Source: Noise Impact Analysis, Appendix K

Ordinance No. 847 indicates that noise associated with any private construction activity located within one-quarter of a mile from an inhabited dwelling is considered exempt between the hours of 6:00 a.m. and 6:00 p.m., during the months of June through September, and 7:00 a.m. and 6:00 p.m., during the months of October through May. The proposed project's construction activities would occur pursuant to these regulations, which is included as a condition of approval and would be detailed in the construction permits. Therefore, project construction would be compliant with the County's noise related standards and impacts related to standards would be less than significant.

Neither the County's General Plan nor County Code or Ordinances establish numeric maximum acceptable construction source noise levels at potentially affected receivers, which would allow for a quantified determination of what CEQA constitutes a substantial temporary or periodic noise increase. Thus, the construction noise thresholds from the *FTA Transit Noise and Vibration Impact Assessment* (2018), have been utilized, which identifies a significant construction noise impact if construction noise exceeds 80 dBA at sensitive receptors. The nearest sensitive receptors to the project site are the single-family residences as near as 22 feet to the south.

Modeling of the construction noise to the location of the existing sensitive receptors is summarized in Table N-4, which shows that construction noise of the closest sensitive receptors is anticipated to range from 43.9 dBA to 68.2 dBA  $L_{eq}$ , which is less than the 80 dBA threshold. Therefore, construction noise impacts would be less than significant. In addition, the construction noise over the 13-month period would be temporary in nature as the operation of each piece of construction equipment would not be constant throughout the construction day, and equipment would be turned off when not in use. The typical operating cycle for a piece of construction equipment involves one or two minutes of full power operation followed by three or four minutes at lower power settings.

**Table N-4: Construction Noise Levels at the Nearest Sensitive Receptors**

Receiver Location <sup>1</sup>	Construction Noise Levels (dBA $L_{eq}$ )					
	Site Preparation	Grading	Building Construction	Paving	Architectural Coating	Highest Levels <sup>2</sup>
R1	65.1	65.1	60.1	60.1	58.1	65.1
R2	59.2	59.2	54.2	54.2	52.2	59.2
R3	68.2	68.2	63.2	63.2	61.2	68.2
R4	63.7	63.7	58.7	58.7	56.7	63.7
R5	43.9	43.9	38.9	38.9	36.9	43.9



<sup>1</sup> Noise receiver locations are shown on Exhibit 10-A.

<sup>2</sup> Construction noise level calculations based on distance from the construction activity, which is measured from the Project site boundary to the nearest receiver locations. CadnaA construction noise model inputs are included in Appendix I.

Source: Noise Impact Analysis, Appendix K

Overall, as temporary construction activity would occur in compliance with the County’s regulations and would be less than the noise level threshold of 80 dBA at existing sensitive receptors, impacts related to construction noise would be less than significant.

**Operation**

The proposed project would result in the operation of a winery consisting of vineyards, wine production and storage facility, a special occasions and restaurant facility, and guest inn. Potential noise impacts associated with the project would include roof-top air conditioning units, outdoor activity areas, and parking lot activities. Table N-5 shows the project operational noise levels during the daytime hours of 7:00 am to 10:00 pm. The daytime hourly noise levels at the off-site receiver locations are expected to range from 23.0 to 45.4 dBA  $L_{eq}$ .

**Table N-5: Daytime Project Operational Noise Levels**

Noise Source <sup>1</sup>	Operational Noise Levels by Receiver Location (dBA $L_{eq}$ )				
	R1	R2	R3	R4	R5
Roof-Top Air Conditioning Units	29.3	24.5	29.2	28.3	11.0
Outdoor Activity Area	35.2	32.0	37.5	36.8	17.3
Parking Lot Activities	42.6	39.2	44.5	39.8	21.3
<b>Total (All Noise Sources)</b>	<b>43.5</b>	<b>40.1</b>	<b>45.4</b>	<b>41.8</b>	<b>23.0</b>

<sup>1</sup> See Figure 7 for the noise source locations. CadnaA noise model calculations are included in Appendix J.  
Source: Noise Impact Analysis, Appendix K

Table N-6 shows the Project unmitigated operational noise levels during the nighttime hours of 10:00 p.m. to 7:00 a.m. The nighttime hourly noise levels at the off-site receiver locations are expected to range from 9.7 to 26.9 dBA  $L_{eq}$ .

**Table N-6: Nighttime Project Operational Noise Levels**

Noise Source <sup>1</sup>	Operational Noise Levels by Receiver Location (dBA $L_{eq}$ )				
	R1	R2	R3	R4	R5
Roof-Top Air Conditioning Units	26.9	22.1	26.8	25.9	8.6
Outdoor Activity Area	0.0	0.0	0.0	0.0	0.0
Parking Lot Activities	0.0	0.0	0.0	0.0	0.0
<b>Total (All Noise Sources)</b>	<b>26.9</b>	<b>22.2</b>	<b>26.8</b>	<b>25.9</b>	<b>9.7</b>

<sup>1</sup> See Figure 7 for the noise source locations. CadnaA noise model calculations are included in Appendix I.  
Source: Noise Impact Analysis, Appendix K

Table N-7 below shows the day and nighttime project operational noise levels in comparison to the noise level standards established by the County of Riverside. The project operational noise levels would not exceed the 55 dBA daytime and 45 dBA nighttime noise level standards established by the County. Thus, operational noise impacts would be less than significant.

**Table N-7 Operational Noise Level Compliance**

Receiver Location	Project Operational Noise Levels (dBA $L_{eq}$ )	Noise Level Standards (dBA $L_{eq}$ )	Noise Level Standards Exceeded?

	Daytime	Nighttime	Daytime	Nighttime	Daytime	Nighttime
R1	43.5	26.9	55.0	45.0	No	No
R2	40.1	22.2	55.0	45.0	No	No
R3	45.4	26.8	55.0	45.0	No	No
R4	41.8	25.9	55.0	45.0	No	No
R5	23.0	9.7	55.0	45.0	No	No

Source: Noise Impact Analysis, Appendix K

In addition, Table N-8 and N-9 below show the daytime and nighttime project operational noise level increases with the combined project and existing ambient noise levels. The project in combination with the existing ambient noise levels would not exceed the thresholds established. Thus, impacts related to noise would be less than significant.

**Table N-8: Daytime Project Operational Noise Level Increases**

Receiver Location <sup>1</sup>	Total Project Operational Noise Level	Measurement Location	Reference Ambient Noise Levels	Combined Project and Ambient	Project Increase	Increase Criteria	Increase Criteria Exceeded?
R1	43.5	L1	65.5	65.5	0.0	1.5	No
R2	40.1	L2	60.0	60.0	0.0	1.5	No
R3	45.4	L3	50.5	51.7	1.2	5.0	No
R4	41.8	L4	55.9	56.1	0.2	5.0	No
R5	23.0	L5	65.6	65.6	0.0	1.5	No

<sup>1</sup> See Figure 7 for the receiver locations.

Source: Noise Impact Analysis, Appendix K

**Table N-9 Nighttime Project Operational Noise Level Increases**

Receiver Location <sup>1</sup>	Total Project Operational Noise Level	Measurement Location	Reference Ambient Noise Levels	Combined Project and Ambient	Project Increase	Increase Criteria	Increase Criteria Exceeded?
R1	26.9	L1	60.8	60.8	0.0	3.0	No
R2	22.2	L2	55.4	55.4	0.0	5.0	No
R3	26.8	L3	40.1	40.3	0.2	5.0	No
R4	25.9	L4	48.8	48.8	0.0	5.0	No
R5	9.7	L5	60.8	60.8	0.0	3.0	No

<sup>1</sup> See Figure 7 for the receiver locations.

Source: Noise Impact Analysis, Appendix K

In addition, indoor and outdoor amplification is required to comply with Ordinance No. 847 and the WCCP. Ordinance No. 847 Section (c), Audio Equipment, prohibits the operation of audio equipment between the hours of 10:00 p.m. and 8:00 a.m. such that the equipment is audible inside an inhabited dwelling, and at any other time such that the equipment is audible at a distance greater than 100 feet from the source. Additionally, Ordinance No. 847 Section (d), Sound Amplifying Equipment and Live Music, prohibits the operation of sound amplifying equipment or performance of live music between the hours of 10:00 p.m. and 8:00 a.m., and at any other time such that the equipment or live music is audible at a distance greater than 200 feet from the source. Ordinance No. 847 Section 7, Exceptions, allows for the application for single or continuous exceptions from the provisions of Ordinance No. 847. Approval of the proposed Noise Exception (NE 2100001) would satisfy the Section 7 Exceptions



requirement for a continuous event. The WCCP EIR predicted combined music and crowd outdoor noise levels for multiple distances.

**Event Noise.** The proposed project includes a main entrance, lobby, and special event space with an additional exterior grass venue and exterior event space that would be used to host events such as weddings, concerts, and corporate meetings. Special events may be held indoors or outdoors. Ordinance 847 and the WCCP Program EIR include specific restrictions on outdoor events with noise amplification, likely due to the typical lack of noise attenuation from structures. Stationary noise emanating from the wineries would occur from both live/amplified music and activities involving crowds of people (e.g., parties, weddings, receptions, social gatherings, etc.). Crowd noise is dependent on several factors including vocal effort, total number of people, whether the source is synchronous or random in time, and whether the orientation of the crowd members is random or diffused.

Indoor and outdoor amplification is required to comply with Ordinance No. 847 and the WCCP. Ordinance No. 847 Section (c), Audio Equipment, prohibits the operation of audio equipment between the hours of 10:00 p.m. and 8:00 a.m. such that the equipment is audible inside an inhabited dwelling, and at any other time such that the equipment is audible at a distance greater than 100 feet from the source. Additionally, Ordinance No. 847 Section (d), Sound Amplifying Equipment and Live Music, prohibits the operation of sound amplifying equipment or performance of live music between the hours of 10:00 p.m. and 8:00 a.m., and at any other time such that the equipment or live music is audible at a distance greater than 200 feet from the source. Ordinance No. 847 Section 7, Exceptions, allows for the application for single or continuous exceptions from the provisions of Ordinance No. 847. As shown in Table N-10, exterior noise from music sound at 160 feet would be approximately 69.5 dBA and would exceed the daytime Rural Residential and Agriculture maximum of 45 dBA  $L_{EQ}$  at the nearest sensitive receiver location. However, the winery building is over 200 feet away from the nearest sensitive receptor and the outdoor event space would face north away from the sensitive receptors with the exception of an event cocktail hour yard located to the south of the building. Approval of the Noise Exception (NE 2100001) would satisfy the Section 7 Exceptions requirement for a continuous event. The WCCP EIR predicted combined music and crowd outdoor noise levels for multiple distances.

**Table N-10 Special Event Noise**

Source	dBA at 20 feet	dBA at 40 feet	dBA at 80 feet	dBA at 160 feet	dBA at 320 feet	dBA at 640 feet	dBA at 1,280 feet
Crowd Noise and Live Band	84.9	78.9	72.9	66.9	60.9	54.9	48.9
Crowd Noise and DJ	87.5	81.5	75.5	69.5	63.5	57.5	51.5

Noises/Assumptions: Crowd noise of 62 dBA at one meter was added to the reference noise levels for a live band and DJ. Noise calculations at various receptor distances use a standard attenuation rate of 6 dBA per doubling of distance and do not assume attenuation by intervening structures.

Source: WCCP EIR, Table 4.12-11, Special Event Noise, 2021

Ordinance No. 847 indicates that exterior sound levels of up to 55 dBA are considered compatible with low density residential uses, and that 65 dBA is considered acceptable for Tourist Commercial uses. The closest sensitive receptor to the winery's exterior grass venue is over 500 feet away. The home closest to the winery would be separated by the proposed winery and inn building along with rows of vineyards. As shown in Table N-10, the maximum special event noise would not exceed 63.5 dBA under the loudest outdoor noise scenario at a distance that is closer to the noise source than the sensitive receptor. If the exception application is approved, reasonable conditions may be imposed to minimize the public detriment, including, but not limited to, restrictions on sound level, sound duration and

operating hours. In addition, the project would be implemented in compliance with WCCP EIR Mitigation Measures NOI-3 through NOI-6, which would reduce noise from activities and events.

Therefore, with approval of the Noise Exception, which permits continuous events at the Resort, the project would comply with County Noise Ordinance No. 847 and impacts would be less than significant.

**Vehicular Noise.** Vehicle noise is a combination of the noise produced by the engine, exhaust and tires. The level of traffic noise depends on three primary factors (1) the volume of traffic, (2) the speed of traffic, and (3) the number of trucks in the flow of traffic. The proposed project is a residential project that would not result in a substantial number of truck trips and the proposed project would not alter the speed limit on any existing roadway so the proposed project's potential offsite noise impacts have been focused on the noise impacts associated with the change of volume of traffic that would occur with development of the proposed project.

As discussed in the VMT Screening Analysis included as Appendix B, the proposed project is anticipated to generate a total of 197 weekend peak hour vehicle trips per day. Thus, the traffic generated by the operation of the proposed project is not expected to meaningfully influence the traffic noise levels on nearest roadway segments or land uses surrounding the off-site areas. The expected project traffic represents an incremental increase to the existing roadway volumes is not expected to generate a barely perceptible noise level increase of 3 dBA CNEL at nearest sensitive land uses adjacent to study area roadways, since a doubling of the existing traffic volumes would be required to generate a 3 dBA CNEL increase. Therefore, due to the low traffic volumes generated by the Project, the off-site traffic noise levels generated by the Project are considered less than significant and no further analysis is provided

**b) Generation of excessive ground-borne vibration or ground-borne noise levels??**

**Less than Significant Impact with Mitigation Incorporated.** As discussed in the Noise Impact Analysis, the County of Riverside has a construction vibration threshold of 0.01 in/sec RMS. Ground vibration levels associated with various types of construction equipment are summarized on Table N-11. Based on the representative vibration levels presented for various construction equipment types, the potential project construction vibration levels using the following vibration assessment methods defined by the FTA.

**Table N-11: Vibration Source Levels for Construction Equipment**

Equipment	PPV (in/sec) at 25 feet
Small bulldozer	0.003
Loaded Trucks	0.076
Large bulldozer	0.089

Source: Noise Impact Analysis, Appendix K

Table N-12 below describes the expected project vibration levels at nearby receiver locations utilizing the FTA assessment methods. Vibration velocity levels are estimated to range from 0.000 to 0.009 in/sec RMS and would remain below the County's threshold of 0.01 in/sec RMS at all receiver locations.

**Table N-12: Project Construction Vibration Levels**

Receiver <sup>1</sup>	Distance to Const. Activity (Feet)	Receiver Levels (in/sec) RMS <sup>2</sup>				Threshold (in/sec) RMS <sup>4</sup>	Threshold Exceeded? <sup>5</sup>
		Small Bulldozer	Loaded Trucks	Large Bulldozer	Peak Vibration		

R1	251'	0.000	0.002	0.002	0.002	0.01	No
R2	826'	0.000	0.000	0.000	0.000	0.01	No
R3	90'	0.000	0.008	0.009	0.009	0.01	No
R4	155'	0.000	0.003	0.004	0.004	0.01	No
R5	814'	0.000	0.000	0.000	0.000	0.01	No

Source: Noise Impact Analysis, Appendix K

The project includes Mitigation Measure NOI-1 which would prohibit the use of large loaded trucks and dozers (80,000 pounds or more) within 90 feet of any receiver location at the time of the project construction and would require a smaller, rubber-tired bulldozer (less than 80,000 pounds) within the area. In addition, the project would be implemented in compliance with WCCP EIR Mitigation Measures NOI-1 and NOI-7, which regulate the use of construction equipment which would reduce vibration from construction activities. Furthermore, project operation of the winery, vineyards, and other proposed uses does not include operation of equipment or activities that would produce excessive groundborne vibration. Thus, impacts related to excessive ground-borne vibration or ground would not exceed the County threshold and would be reduced to less than significant levels with mitigation incorporated.

Conditions of Approval

**Noise:** Comply with County Code of Ordinances Section 9.52.020, Construction Noise.

WCCP EIR Mitigation Measures:

The WCCP EIR Mitigation Measures that are applicable to the proposed project are as follows:

**WCCP EIR Mitigation Measure NOI-1:** All implementing projects shall comply with the following noise reduction measures during grading and building activities:

- If construction occurs within one-quarter mile of an inhabited dwelling, construction activities shall be limited to the daytime hours of 6:00 a.m. to 6:00 p.m. during the months of June through September, and to 7:00 a.m. to 6:00 p.m. during the months of October through May.
- To minimize noise from idling engines, all vehicles and construction equipment shall be prohibited from idling in excess of three minutes when not in use.
- Best efforts should be made to locate stockpiling and/or vehicle staging area as far as practicable from existing residential dwellings.
- Equipment and trucks shall utilize the best available noise control techniques (e.g., improved mufflers, equipment redesign, use of intake silencers, ducts, engine enclosures, and acoustically-attenuating shields or shrouds, wherever feasible).
- Impact tools (e.g., jack hammers, pavement breakers, and rock drills) shall be hydraulically or electronically powered wherever possible to avoid noise associated with compressed air exhaust from pneumatically powered tools. However, where use of pneumatic tools is unavoidable, an exhaust muffler shall be used; this muffler can lower noise levels from the exhaust by up to about ten dBA. External jackets on the tools themselves shall be used where feasible, and this could achieve a reduction of five dBA. Quieter procedures shall be used, such as drills rather than impact equipment, whenever feasible.
- Stationary construction noise sources shall be located as far from adjacent receptors as possible, and they shall be muffled and incorporate insulation barriers, or other measures to the extent feasible.



**WCCP EIR Mitigation Measure NOI-2:** Implementing project proponents shall submit a list of measures to respond to and track complaints pertaining to construction noise, ongoing throughout demolition, grading, and/or construction. These measures may include the following:

- A sign posted on-site pertaining the permitted construction days and hours and complaint procedures and who to notify in the event of a problem. The sign may also include a listing of both the County and construction contractor's telephone numbers (during regular construction hours and off-hours); and
- A pre-construction meeting may be held with the job inspectors and the general contractor/on-site project manager to confirm that noise measures and practices (including construction hours, neighborhood notification, posted signs, etc.) are completed.

**WCCP EIR Mitigation Measure NOI-3:** All implementing projects involving a new winery or expansion of an existing winery shall be reviewed by the County Sheriff and Code Enforcement and include at least the following conditions:

- The hours of operation for tasting rooms associated with wineries shall be limited to 9:00 a.m. to 7:00 p.m. Monday through Sunday in the Wine Country - Winery District and 10:00 a.m. to 6:00 p.m. Monday through Sunday in the Wine Country - Equestrian and Residential Districts.
- Mechanical equipment including but not limited to, de-stemming, crushing, and refrigeration equipment shall be enclosed or shielded for noise attenuation. Alternatively, the proponent may submit a Noise Study prepared by a qualified acoustical analyst that demonstrates that the unenclosed/unshielded equipment would not exceed the County's allowable noise levels.
- The hours of operation for shipping facilities associated with wineries shall be limited to 9:00 a.m. to 7:00 p.m. Monday through Sunday in the Wine Country - Winery District and 10:00 a.m. to 6:00 p.m. Monday through Sunday in the Wine Country - Equestrian and Residential Districts.
- Shipping facilities and parking areas which abut residential parcels shall be located away from sensitive land uses and be designed to minimize potential noise impacts upon nearby sensitive land uses.
- Site-specific noise-attenuating features such as hills, berms, setbacks, block walls, or other measures shall be considered for noise attenuation in noise-producing areas of future wineries including, but not limited to, locations of mechanical equipment, locations of shipping facilities, access, and parking areas.

**WCCP EIR Mitigation Measure NOI-4:** All implementing projects involving a special occasion facility shall be required to conduct a noise study prior to its approval. Similarly, all implementing projects involving an outdoor special occasion facility shall be required to conduct an acoustical analysis (that shows the noise contours outside the property boundary) prior to its approval.

- The said noise study or acoustical analysis shall be submitted to the Office of Industrial Hygiene for review and comments.
- Based on those comments, the implementing project shall be conditioned to mitigate noise impacts to the applicable County noise standards through site design and buildings techniques.
- Prior to the issuance of any building permit for the special occasion facility, those noise mitigation measures shall have received the necessary permits from Building and Safety Department.
- Prior to issuance of occupancy permit for the special occasion facility, those noise mitigation measures shall be constructed/implemented.

**WCCP EIR Mitigation Measure NOI-5:** All implementing projects involving a special occasion facility shall be reviewed by the Riverside County Office of Industrial Hygiene and include at least the following conditions:

- All special event vendors (e.g. DJs, musical bands, etc.) shall be notified regarding noise conditions of approval.
- Outdoor special events and associated audio equipment, sound amplifying equipment, and/or performance of live music shall be limited to the hours of 8:00 a.m. to 10:00 p.m. Monday through Sunday.
- Noise levels shall be kept below levels prescribed in the County's General Plan Noise Element and County Noise Ordinance No. 847 by using a decibel-measuring device to measure music sound levels when amplified music is used.
- Clean-up activities associated with special events shall terminate no later than midnight.
- Outdoor amplified sound for all scheduled events shall be prohibited, except as necessary for public safety or incidental to the event, as determined appropriate by the County Planning Director. Existing County Ordinance No. 847 allows exemptions for outdoor amplified sound for single events or ongoing activity, subject to discretionary review. If considered for an exemption under Ordinance No. 847, the outdoor amplified sound would be oriented toward the center of the property and away from adjoining land uses.
- Padding/carpeting shall be installed under music speakers for early absorption of music.

**WCCP EIR Mitigation Measure NOI-6:** All implementing projects involving a special occasion facility shall include at least the following conditions to ensure proper enforcement of the County Ordinances and project conditions:

- After issuance of two Code Violation Notices for excessive noise, noise measurements shall be performed by the County Sheriff and Code Enforcement for every event at the property line, to determine if the Noise Ordinance and project conditions are being followed during the special events.
- If violations of the Noise Ordinance or project conditions are found, the County shall reconsider allowed hours of operation, number of guests, amount of special events per year, or approval of the specific facility.
- The proponents shall be required to pay fees assessed per the Department's hourly rate pursuant to Ordinance No. 671.

**WCCP EIR Mitigation Measure NOI-7:** Prior to the issuance of each grading permit, all implementing projects shall demonstrate compliance with the following measures to reduce the potential for human annoyance and architectural/structural damage resulting from elevated groundborne noise and vibration levels:

- Pile driving within a 50-foot radius of occupied units or historic or potentially historic structures shall utilize alternative installation methods where possible (e.g., pile cushioning, jetting, pre-drilling, cast-in-place systems, resonance-free vibratory pile drivers).
- If no alternative to pile driving is deemed feasible, the preexisting condition of all designated historic buildings within a 50-foot radius of proposed construction activities shall be evaluated during a preconstruction survey. The preconstruction survey shall determine conditions that exist before construction begins for use in evaluating damage caused by construction activities. Fixtures and finishes within a 50-foot radius of construction activities susceptible to damage shall be documented (photographically and in writing) prior to construction. All damage shall be repaired back to its preexisting condition.
- Vibration monitoring shall be conducted prior to and during pile driving operations occurring within 100 feet of the historic structures. Every attempt shall be made to limit construction-generated vibration levels during pile driving and impact activities in the vicinity of the historic structures.

Project Specific Mitigation Measures:

**Mitigation Measure NOI-1:** Loaded trucks and all heavy mobile equipment greater than 80,000 pounds are prohibited from use during Project construction activities within 90 feet of habitable residential structures. Instead, small rubber-tired or alternative equipment, as well as soil compaction equipment such as soil compaction stompers that do not produce high levels of vibration can be used within 90 feet of habitable residential structures during Project construction to reduce vibration effects on the structures and their occupants. The Project’s construction contractors shall be responsible for enforcing this requirement, which shall be specified in bid documents issued to prospective construction contractors. The Project construction contractors shall permit inspections by Riverside County to verify compliance with this measure.

Monitoring: Mitigation will be monitored through incorporation of mitigation as conditions of approval and conditions of approval will be implemented and monitored through the Building and Safety plan check process.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>28. Paleontological Resources</b>				
a) Directly or indirectly destroy a unique paleontological resource, or site, or unique geologic feature?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan Figure OS-8 “Paleontological Sensitivity”; Paleontological Resource Assessment, prepared by Material Culture Consulting, 2020 (Paleo 2020) (Appendix L); and the WCCP EIR.

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

**Less Than Significant Impact with Mitigation Incorporated.** As described in the WCCP EIR, the project area is identified as having high sensitivity for paleontological resources and is underlain by soil formations with substantial potential for containing substantial fossil vertebrate specimens. Thus, the WCCP EIR included Mitigation Measures CUL-4 and CUL-5, which require site specific paleontological investigation and monitoring activities. Pursuant to measure CUL-4, a Paleontological Resource Assessment was prepared for the project site that determined no resources have been previously recorded onsite. However, the project site has the potential to contain paleontological resources. Pauba Formation and older Quaternary alluvial channel deposits have a high paleontological resource potential and have resulted in significant vertebrate fossils in the vicinity of the project area and elsewhere in the region. Also, younger Quaternary alluvial channel deposits have a low to high paleontological resource potential, increasing with depth, because they are generally too young to preserve fossilized remains but may shallowly overlie older intact Pleistocene sediments of the Pauba Formation.

The Paleontological Resource Assessment determined that ground disturbances of depths greater than 5 feet below the ground surface (bgs) may adversely impact paleontological resources. Thus, project-specific Mitigation Measure PALEO-1 is provided to prepare a paleontological resource management plan (PRMP) in order to mitigate any potential impacts to fossils to a less than significant level. With implementation of the WCCP EIR included Mitigation Measures CUL-4 and CUL-5 and the project specific Mitigation Measure PALEO-1, potential impacts to paleontological resources would be reduced to a less than significant level.

Conditions of Approval



No conditions of approval related to paleontological resources are applicable to the project.

WCCP EIR Mitigation Measures:

The WCCP EIR Mitigation Measures that are applicable to the proposed project are as follows:

**WCCP EIR Mitigation Measure CUL-4:** For all implementing projects, the necessary paleontological field surveys/studies/monitoring would be required as part of the permitting approval process. Prior to grading for ministerial projects, and prior to approval of discretionary projects, the County Geologist shall do the following:

- Review and, if evidence suggests the potential for paleontological resources on a future implementing project site, require a County-certified qualified paleontologist (retained by the future project applicant) to conduct a field survey for paleontological resources on specific sites not previously surveyed for paleontological resources.
- Review and, if evidence suggests the potential for paleontological resources on a future implementing project site, require a County-certified qualified paleontologist to conduct an appropriate records search to obtain information on paleontological resource records.
- Review and, if evidence suggests that potential for subsurface paleontological deposits, consider paleontological monitoring during grading, trenching, and related construction activities, to facilitate appropriate mitigation treatment.
- Evaluate the significance and integrity of all paleontological resources identified on implementing project sites within the project area, using criteria established in the CEQA Guidelines for important paleontological resources.
- Propose recommended mitigation measures and recommend conditions of approval for implementing projects (if a local government action is required) to reduce adverse project effects on significant, important, and/or unique paleontological resources.
- Require from the designated project-specific County-certified project Paleontologist documentation of all required mitigation treatments and the results of those treatments for previously known and inadvertent finds according to current County reporting requirements to document environmental mitigation compliance.

**WCCP EIR Mitigation Measure CUL-5:** If previously unknown paleontological resources are identified during grading activities associated with the implementing projects, the following procedures shall be followed:

- All ground disturbance activities within 100 feet of the discovered paleontological resources shall be halted until a meeting is convened between the developer, the project paleontologist, and the Planning Director to discuss the significance of the find.
- At the meeting, the significance of the discoveries shall be discussed and after consultation with the paleontologist, a decision shall be made, with the concurrence of the Planning Director, as to the appropriate mitigation (documentation, recovery, avoidance, etc.) for the paleontological resources.
- Grading of further ground disturbance shall not resume within the area of the discovery until the fossil has been properly recovered/removed from the area to be graded and/or the fossil has been determined to be insignificant.

Project Specific Mitigation Measures:

**Mitigation Measure PALEO-1:** Prior to construction excavation, a Paleontological Resource Management Plan (PRMP) shall be prepared in order to mitigate any potential impact to non-renewable

fossil resources to a less than significant level. A professional paleontologist shall be hired to prepare the PRMP and oversee monitoring. At a minimum, the PRMP should include the following items:

- A trained and qualified paleontological monitor should perform full-time monitoring of any excavations on the Project that have the potential to impact paleontological resources in undisturbed native sediments below 5 feet in depth. The monitor will have the ability to redirect construction activities to ensure avoidance of adverse impacts to paleontological resources.
- The Project paleontologist may re-evaluate the necessity for paleontological monitoring after examination of the affected sediments during excavation, with approval from County and Client representatives.
- Any potentially significant fossils observed shall be collected and recorded in conjunction with best management practices and SVP professional standards.
- Any fossils recovered during mitigation should be deposited in an accredited and permanent scientific institution for the benefit of current and future generations.
- A report documenting the results of the monitoring, including any salvage activities and the significance of any fossils, will be prepared and submitted to the appropriate County personnel.

**Monitoring:** Mitigation will be monitored through incorporation of mitigation as conditions of approval and conditions of approval will be implemented and monitored through the Building and Safety plan check process.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>POPULATION AND HOUSING</b> Would the project				
<b>29. Housing</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Source:** Project Application Materials, Riverside County General Plan Housing Element; Riverside County General Plan Housing Element, United States Census Bureau Riverside County Data (USCB 2021) Southern California Association of Governments (SCAG) Demographics and Growth Forecast (SCAG 2020); and the WCCP EIR.

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

**No Impact.** The project site is developed with a vacant single-family residence. Implementation of the proposed project would develop a winery and a 10-room guest inn, which would not displace substantial numbers of existing housing or necessitate the construction of additional housing in the project area. Thus, there would be no impacts.

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

**No Impact.** The proposed project would provide employment opportunities related to the Winery, Guest Inn, and vineyards. The winery, guest inn, and vineyards, would generate the need for employees, which are anticipated to come from the project region, as the unemployment rate was 7.6 percent in Riverside County (State Employment Development Department, April 2021), which is down from the 10 percent annual average unemployment rate average in the County from 2021. Thus, it is anticipated that new employees at the project site would be within commuting distance and would not generate needs for any housing.

In addition, should project employees relocate to work at the project site, sufficient vacant housing is available within the region to fill the project’s need. The County of Riverside has a vacant housing rate of 13.8 percent (USCB 2021). Thus, the proposed project would not create a demand for any housing, including housing affordable to households earning 80 percent or less of the County’s median income. There would be no impacts.

**c) 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.** As described in the previous response, the proposed project would generate the need for employees, which are anticipated to come from the project region. Thus, the proposed project would not induce substantial population growth in an area directly or indirectly. New onsite infrastructure would connect to existing infrastructure to serve the project. The project does not include road extensions or other infrastructure that would indirectly increase substantial population growth in an area.

Regarding water and wastewater infrastructure, the project would develop onsite infrastructure that has been planned by RCWD or EMWD to serve the proposed project. The new onsite infrastructure would be connected to the offsite sewer system that would be developed by the proposed project. The development of the water and wastewater infrastructure would not induce substantial growth. Thus, impacts related to substantial population growth would be less than significant.

Conditions of Approval

No conditions of approval related to population and housing are applicable to the project.

WCCP EIR Mitigation Measures:

No project applicable mitigation measures related to population and housing were adopted by the WCCP EIR.

Project Specific Mitigation Measures:

No mitigation 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:

---

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

---



### 30. Fire Services

Source: Riverside County General Plan Safety Element, Riverside County Fire Department Website, Accessed: [www.rvcfire.org/](http://www.rvcfire.org/); and the WCCP EIR

**Less than Significant Impact with Mitigation Incorporated.** The Riverside County Fire Department provides fire protection and emergency medical services to the project area. The nearest fire station is the Parkview Fire Station No. 84 located at 30650 Pauba Rd. approximately 3.4 miles southwest and Glen Oaks Fire Station No. 96, which is 6.2 miles east from the project site at 3770 Glen Oaks Road and. The Fire Department's targeted response time is 5 minutes for emergency calls for service, and the WCCP EIR (Table 4.13-8) shows that response times from Station 96 to the intersection of Rancho California Road and Monte De Oro, which is 2.1 miles closer than the project site from the fire station, averages 5:43 minutes. Also, as described in the WCCP EIR, all implementing projects, including the proposed project are required comply with Ordinance No. 659 and pay fees for fire facilities (included as a condition of approval), and WCCP Mitigation Measure PSU FIRE-5, which would be verified by the Fire Department as part of the project permitting process.

Implementing projects, such as the project, that are adjacent to open space areas, are also required to prepare a fire protection/vegetation management plan (fuel modification plan) for Fire Department review and approval, as required by WCCP Mitigation Measure PSU FIRE-3. Additionally, WCCP Mitigation Measure PSU FIRE-1 requires analysis of the project-related traffic's impact on emergency service response times, which as detailed in Section 44, Transportation and Traffic, the project would result in a less than significant impact related to emergency responses and access to the project area. Furthermore, County Ordinance 659 (implemented by WCCP Mitigation Measure PSU FIRE-2) requires payment of appropriate fees for funding and construction of fire facilities necessary to address direct and cumulative environmental effects generated by new development. With implementation of existing County Ordinances and the WCCP EIR Mitigation Measures PSU FIRE-1 through PSU FIRE-4 (listed below), which would be verified during the County's project permitting process, impacts related to fire protection services would be reduced to less than significant levels.

#### Conditions of Approval

**Ordinance No. 659.** 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 projects, and it establishes the authorized uses of the fees collected.

**Schools.** Prior to the issuance of either a certificate of occupancy or prior to building permit final inspection, the applicant shall provide payment of the appropriate fees set forth by the Val Verde Unified School District related to the funding of school facilities pursuant to Government Code Section 65995 et seq.

#### WCCP EIR Mitigation Measures:

The WCCP EIR Mitigation Measures that are applicable to the proposed project are as follows:

**WCCP EIR Mitigation Measure PSU FIRE-1:** All implementing projects requiring a traffic impact analysis (TIA) shall analyze the project-related traffic's impact on emergency service response times. Implementing projects shall participate in a land acquisition and fire facility construction program, as

necessary, to ensure adequate response times, as determined by the Riverside County Fire Department (RCFD).

**WCCP EIR Mitigation Measure PSU FIRE-2:** All implementing projects shall participate in a fire mitigation fee program pursuant to County Ordinance No. 659, Development Impact Fees, which would allow one-time capital improvements such as land and equipment purchases (e.g. fire suppression equipment) and construction development.

**WCCP EIR Mitigation Measure PSU FIRE-3:** Prior to the approval of any implementing project for lands adjacent to open space areas, a fire protection/vegetation management plan (fuel modification plan) shall be submitted to the Fire Department for review and approval. Provision shall be made as part of the development entitlement process for a Home Owners Association (HOA) or other appropriate management entity to be responsible for maintaining the elements of the plan, including the power to assess HOA fees or other fees required to fund the maintenance activity.

**WCCP EIR Mitigation Measure PSU FIRE-4:** Flag lots will not be permitted without adequate secondary access or alternative measures as deemed appropriate by the Fire Chief.

Project Specific Mitigation Measures:

No additional mitigation is required.

Monitoring: Mitigation will be monitored through incorporation of mitigation as conditions of approval and conditions of approval will be implemented and monitored through the Building and Safety plan check process.

---

**31. Sheriff Services**

---

Source: Riverside County General Plan, Riverside County Sheriff Website Accessed: [www.riversidesheriff.org/](http://www.riversidesheriff.org/); and the WCCP EIR

**Less than Significant Impact.** Law enforcement in the project area is provided by the Riverside County Sheriff Department (RCSD), which is also contracted to provide law enforcement services to 15 incorporated cities, including Temecula. Services provided by the RCSD include: First Responder Service, Police Services, Search and Rescue Services, Emergency Response Services, Mutual Aid Coordination Services, Enforcement of Criminal Law on Tribal Lands, Jail System Services, Court Services, Coroner-Public Administrator Services, and Joint Task Force Services. The closest RCSD station serving the project area is the Southwest Station located at 30755-A Auld Road, Murrieta, which is approximately 6 miles west of the project site. The General Plan staffing level for the RCSD is 1.5 officers per 1,000 residents. The WCCP EIR describes that the RCSD meets the General Plan staffing goal and allocates its resources flexibly so that it can respond to changing needs within its service area. In addition, the WCCP EIR determined that build out of the WCCP (which includes the proposed project) would not result increasing sheriff department staffing beyond the previously anticipated levels.

Consistent with the WCCP EIR, the proposed project would result in an additional onsite population that could create the need for RCSD services. However, to reduce the need for law enforcement services, security concerns are addressed in the project design by providing low-intensity security lighting and security cameras throughout the project site. Pursuant to the County’s existing permitting process, the Sheriff’s Department would review and approve the site plans to ensure that crime prevention and emergency access measures are incorporated appropriately to provide a safe environment.

Although an incremental increase could occur from implementation of the project, the need for law enforcement services from the project would not result in the need for, new or physically altered sheriff facilities. Thus, substantial adverse physical impacts associated with the provision of new or expanded facilities would not occur, and impacts would be less than significant. In addition, Riverside County Ordinance No. 659 sets forth policies, regulations, and fees related to the funding and construction of facilities necessary to address direct and cumulative environmental effects generated by new development. This includes fees for sheriff facilities. Overall, impacts related to sheriff services from implementation of the proposed project would be less than significant.

Conditions of Approval

There are no conditions of approval related to sheriff services.

WCCP EIR Mitigation Measures:

**WCCP EIR Mitigation Measure PSU FIRE-2:** Listed previously in Public Services Response 36.

Project Specific Mitigation Measures:

No additional mitigation is required.

Monitoring: Mitigation will be monitored through incorporation of mitigation as conditions of approval and conditions of approval will be implemented and monitored through the Building and Safety plan check process.

---

**32. Schools**

Source: Temecula Unified School District Website, accessed: [www.tvusd.k12.ca.us/](http://www.tvusd.k12.ca.us/); and the WCCP EIR.

**Less than Significant Impact.** The project area is served by the Temecula Valley Unified School District, which serves a 148-square-mile area. The schools that would serve the project site include the Alamos Elementary School, Bella Vista Middle School, and Chaparral High School. The closest school is a private school, St. Jeanne De Lestonnac School which is approximately 1 mile southwest from the Project site. However, development of the proposed project would not generate a direct new student population on the project site due to the expectation that new employees would already reside within the region. In addition, the WCCP EIR determined that the Temecula Unified School District has capacity to serve build out of the WCCP, which includes the proposed project. SB 50 (Chapter 407 of Statutes of 1998) that sets forth a state school facilities construction program, in which school districts (including the Temecula Valley Unified School District) collect fees at the time of issuance of building permits for development projects to provide for school facilities. The existing Temecula Valley Unified School District development impact is \$0.56 per square foot for all commercial development. Pursuant to Government Code Section 65995 (implemented as a condition of approval), payment of the school impact fees provides full and complete mitigation of school impacts. As a result, impacts to school facilities by the proposed project would be less than significant.

Conditions of Approval

**Ordinance No. 659.** 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 projects, and it establishes the authorized uses of the fees collected.



**Schools.** Prior to the issuance of either a certificate of occupancy or prior to building permit final inspection, the applicant shall provide payment of the appropriate fees set forth by the Temecula Valley Unified School District related to the funding of school facilities pursuant to Government Code Section 65995 et seq.

WCCP EIR Mitigation Measures:

No mitigation measures related to school services that are relevant to the proposed project were adopted by the WCCP EIR.

Project Specific Mitigation Measures:

No mitigation is required.

---

**33. Libraries**

---

Source: Riverside County General Plan; and the WCCP EIR

**Less than Significant Impact.** The project area is served by the Riverside County Library District, which has 2 full service libraries in the City of Temecula. The Temecula Public Library located at 30600 Pauba Road, which is 3.5 miles southwest of the project site, and the Grace Mellman Community Library located at 41000 County Center Drive, 6.1 miles from the project site. In addition, the Country Library System website provides a variety of resources remotely, and the need for library services are changing with the advent of increasing resources being available online and the availability of high speed internet services.

Implementation of the proposed project would not substantially increase the need for library resources/services due to the short-term stays that the guest inn would provide. In addition, the Guest Inn would be equipped with internet access, which provides access to many of the same resources provided by the library and would limit the increased need for physical library facilities and resources. The Riverside County Library System is funded by a 1.15 percent ad valorem property tax dedicated to the library. Implementation of the project would increase the value of property within the project site through the development of the Winery and Guest Inn and therefore, increase the amount of library funding for library facilities. Overall, impacts related to library services from implementation of the proposed project would be less than significant.

Conditions of Approval

There are no conditions of approval related to library services.

WCCP EIR Mitigation Measures:

No mitigation measures related to library services that are relevant to the proposed project were adopted by the WCCP EIR.

Project Specific Mitigation Measures:

No mitigation is required.

---

**34. Health Services**

---

Source: Riverside County General Plan

**Less than Significant Impact.** The project would not result in the need to alter existing health services or result in the need to construct new health service facilities. There are numerous medical facilities in the project vicinity, including the Temecula Valley Hospital, Loma Linda University Medical Center in

Murrieta, Kaiser Permanente Medical Center in Murrieta, and various medical clinics and physicians. Development of the Winery and Guest Inn would result in a small incremental need for health services. The closest health services facility is the Temecula Valley Hospital approximately 4.4 miles away. However, these services are anticipated to be accommodated by the existing health services in the region. Thus, impacts would be less than significant.

Conditions of Approval

There are no conditions of approval related to health services.

WCCP EIR Mitigation Measures:

No mitigation measures related to health services that are applicable to the proposed project were adopted by the WCCP EIR.

Project Specific Mitigation Measures:

No mitigation is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>RECREATION</b>				
<b>35. Parks and Recreation</b>				
a) 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Be 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"/>

Source: Ord. No. 659 (Establishing Development Impact Fees); and the WCCP EIR.

**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?**

**Less than Significant Impact with Mitigation Incorporated.** The proposed project would not include recreational facilities and would pay fees-in-lieu of as required by WCCP EIR Mitigation Measure PSU REC-2, which implements County Ordinances provided in the conditions of approval below and would ensure that that park and recreation facilities are dedicated and maintained as required. In addition, the proposed project would be served by the Riverside County Regional Park and Open Space District. Impacts would be reduced to less than significant levels with mitigation incorporated.

**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?**

**Less than Significant Impact with Mitigation Incorporated.** As described by the WCCP EIR, there are numerous existing parks and recreational facilities in the vicinity of the project site, which could be

used by the employees and visitors of the proposed project. However, the project includes substantial open space areas that could be used for recreation purposes. In addition, the project would implement WCCP EIR Mitigation Measure PSU REC-2 that requires a park and recreational facilities dedication plan or fee-in-lieu, which implements County Ordinances for parkland provision and maintenance (listed below as conditions of approval). With implementation of these requirements, impacts related to physical deterioration of recreation facilities would be reduced to less than significant levels.

**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)?**

Source: Riverside County Assessor-County Clerk-Recorder, accessed at: <http://www.asrclrec.com/>

**No Impact.** The project site is not located within a CSA or recreation park district with a Community Park and Recreation Plan. Thus, no impacts related to a park district or recreation plan would occur from implementation of the proposed project. There would be no impacts.

Conditions of Approval

**Riverside County Ordinance No. 460.** Section 10.35 of this Ordinance details the methods in which land shall be dedicated, fees shall be paid or a combination thereof pursuant to the Quimby Act. Implementation of Ordinance No. 460 ensures that Riverside County is in compliance with the state's Quimby Act and that an adequate amount of park and recreational facilities are available to the residents of Riverside County.

**Riverside County Ordinance No. 328.** This Ordinance prescribes rules and regulations for parks and open space areas within Riverside County. The regulations found in Ordinance No. 328 reduce the potential wear and tear that facilities may experience due to population growth.

WCCP EIR Mitigation Measures:

The WCCP EIR Mitigation Measures that are applicable to the proposed project are as follows:

**WCCP EIR Mitigation Measure PSU REC-1:** All implementing projects within the project area shall participate in any future trails phasing and financing plan being developed by the County.

**WCCP EIR Mitigation Measure PSU REC-2:** Prior to the approval of any implementing project within the project area, a park and recreational facilities dedication plan or fee-in-lieu shall be submitted to the County Regional Recreation and Parks District for review and approval. This includes at minimum the "half-width" dedication of trail right-of-way (ROW) for any trails bordering a proposed implementing project, and full dedication and/or construction of trails traversing a proposed implementing project. Where private recreational facilities are proposed, provision shall be made as part of the development entitlement process for a HOA or other appropriate management entity to be responsible for maintaining the elements of the plan, including the power to assess HOA fees or other fees required to fund the maintenance activity.

**WCCP EIR Mitigation Measure PSU REC-3:** To the extent feasible, the County Regional Recreation and Park District should work to negotiate joint use agreements with the Temecula Valley Unified School District for the joint use of school recreational facilities including playing fields, to contribute to the supply of public parks located within reach of residents of the project area.

Project Specific Mitigation Measures:

No additional mitigation is required.



Monitoring: Mitigation will be monitored through incorporation of mitigation as conditions of approval and conditions of approval will be implemented and monitored through the Building and Safety plan check process.

<b>36. Recreational Trails</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
a) Include the construction or expansion of a trail system?				

Source: The WCCP EIR.

**Less than Significant Impact with Mitigation Incorporated.** The proposed project would be served by the Riverside County Regional Park and Open Space District. The project would not provide recreational trails and would contribute to Park and Recreation Impact Fees which applies to implementing projects within the Wine Country Community Plan. However, visitors would have access to public parks and recreational facilities owned and maintained by the City of Temecula and by the Valley Wide Park and Recreation District. In addition, the WCCP EIR Mitigation Measure PSU REC-1 requires the project to participate in any future trails phasing and financing plan, and WCCP EIR Mitigation Measure PSU REC-2 requires the project to provide for certain trail improvements. With provision of the proposed trail facilities and implementation of the WCCP EIR Mitigation Measures, impacts related to recreational trails would be reduced to less than significant levels.

Conditions of Approval

**Ordinance No. 659:** Listed previously in 34.

WCCP EIR Mitigation Measures:

The WCCP EIR Mitigation Measures that are applicable to the proposed project are as follows:

**WCCP EIR Mitigation Measure PSU REC-1:** Listed previously in Recreation Response 41.

**WCCP EIR Mitigation Measure PSU REC-2:** Listed previously in Recreation Response 41.

Project Specific Mitigation Measures:

No additional mitigation is required.

Monitoring: Mitigation will be monitored through incorporation of mitigation as conditions of approval and conditions of approval will be implemented and monitored through the Building and Safety plan check process.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>TRANSPORTATION/TRAFFIC</b> Would the project				
<b>37. Transportation</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
a) Conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities?				
b) Conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

c) Substantially increase hazards due to a geometric 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"/>
d) 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"/>
e) Cause an effect upon circulation during the project's construction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Result in inadequate emergency access or access to nearby uses?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan, VMT Screening Memo prepared by EPD Solutions, Inc. included as Appendix B; and the WCCP EIR.

**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?**

**Less than Significant Impact with Mitigation Incorporated.** The proposed project includes the construction of a Class V winery including a restaurant, wine tasting areas, business areas, and a 10-room guest inn. Vehicular access would be provided by a single ingress and egress driveway connected to Calle Encantado. A Vehicle Miles Traveled (VMT) Screening Memo was prepared for the project and is included as Appendix B. As shown in Table 1 below, the proposed project is forecast to generate approximately 704 daily weekday trips and 1125 daily weekend trips. The proposed project has been designed to construct the access driveway consistent with County guidelines. In addition, the proposed project would prepare a traffic management plan pursuant to WCCP EIR Mitigation Measure TRF-2 and pay traffic impact fees pursuant to WCCP EIR Mitigation Measure TRF-3. In addition, the project would be consistent with WCCP EIR Mitigation Measure TRF-4 which requires all future transportation related improvements in the project area to be consistent with the County ordinances (i.e., Ordinance No. 348, 460, 461, 499, 512, 585 etc.) and the project (i.e., revised SWAP Figure 7 – Circulation Network, development standards of the implementing zones, Temecula Valley Wine Country Design Guidelines, etc.). All implementing project designs, including site access points, turning lanes, etc. shall be reviewed by the County Transportation Department staff to determine that proposals are consistent with appropriate design standards. Thus, the project would not conflict with an applicable plan, ordinance, or policy and impacts would be less than significant with mitigation incorporated.

**Table T-1: Trip Generation**

		Weekday							Weekend			
		AM Peak Hour			PM Peak Hour				Peak Hr of Generator			
Land Use	Units	Daily	In	Out	Total	In	Out	Total	Daily	In	Out	Total
<u>Trip Rates</u>												
Hotel <sup>1</sup>	Rooms	8.360	0.28	0.19	0.47	0.31	0.29	0.60	8.360	0.28	0.19	0.47
<b><u>Project Trip Generation</u></b>												
Winery <sup>2</sup>	18.4 TSF	630	20	9	29	50	50	100	1060	90	105	195
	<i>Internal Capture</i> <sup>3</sup>	-3	0	0	0	0	-1	-1	-5	0	-1	-1
Hotel <sup>1</sup>	10 Rooms	84	3	2	5	3	3	6	84	3	2	5
	<i>Internal Capture</i> <sup>4</sup>	-7	0	0	0	-1	0	-1	-14	-1	0	-1
<b>Net Trip Generation</b>		<b>704</b>	<b>23</b>	<b>11</b>	<b>34</b>	<b>52</b>	<b>52</b>	<b>104</b>	<b>1125</b>	<b>91</b>	<b>106</b>	<b>197</b>

TSF = Thousand Square Feet

<sup>1</sup> Trip rates from the Institute of Transportation Engineers, *Trip Generation, 10th Edition*, 2017, Land Use Code 310-Hotel

<sup>2</sup> Trip generation from the *Riverside County Wine Country Model Development Memo*, Fehr and Peers, 2011. The 18.4-acre winery would be considered a "medium" winery (between 10 and 40 acres). Per Appendix B of the memo, medium wineries generate 630 weekday and 1,060 weekend trips. Peak hours were determined using the peak/daily ratio from the Institute of Transportation Engineers, *Trip Generation, 10th Edition*, 2017, Land Use Code 970 - Winery.

<sup>3</sup> Internal Capture

Weekday: 0.5% Daily, 0% AM Inbound, 0% AM Outbound, 0% PM Inbound, 2% PM Outbound

Weekend: 0.5% Daily, 0% Inbound, 1% Outbound

<sup>4</sup> Internal Capture

Weekday: 8.25% Daily, 0% AM Inbound, 0% AM Outbound, 33% PM Inbound, 0% PM Outbound

Weekend: 16.5% Daily, 33% Inbound, 0% Outbound

Note:

Internal capture percentage assumed for Daily trips was obtained from an average of AM and PM peak hour internal trip capture percentages. Peak hour internal capture rates were obtained from NCHRP Report 684 Internal Capture Estimator.

The winery trip generation area stated above is inclusive of 4,806 square feet of production area, 3,545 square feet of wine tasting area, 3,195 square feet of restaurant, and 1,867 square feet of business area.

Source: VMT Screening Memo (Appendix B).

## Alternative Transportation

The Riverside Transit Agency provides bus services to the project area. The closest bus stop is approximately 2.5 miles away north of the intersection of Rancho California Road and Margarita Road. The project would not conflict with any existing pedestrian facilities. Overall, Project impacts to transit, bicycle, and pedestrian facilities would be less than significant.

### b) Conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?

**Less than Significant Impact.** Senate Bill (SB) 743 was signed by Governor Brown in 2013 and required the Governor's Office of Planning and Research (OPR) to amend the CEQA Guidelines to provide an alternative to LOS for evaluating Transportation impacts. SB 743 specified that the new criteria should promote the reduction of greenhouse gas emissions, the development of multimodal transportation networks and a diversity of land uses. The bill also specified that delay-based level of service could no longer be considered an indicator of a significant impact on the environment. In response, Section 15064.3 was added to the CEQA Guidelines beginning January 1, 2019. Section 15064.3 - Determining the Significance of Transportation Impacts states that Vehicle Miles Traveled (VMT) is the most appropriate measure of transportation impacts and provides lead agencies with the discretion to choose the most appropriate methodology and thresholds for evaluating VMT. Section 15064.3(c) states that the provisions of the section shall apply statewide beginning on July 1, 2020.

State CEQA Guidelines Section 15064.3 - Determining the Significance of Transportation Impacts states that VMT is the most appropriate measure of transportation impacts and provides lead agencies with the discretion to choose the most appropriate methodology and thresholds for evaluating VMT.



The County of Riverside Transportation Department's *Transportation Analysis Guidelines for Level of Service Vehicle Miles Traveled*, which were adopted in December 2020, were used. The County's guidelines Figure 3 contain the following screening thresholds to assess whether further VMT analysis is required.

1. Small Projects: This applies to projects with low trip generation (110 trips per day), or projects that have GHG emissions that are less than 3,000 metric tons of Carbon Dioxide Equivalent (MTCO<sub>2e</sub>).
2. Projects Near High Quality Transit: Projects which are located within a Transit Priority Area (TPA) are presumed to have a less than significant impact on VMT and therefore would not need to prepare a full VMT analysis.
3. Local Serving Retail: Retail that does not exceed 50,000sf
4. Affordable Housing: Residential Projects that have a high percentage of affordable housing.
5. Local Essential Services: Projects that include Day Care, Public School, and Police or Fire facilities.
6. Map Based Screening: Areas of development that is under threshold as shown on a screening map.
7. Redevelopment projects: Projects that replace existing land uses with an existing VMT that is higher than the propose project.

The project does not meet thresholds 2-7 and would generate more than 100 daily trips as shown in Table T-1 above. A GHG analysis was prepared using the California Emissions Estimator Model (CalEEMod) land use emission model. The trip generation analysis utilized the trip rates from the Riverside County Wine Country Model Development Memo for the Winery Trip Generation.

Table GHG-2 in Section 20 indicates that the project would result in 1,847 MTCO<sub>2e</sub> annually, which would be less than the County significance threshold of 3,000 metric tons of Carbon Dioxide Equivalent (MTCO<sub>2e</sub>). Thus, impacts related to VMT would be less than significant; and the project would not conflict or be inconsistent with State CEQA Guidelines section 15064.3, subdivision (b).

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

**Less than Significant Impact.** Vehicular access to the Project site would be provided via an ingress and egress driveway that connects to Calle Encantado. The driveway would consist of two fire hammerheads for emergency access. Vehicular traffic to and from the Project site would utilize the existing network of regional and local roadways that currently serve the Project area. The proposed Project would not introduce any new roadways or introduce a land use that would conflict with existing urban land uses in the surrounding area. Design of the proposed Project, including the ingress and egress driveway is subject to the County's design standards. For example, the design of the Project circulation would be reviewed to ensure fire engine accessibility and turn around area is provided to the fire code standards. As a result, impacts related to vehicular circulation design features would be less than significant.

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

**Less than Significant Impact.** The proposed project would not result in the altered need for road maintenance; however, as described above, the proposed project would generate 1125 daily weekend trips, which would contribute to the need for regular maintenance of roads. To provide for public facility maintenance needs, Riverside County Ordinance 659 sets forth policies, regulations, and fees related to the funding and construction of facilities necessary to address direct and cumulative environmental effects generated by new development. This includes fees for road improvements and maintenance, which are levied per every acre of new development. In addition, the taxes generated from the proposed

uses on the project site would support regular road maintenance. Thus, the project would provide funding for future roadway maintenance needs, and impacts related to roadway maintenance needs would be less than significant.

**e) Cause an effect upon circulation during the project's construction?**

**Less than Significant Impact.** As analyzed in the project trip generation in Table T-1, the proposed project would generate 33 a.m. peak hour trips, 104 p.m. peak hour trips and 197 weekend peak hour trips and all impacts are less than significant. Construction of the project would require far fewer trips than operation of the project after its completion and would therefore not cause any significant effects related to circulation within the project study area. Any increase in traffic due to construction would be temporary in nature. As a result, construction of the project would have a less than significant impact on circulation.

**f) Result in inadequate emergency access or access to nearby uses?**

**Less than Significant Impact with Mitigation Incorporated.** The proposed construction activities, including equipment and supply staging and storage, would largely occur within the project site and would not restrict access of emergency vehicles to the project site or adjacent areas. Thus, impacts related to interference with an adopted emergency response of evacuation plan during construction activities would be less than significant.

Operation of the proposed project would also not result in inadequate emergency access. Direct access to the project site would be provided as required through County and Fire Department review and permitting procedures as included as WCCP EIR Mitigation Measure TR-5. The project would also be required to design and construct internal access and provide fire suppression facilities (e.g., hydrants and sprinklers) in conformance with the County Municipal Code. The Riverside County Fire Department would review the development plans prior to approval to ensure adequate emergency access pursuant to the requirements in the Uniform Fire Code and Section 503 of the California Fire Code (Title 24, California Code of Regulations, Part 9). As such, the proposed project would not result in inadequate emergency access, and impacts would be less than significant with mitigation incorporated.

Conditions of Approval

**County Ordinance 461 (Road Improvement Standards and Specifications):** This ordinance includes engineered drawings which establish roadway improvement standards and specifications for development projects within Riverside County.

**Ordinance No. 659 (Establishment of Development Impact Fees):** 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.

**County Ordinance 748 (Traffic Signal Mitigation Program Ordinance):** This ordinance establishes a means of equitably assessing the costs of Traffic Signal installations needed to mitigate the cumulative environmental impacts resulting from the additional traffic generated by new development projects. The installation of warranted traffic signals and other control devices provides for improved intersection safety and efficiency, and reduces overall commuter delay, traffic congestion, air pollution, and fuel consumption. This ordinance imposes a system of regulations and fees to cover the estimated reasonable costs of installing needed signalization devices, in combination with other development

requirements, to ensure that adequate mitigation of traffic-related environmental impacts will be achieved.

**County Ordinance 824 (Transportation Uniform Mitigation Fee (TUMF) within Western Riverside County):** This purpose of this ordinance, which is also referred to as the Western Riverside County Transportation Uniform Mitigation Fee Program Ordinance of 2010, is to authorize the County's participation in the TUMF Program which establishes and sets forth policies, regulations, and authorized uses of fees collected relating to the funding for the construction of improvement and facilities to enlarge the capacity of the Regional System of Highways and Arterials in western Riverside County necessary to address the direct and cumulative environmental effects generated by new development projects.

WCCP EIR Mitigation Measures:

The WCCP EIR Mitigation Measures that are applicable to the proposed project are as follows:

**WCCP EIR Mitigation Measure TRF-2:** The County shall require wineries and equestrian facilities to prepare a Traffic Management Plan (TMP) for County's review and approval for large special events, including but not limited to weddings, concerts, festivals, and equestrian events. The TMP shall provide detail such as traffic management strategies (such as traffic coordinators, event signage, staggered arrival/departure times, etc.) for events that cause a substantial increase of vehicles entering or exiting the project during a small period of time. The TMP may also be required to include parking strategies to aid traffic management such as a drop-off/pick-up zone and/or offsite shuttle arrangements, including potential use of the City of Temecula's old town parking structure on Main Street.

**WCCP EIR Mitigation Measure TRF-3:** The County shall implement a Traffic Impact Fee (TIF) Program for the project area. This Program shall collect fair share contributions toward identified mitigation measures (as outlined in the WCP Fair Share and Phasing Assessment conducted by Fehr and Peers) within the project area and within the City of Temecula, and the County shall enter into an agreement with the City of Temecula to implement the identified improvements. Implementing projects shall also make fair share contributions to revise the Adaptive Traffic Signal Timing Program through the above-mentioned TIF as well, for those intersection locations that would experience improved levels of service with implementation of this Program. In addition, implementing projects shall also make fair share contributions for the Transportation Uniform Mitigation Fee (TUMF) Program for those facilities that are eligible for improvements through the TUMF Program.

**WCCP EIR Mitigation Measure TRF-4:** All future transportation related improvements in the project area shall be consistent with the County ordinances (i.e. Ordinance No. 348, 460, 461, 499, 512, 585 etc.) and the project (i.e., revised SWAP Figure 7 – Circulation Network, development standards of the implementing zones, Temecula Valley Wine Country Design Guidelines, etc.). All implementing project designs, including site access points, turning lanes, etc. shall be reviewed by the County Transportation Department staff to determine that proposals are consistent with appropriate design standards.

**WCCP EIR Mitigation Measure TRF-5:** All implementing projects in the project area shall be reviewed by appropriate emergency services personnel to ensure adequate emergency access is provided, as part of the County's discretionary application review process.

Project Specific Mitigation Measures:

None.

Completed WCCP EIR Mitigation Measure:

The following WCCP EIR Mitigation Measure that is applicable to the proposed project has been completed and was submitted to the County for review.



**WCCP EIR Mitigation Measure TRF-1:** Proposed implementing projects within the project area shall be required to complete a comprehensive transportation impact assessment consistent with County Transportation Impact Analysis (TIA) guidelines. To be consistent with the project, all analyses shall utilize the Wine Country Traffic Demand Forecasting (TDF) model to forecast cumulative impacts associated with the implementing projects.

Monitoring: Mitigation will be monitored through incorporation of mitigation as conditions of approval and conditions of approval will be implemented and monitored through the Building and Safety plan check process.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>38. Bike Trails</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>a) Include the construction or expansion of a bike system or bike lanes?</b>				

Source: Riverside County General Plan; and the WCCP EIR.

**Less than Significant Impact with Mitigation Incorporated.** The proposed project does not consist of any bike trails. However, the WCCP EIR Mitigation Measure PSU REC-1 requires the project to participate in any future trails phasing and financing plan, and WCCP EIR Mitigation Measure PSU REC-2 requires the project to provide for certain trail improvements. With provision of the proposed trail facilities and implementation of the WCCP EIR Mitigation Measures, impacts related to bike trails would be reduced to less than significant levels.

Conditions of Approval

There are no conditions of approval related to bike trails.

WCCP EIR Mitigation Measures:

The WCCP EIR Mitigation Measures that are applicable to the proposed project are as follows:

**WCCP EIR Mitigation Measure PSU REC-1:** Listed previously in Recreation Response 41.

**WCCP EIR Mitigation Measure PSU REC-2:** Listed previously in Recreation Response 41.

Project Specific Mitigation Measures:

No additional mitigation is required.

Monitoring: Mitigation will be monitored through incorporation of mitigation as conditions of approval and conditions of approval will be implemented and monitored through the Building and Safety plan check process.

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

**Tribal Cultural Resources** 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:

<b>39. Tribal Cultural Resources</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
a) 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)?				
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, the lead agency shall consider the significance of the resource to a California Native American tribe.)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Cultural Resources Assessment, prepared by Material Cultural Consulting, 2020 (MCC 2020), (Appendix C); Native American Consultation, and the WCCP EIR.

Assembly Bill 52

In 2015 Assembly Bill 52 (AB 52) established a new requirement under CEQA to consider “tribal cultural values, as well as scientific and archaeological values when determining impacts and mitigation.” Public Resources Code (PRC) Section 21074(a) defines “tribal cultural resources” (TCRs) as “[s]ites, features, places, cultural landscapes, sacred places, and objects with cultural value to a California Native American tribe” that are either “[i]ncluded or determined to be eligible for inclusion in the California Register of Historical Resources” or “in a local register of historical resources.” Additionally, defined cultural landscapes, historical resources, and archaeological resources may be considered tribal cultural resources. PRC Section 21074(b),(c). The lead agency may also in its discretion treat a resource as a TCR if it is supported with substantial evidence. AB 52 also requires lead agencies offer California Native American tribes that are traditionally and culturally affiliated with the project area consultation on CEQA documents in order to protect TCRs.

In compliance with Assembly Bill 52 (AB52), notices regarding this project were mailed to all requesting tribes on April 01, 2021. No response was received from Colorado River Indian Tribe, Santa Rosa Band of Mission Indians, Cahuilla Band of Indians, Morongo Band of Mission Indians, Pala Band of Mission Indians, Ramona Band of Cahuilla Mission Indians or Soboba Band of Mission Indians. The Rincon Band of Mission Indians responded in an email letter dated April 23, 2021 and requested to consult on the project. The cultural report was provided to the tribe on May 11, 2021. Rincon responded in a letter dated May 12, 2021. This letter stated that the tribe believes potential exists to unearth cultural resources throughout the duration of this project. Therefore, it was recommended that archaeological and tribal monitoring, a monitoring report, and protocols for discovery of cultural material and human remains be required. Further, they recommended working closely with the Pechanga Band of Luiseño Indians as they are located closer to the project area and may have pertinent information. In addition, Rincon stated that other Tribes potentially have knowledge particular to this project site and may request additional measures. No Tribal Cultural Resources were identified by Rincon. The Advisory Notification Document was provided to the tribe on June 2, 2021.

The Agua Caliente Band of Cahuilla Indians responded in an email dated April 2, 2021, deferring to other tribes in the area. No Tribal Cultural Resources were identified by Agua Caliente.

Pechanga Band of Mission Indians responded in an email dated April 14, 2021. Pechanga requested to consult and claimed that the project was located within the tribes Traditional Use Area. Planning provided Pechanga with the project exhibits, the cultural report and the Advisory Notification Document on April 14, 2021. The tribe responded inquiring about monitoring conditions. Planning explained to the tribes that the cultural study was negative and that no monitoring was recommended by the Project archaeologist. However, the sacred lands file search conducted by the consulting archaeologist had come back positive and the Pechanga Band was the point of contact. Planning sent several communications inquiring about this but there was not a response from the tribe. Consultation was concluded on July 6, 2021.

The project would be required to adhere to State Health and Safety Code Section 7050.5 in the event that human remains are encountered and by ensuring that no further disturbance occur until the County Coroner has made the necessary findings as to origin of the remains. Furthermore, pursuant to Public Resources Code Section 5097.98 (b), remains shall be left in place and free from disturbance until a final decision as to the treatment and their disposition has been made. (TCR-2)

CEQA requires the Lead Agency to address any unanticipated cultural resources discoveries during Project construction. Therefore, a condition of approval that dictates the procedures to be followed should any unanticipated cultural resources be identified during ground disturbing activities has been placed on this project. These are standard conditions of approval and not considered mitigation. No Tribal cultural Resources were identified by any of the tribes.

**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 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.** As described above, TCRs are sites, features, places, cultural landscapes, sacred places, and objects with cultural value to a California Native American tribe that are either eligible or listed in the California Register of Historical Resources or local register of historical resources (PRC Section 21074). As detailed previously, the project site is considered highly sensitive for the presence of Native American resources and has a high potential for buried and surficial archaeological sites. However, no TCRs were identified by any of the tribes and a condition of approval would be included that dictates the procedures upon discovery of unanticipated cultural resources. With implementation of this condition of approval, impacts would be reduced to less than significant levels.

**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 California 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 Resources Code Section 5024.1 for the purpose of this paragraph, the lead agency shall consider the significance to a California Native tribe?**

**Less than Significant Impact.** As described above, the WCCP EIR considered the significance of potential resources to a California Native tribe and included WCCP EIR Mitigation Measures CUL-1 through CUL-3 to protect potential resources. In addition, the County completed the Native American outreach and consultation process, as required by AB 52 which did not result in the need for mitigation.



Therefore, the lead agency has considered potential impacts to California Native tribe resources and has implemented conditions of approval to reduce potential impacts to a less than significant level.

Conditions of Approval

There are no conditions of approval related to tribal cultural resources.

WCCP EIR Mitigation Measures:

The WCCP EIR Mitigation Measure that is applicable to the proposed project is the following:

**WCCP EIR Mitigation Measures CUL-1 through CUL-2:** Listed previously in Response 9, Archaeological Resources.

Project Specific Mitigation Measures:

None.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>UTILITY AND SERVICE SYSTEMS</b> Would the project				
<b>40. Water</b>				
a) Require or result in the construction of new water treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Source: County Ordinance No. 859 (Water Efficient Landscape), 2015 Urban Water Management Plan, prepared by RCWD (UWMP 2015) accessed: <https://www.ranchowater.com/DocumentCenter/View/2023/2015-UWMP---June-2016?bidId=>, Water Facilities Master Plan (WFMP 2015) accessed: <https://www.ranchowater.com/DocumentCenter/View/1802/2015-Water-Facilities-Master-Plan>; and the WCCP EIR.

**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?**

**Less than Significant Impact with Mitigation Incorporated.** As detailed in the Project Description, the proposed project includes implementation of an onsite water system that would connect to the existing system within Rancho California Road. The project does not require construction of expansion of water treatment facilities. Water treatment is provided by the Rancho California Water District's facilities, which would be able to accommodate the project, as identified in a Will-Serve Letter. The impacts of development of the proposed water system that would convey the treated water to and through the project site are considered part of the impacts of the proposed project as a whole and are analyzed throughout the various sections of this document. Activities such as excavation, grading, and construction as required for the water lines would result in impacts that are analyzed in the Air Quality, Greenhouse Gas Emissions, Noise, and Transportation and Traffic. In addition, WCCP Mitigation Measure HYD-6 requires that all implementing projects, such as the proposed project, provide a plan

of service to identify water distribution, fire protection connections, service pressure, and connection to the Rancho California Water District's infrastructure. Thus, with implementation of the mitigation discussed in those sections, impacts related to the need to construct or expand water treatment facilities would be reduced to less than significant levels.

**b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple years?**

**Less than Significant Impact with Mitigation Incorporated.** The project site is located within the service boundary of the Rancho California Water District (District), which obtains its water from the Temecula Valley Groundwater Basin and imported water from the Metropolitan Water District of Southern California. Historically, groundwater has supplied between 25 to 40 percent of the District's total water supply and imported water has supplied between 60 to 70 percent (UWMP 2015). In 2020, the District's total water demands during a normal year were projected to be 82,244 AF, and the District's total recycled water demand was projected to be 4,599 AFY. The District's total supply in 2020 was projected to be 93,414 AF, hence, the District had ample supply to meet demand in 2020 (UWMP 2015).

The District's 2015 Urban Water Management Plan (UWMP) details water availability to increase supplies of imported and recycled water through 2040 to meet anticipated cumulative growth during normal, dry, and multiple years within its service area based on development pursuant to the 2003 Riverside Country General Plan.

Senate Bill 610 requires that a water supply assessment if the proposed project demands an amount of water equivalent to, or greater than, the amount of water required by a 500 dwelling unit project. Based on the RCWD duty factors utilized in the RCWD Water Facilities Master Plan, 500 single-family medium density residential dwelling units would generate a water demand of 493.19 AF per year. The proposed project would generate a demand of 27.6 AF per year and does not require a water supply assessment.

As shown on Table UT-1, RCWD would have sufficient water supplies available to serve the proposed project from existing entitlements and resources.

**Table UT-1: Rancho California Water District Projected Water Demands and Supplies (AFY)**

	<b>2020</b>	<b>2025</b>	<b>2030</b>	<b>2035</b>	<b>2040</b>
Water Demand	77,645	83,067	85,988	88,911	92,178
Water Supply	93,414	99,660	102,639	104,410	106,986
<b>Total Supply Surplus</b>	<b>15,769</b>	<b>16,593</b>	<b>16,651</b>	<b>15,499</b>	<b>14,808</b>

Source: UWMP, 2015.

These estimates do not include the water savings that would occur from implementation of the proposed sustainable water features, included by WCCP EIR Mitigation Measures PSU WATER-1 through PSU WATER-3. In addition, County Ordinance No. 859, included as PPP UT-1, requires compliance with the County's Water Efficient Landscape Ordinance. Thus, an additional surplus of water supply, beyond that identified in Table UT-1, would occur from implementation of these required sustainable features.

Overall, the Rancho California Water District has identified water supplies available to serve the project from existing entitlements and resources, and no new or expanded entitlements needed. Thus, impacts related to water resources would be reduced to less than significant levels with mitigation incorporated.

Conditions of Approval

The conditions of approval that are relevant to the proposed project includes the following:

**County Ordinance No. 859.** Project plans and specifications shall comply with Riverside County Ordinance No. 859, Water Efficient Landscape Ordinance.

WCCP EIR Mitigation Measures:

The WCCP EIR Mitigation Measures that are applicable to the proposed project are as follows:

**WCCP EIR Mitigation Measure HYD-6:** All implementing projects shall provide a plan of service analysis in determining the needs for water distribution, fire protection, service pressures, and connection to the Rancho California Water District’s master planned system. These plans must show requirements of off-site transmission mains to be constructed to serve certain areas of the project. It will be the responsibility of each implementing project proponent to ensure water system reliability/redundancy for domestic, irrigation, and emergency needs as determined appropriate through the County’s discretionary review process and Rancho California Water District staff review.

**WCCP EIR Mitigation Measure PSU WATER-1:** All implementing projects shall be required to use graywater as a water conserving system (Riverside County Policy OS 2.1), subject to review and approval by the SDRWQCB and incorporation of applicable Best Management Practices.

**WCCP EIR Mitigation Measure PSU WATER-2:** All implementing projects shall be required to use California-friendly, drought-resistant landscaping and landscape irrigation improvements consistent with County Ordinance No. 859 and Riverside County Policy OS 2.3 in consideration of Rancho California Water District Budget Based Tiered Rate Program.

**WCCP EIR Mitigation Measure PSU WATER-3:** All implementing projects shall be required to use advanced water conservation pursuant to the intent of Riverside County Policy OS 2.5 through implementation of at least the following best management practices:

- Irrigation systems shall be designed, maintained, and managed to meet or exceed an irrigation system efficiency of 80%.
- The capacity of the irrigation system shall not exceed peak system capacity to meet crop-specific water requirements, water meter capacity, and backflow preventer device capacity.
- Irrigation systems shall be designed to prevent runoff, overspray, and low-head drainage.
- Irrigation systems shall be designed to ensure the dynamic pressure at each emission device is within the manufacturers recommended pressure range for optimum performance.
- Irrigation systems shall be designed to include a device(s), which provides site-specific soil moisture and/or evapotranspiration data that can be used to schedule irrigation events effectively.
- Care shall be taken to design irrigation systems so that irrigation blocks are contained within areas of uniform soil texture and solar orientation.
- Irrigation shall be scheduled to apply water at or below crop-specific water requirements.
- Crops with different water needs shall be irrigated separately.

Project Specific Mitigation Measures:

No additional mitigation is required.

Monitoring: Mitigation will be monitored through incorporation of mitigation as conditions of approval and conditions of approval will be implemented and monitored through the Building and Safety plan check process.

---

Potentially Significant Impact	Less than Significant with	Less Than Significant Impact	No Impact
--------------------------------	----------------------------	------------------------------	-----------

---



	Mitigation Incorporated			
<b>41. Sewer</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
a) Require or result in the construction of new wastewater treatment facilities, including septic systems, or expansion of existing facilities, the construction of which would cause significant environmental effects?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Result in a determination by the wastewater treatment provider that serves or may service the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: EMWD Will-Serve Letter), provided as Appendix L; Eastern Municipal Water District (EMWD 2021), accessed: <https://www.emwd.org/>; and the WCCP EIR.

**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 with Mitigation Incorporated.** As detailed in the Project Description, the project includes new sewer lines that would connect to existing lines in Rancho California Road. The new sewer infrastructure would accommodate flows from build out of the proposed project. Furthermore, as required by WCCP EIR Mitigation Measure PSU SEWER-2, the proposed project would provide a fair share contribution toward regional sewer improvements, as set forth in the phasing and financing plan being developed by EMWD.

The impacts of development of the proposed onsite sewer lines are considered part of the impacts of the proposed project as a whole and are analyzed throughout the various sections of this document. Activities such as excavation, grading, and construction as required for the sewer lines would result in impacts that are analyzed in the Air Quality, Greenhouse Gas Emissions, Noise, and Transportation and Traffic. Thus, with implementation of the mitigation measures discussed in those sections, impacts related to the need to construct or expand sewer treatment facilities would be reduced to less than significant levels.

**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?**

**Less than Significant Impact.** As mentioned above, the proposed project would include new sewer lines that would connect to existing sewer lines in Rancho California Road. As discussed in the WCCP EIR, implementing projects would utilize the Temecula Valley Regional Water Reclamation Facility. The WCCP EIR analyzed projected wastewater flows for the implementing projects. In addition, EMWD prepared a phasing plan to accommodate for the increase in wastewater flows by implementing projects. EMWD provided a will-serve letter included as Appendix L stating that EMWD has sewer capacity for the proposed project. Thus, EMWD would have adequate capacity to serve the project and impacts related to wastewater treatment services would be less than significant.

Conditions of Approval

There are no conditions of approval related to wastewater infrastructure.

WCCP EIR Mitigation Measures:

The WCCP EIR Mitigation Measure that is applicable to the proposed project is the following:

**WCCP EIR Mitigation Measure PSU SEWER-2:** All implementing projects shall make a fair share contribution toward proposed sewer improvements, as set forth in the phasing and financing plan being developed by EMWD. In addition, all implementing projects shall be responsible for extending sewer lines from available trunk lines as a condition of approval for the project, and or otherwise ensuring adequate wastewater service consistent with County, Rancho California Water District, and Regional Water Quality Control Board requirements, as deemed appropriate by the County during application review, in order to meet water quality standards and comply with applicable policies and regulations adopted by the County, Rancho California Water District, and Regional Water Quality Control Board. Every future project in the project area shall have special sewer conditions as established by the County pursuant to the “Temecula Valley Wine Country (TVWC) Draft Conditions of Approval” adopted by the Board on April 24, 2012.

Project Specific Mitigation Measures:

No additional mitigation is required.

Monitoring: Mitigation will be monitored through incorporation of mitigation as conditions of approval and conditions of approval will be implemented and monitored through the Building and Safety plan check process.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>42. Solid Waste</b>				
a) Is the project served by a landfill with sufficient permitted capacity to accommodate the project’s solid waste disposal needs?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Does the project comply with federal, state, and local statutes and regulations related to solid wastes including the CIWMP (County Integrated Waste Management Plan)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan, the WCCP EIR, and the CalRecycle Solid Waste Information System Database, accessed: <https://www2.calrecycle.ca.gov/SolidWaste/Site/Summary/2368>; the WCCP EIR

**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 with Mitigation Incorporated.** As described by the WCCP EIR, Solid waste generated within the Project area would be taken to either the Perris Transfer Station located at 1706 Goetz Road in the City of Perris or the Moreno Valley Transfer Station located at 17700 Indian Street in Moreno Valley. After removal of recyclables and green waste, the remaining solid waste is disposed of in one of the following landfills.

- The Badlands Landfill is permitted to accept 4,800 tons per day of solid waste and is permitted to operate through 2022. In June 2021, the landfill averaged 2,415 tons per day; thus, having an average capacity for 2,855 additional tons of daily solid waste.
- The Lamb Canyon Landfill is permitted to accept 5,000 tons per day of solid waste and is permitted to operate through April of 2029. In June 2021, the landfill averaged 1,943 tons per day; thus, having an average capacity for 3,057 additional tons of daily solid waste.

- The El Sobrante Sanitary Landfill is permitted to accept 16,054 tons per day of solid waste and is permitted to operate through 2051. In June 2021, the landfill averaged 3,567 tons per day; thus, having an average capacity for 12,487 additional tons of daily solid waste.

As described by the WCCP EIR, the regional landfill system has adequate capacity to accommodate the solid waste generated by implementing projects, including the proposed project. As described by the County General Plan EIR, commercial land uses generate 0.0024 tons per square foot per year. As shown in Table UT-5, the operation of the proposed project is estimated to generate approximately 0.91 ton per week of solid waste.

**Table UT-5: Solid Waste Generated by the Project**

Land Use	Development	Solid Waste Generation Rate	Total Solid Waste Generated
Commercial	19,701 square feet	0.0024 tons/sf/year	47.28 tons per year (0.91 ton per week)

Based on the current recycling requirements, which require diversion of 50 percent of solid waste away from landfills, included as PPP PSU-1, the proposed project would result in 0.46 tons of solid waste per week. State regulations per AB 341, included as PPP PSU-2, requires diversion of 75 percent of solid waste from landfills. Thus, it is anticipated that solid waste landfill disposal from operation of the project would be reduced to approximately 0.23 tons per week. As detailed above, the landfills serving the project region have sufficient permitted capacity to serve the project, in addition to existing services. In addition, the WCCP EIR includes Mitigation Measures PSU WASTE-1 through PSU WASTE-5, which require reduce, reuse, and recycling during both construction and operational activities of the proposed project. Overall, impacts related to landfill facilities would be reduced to less than significant levels with mitigation incorporated.

**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 with Mitigation Incorporated.** The proposed project would comply with all regulations related to solid waste. All solid waste-generating activities within the County are subject to the requirements set forth in AB 939, included as PPP PSU-1, that requires diversion of a minimum of 50 percent of solid waste. In addition, all development would be required to divert 75 percent of solid waste pursuant to state regulations, included as PPP PSU-2. Implementation of the proposed project would be consistent with all state regulations. All projects in the County undergo development review prior to permit approval, which includes an analysis of project compliance with these programs. In addition, the WCCP EIR included Mitigation Measures PSU WASTE-1 through PSU WASTE-5, which require compliance with existing regulations related to solid waste. Therefore, Impacts would be reduced to less than significant levels with mitigation incorporated.

Conditions of Approval

The conditions of approval that are relevant to the proposed project includes the following:

**PPP PSU-1: AB 939:** This state law requires diversion of a minimum of 50 percent of solid waste.

**PPP PSU-2: AB 341:** This state law becomes effective in 2020 and will require diversion of 75 percent of solid waste from landfills.

WCCP EIR Mitigation Measures:

The WCCP EIR Mitigation Measures that are applicable to the proposed project are as follows:



**WCCP EIR Mitigation Measure PSU WASTE-1:** All implementing project proponents shall make every effort feasible to recycle, reuse, and/or reduce the amount of construction and demolition materials (i.e., concrete, asphalt, wood, etc.) generated by implementing projects that would otherwise be taken to a landfill. This diversion of waste must exceed a 50 percent reduction by weight. The project shall complete the Riverside County Waste Management Department Construction and Demolition Waste Diversion Program Form B or and Form C process as evidence to ensure compliance. Form B (Recycling Plan) must be submitted and approved by the Riverside County Waste Management Department and provided to the Department of Building and Safety prior to the issuance of building permits. Form C (Reporting Form) must be approved by the Riverside County Waste Management Department and submitted to the Department of Building and Safety prior to the issuance of certificate of occupancy/final inspection.

**WCCP EIR Mitigation Measure PSU WASTE-2:** All implementing project proponents shall dispose of any hazardous wastes, including paint, used during construction and grading at a licensed facility in accordance with local, state, and federal guidelines.

**WCCP EIR Mitigation Measure PSU WASTE-3:** All implementing projects with a residential Homeowners Association (HOA) shall establish green waste recycling through its yard maintenance or waste hauling contracts. Green waste recycling includes such things as grass recycling (where lawn clippings from a mulching-type mower are left on the lawn) and on- or off-site composting. This measure shall be implemented to reduce green waste going to landfills. If such services are not available through the yard maintenance or waste haulers in the area, the implementing project’s HOA shall provide individual homeowners with information about ways to recycle green waste individually and collectively and provisions shall be included in the CC&R’s.

**WCCP EIR Mitigation Measure PSU WASTE-4:** Prior to issuance of Building Permits for any commercial or agricultural facilities, clearance from the Riverside County Waste Management Department is needed to verify compliance with California Solid Waste Reuse and Recycling Act of 1991 (AB 1327), which requires the local jurisdiction to require adequate areas for collecting and loading recyclable materials.

**WCCP EIR Mitigation Measure PSU WASTE-5:** Prior to implementing project approval, applicant(s) shall submit for review and approval landscape plans that provide for the use of xeriscape landscaping to the extent feasible and consistent with the Temecula Valley Wine Country Community Plan Design Guidelines and provide for the use of drought tolerant low maintenance vegetation in all landscaped areas of the project.

Project Specific Mitigation Measures:

No additional mitigation is required.

Monitoring: Mitigation will be monitored through incorporation of mitigation as conditions of approval and conditions of approval will be implemented and monitored through the Building and Safety plan check process.

---

**43. 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?

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

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: Project Plans

**Impacts a-g:**

**Less than Significant Impact.** Because the project site is developed with one vacant single-family residence and does not currently generate a demand for utilities, implementation of the proposed project would result in an incremental increase in demand for electricity, natural gas, communication systems, street lighting, maintenance of public facilities, and potentially other governmental services. The proposed project would connect into the existing utility grid that is available adjacent to the site. The streetlights, curb, gutter, sidewalk, water, electrical, gas and telecommunication lines all already exist along roadways adjacent to the project site. As described previously, the project would install an onsite storm drain system that would accommodate the storm flows from the project site, and the project would provide improvements to existing roadways. Therefore, all utilities are existing, or construction of which are included in the proposed project, and the impacts of construction are described throughout this EA/IS. Thus, the project would not result in the construction of new facilities that could cause significant environmental effects. Impacts would be less than significant.

Conditions of Approval

**County Ordinance No. 859:** Project plans and specifications shall comply with Riverside County Ordinance No. 859, Water Efficient Landscape Ordinance.

**AB 341:** This state law requires diversion of 75 percent of solid waste from landfills.

WCCP EIR Mitigation Measures:

None.

Project Specific Mitigation Measures:

None.

Monitoring: None required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>WILDFIRE</b> If located in or near a State Responsibility Area ("SRA"), lands classified as very high fire hazard severity zone, or other hazardous fire areas that may be designated by the Fire Chief, would the project:				
<b>44. Wildfire Impacts</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?				

b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Expose people or structures either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Source(s):** Riverside County General Plan Figure S-11 “Wildfire Susceptibility”, GIS database, Project Application Materials

**a) Substantially impair an adopted emergency response plan or emergency evacuation plan?**

**Less than Significant Impact.** According to the Riverside County General Plan Figure S-11, the project is located in a high fire hazard area. The project shall adhere to all Fire Department requirements for projects located within high fire hazard areas. Any building constructed within this project shall comply with the special construction provisions contained in Riverside County Ordinance No. 787, California Fire Code (CFC), and CBC. The CFC and CBC are applicable by operation of law and are required as a standard condition of approval; therefore, no mitigation is required, and impacts would be less than significant.

**b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?**

**Less than Significant Impact.** As described in the previous response, the project site is within a high fire hazard area on a hillside with onsite elevations ranging from 1,269 feet above mean sea-level (AMSL) to 1,394 feet AMSL. However, compliance with Riverside County Ordinance No. 787, the CFC and CBC would ensure the project would not exacerbate wildfire risks. Thus, impacts would be less than significant.

**c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?**

**Less than Significant Impact.** The proposed project would install new infrastructure that would connect to existing lines in Rancho California Road. However, as mentioned previously, construction would comply with the special construction provisions contained in Riverside County Ordinance No. 787, California Fire Code (CFC), and CBC. Thus, the proposed project would not exacerbate fire risk that may result in temporary or ongoing impacts to the environment and impacts would be less than significant.



**d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?**

**Less than Significant Impact.** The proposed project would not generate slopes and would incorporate underground chambers that would be used to reduce runoff and ensure downstream flooding or landslides would not occur. Thus, the proposed project would not expose people to significant risks and impacts would be less than significant.

**e) Expose people or structures either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires?**

**Less than Significant Impact.** As mentioned previously, the proposed project would comply with the special construction provisions contained in Riverside County Ordinance No. 787, California Fire Code (CFC), and CBC. Thus, the proposed project would not expose people or structures to a significant risk of loss, injury, or death involving wildfires.

Conditions of Approval

**Fire Code:** The project shall comply with the California Fire Code and the Riverside County Ordinance No. 787, Fire Code.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required

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

**MANDATORY FINDINGS OF SIGNIFICANCE**

<b>45.</b> 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 type="checkbox"/>
---	--------------------------	-------------------------------------	--------------------------	--------------------------

Source: General Biological Resources Assessment and Western Riverside County MSHCP Consistency Analysis Report, 2020 (BIO 2020) and 2020 Focused Burrowing Owl Survey Report (BOUW 2020), which were prepared by Hernandez Environmental Services, included in Appendix C and Appendix D, Jurisdictional Delineation Report (JD 2021) prepared by Hernandez Environmental Services included as Appendix D; Cultural Resources Assessment, prepared by Material Culture Consulting (MCC 2020) (Appendix E); and the WCCP EIR.

**Less than Significant Impact with Mitigation Incorporated.** As described previously in Section 7, Biological Resources, the project site is generally comprised of a mix of ruderal, disturbed coastal sage scrub, ornamental trees, ephemeral drainage, and residential, a mix of non-native grassland and Riversidean sage scrub, the majority of which has been subject to historical agricultural uses. The project site does not contain any special status plant species, and potential impacts related to sensitive wildlife species, nesting birds, riparian habitat, and wetlands would be mitigated through conservation

of the MSHCP lands pursuant to HANS No. 00408, compliance with the MSHCP, agency permitting regulations and Mitigation Measures MM BIO-1 through MM BIO-3. With implementation of the existing requirements and mitigation measures as detailed previously, implementation of the proposed project would not conflict with the provisions of an adopted HCP, have a substantial adverse effect on any endangered or threatened species, interfere with the movement of any native resident or migratory fish or wildlife species, or have a substantial adverse effect on state or federally protected wetlands, and impacts would be reduced to a less than significant level.

Also, as described in Response 8, the project site does not contain any historic resources. However, Response 9 details that the project area is considered highly sensitive for the presence of prehistoric Native American archaeological resources and has a high potential for buried and surficial archaeological sites. As a result, WCCP EIR Mitigation Measures CUL-2 and CUL-3 would be implemented along with Mitigation Measures CUL-1 and CUL-2 to ensure that work is halted upon discovery of cultural resources and evaluated by a qualified archaeologist and procedures are followed upon discovery of any human remains. With implementation of these Mitigation Measures, potential impacts related to archaeological resources and human remains would be reduced to a less than significant level.

Existing Plans, Programs, or Policies

The mitigating plans, programs, or policies that are relevant to the proposed project includes the following:

**PPP BIO-1: Payment of MSHCP Fees.** As listed previously in Response 7, Biological Resources.

WCCP EIR Mitigation Measures:

The WCCP EIR Mitigation Measure that is applicable to the proposed project is the following:

**WCCP EIR Mitigation Measures CUL-1 through CUL-3:** As listed previously in Response 9, Archaeological Resources.

Project Specific Mitigation Measures:

**Mitigation Measures BIO-1 through BIO-3:** As listed previously in Response 7, Biological Resources.

**Mitigation Measures CUL-1 through CUL-2:** As listed previously in Response 9, Archaeological Resources.

Monitoring: Mitigation will be monitored through incorporation of mitigation as conditions of approval and conditions of approval will be implemented and monitored through the Building and Safety plan check process.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>46.</b> 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 checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Previous Responses 1-45 and the WCCP EIR

**Less than Significant Impact.** The proposed project consists of development of an implementing project pursuant to the WCCP. The proposed project would provide winery, guest inn, and vineyard uses, which would be consistent with the land uses and zoning for the site and surrounding area. As described above, all of the potential impacts related to implementation of the project would be less than significant with implementation of WCCP EIR Mitigation Measures, project specific mitigation measures, and existing plans, programs, or policies that are imposed by the County of Riverside and effectively reduce environmental impacts. The project does not result in cumulative adverse environmental impacts that have not already been analyzed in the WCCP EIR.

The County of Riverside has provided a list of projects and based on projects that have been approved and not built located near Rancho California Road, the following list is included:

1. Class V Winery (PP25740)
2. 11 Single-Family Residences (TR26050)
3. 8 Single-Family Residences (TR37254)
4. 16 Single-Family Residences (TR33356)
5. Addition of 30 Rooms to a Hotel (PP16891R3)

These projects include similar winery uses as proposed by the project or residential uses. The cumulative effect of the proposed project taken into consideration with these other development projects in the area would be limited, because the project would develop the project site in consistency with the WCCP and the zoning code and would not result in substantial effects to any environmental resource topic, as described though out this document. Furthermore, the proposed project would develop an area that has been previously disturbed through many years of agricultural uses. Thus, impacts to environmental resources or issue areas would not be cumulatively considerable; and cumulative impacts would be less than significant.

Findings of Fact: The project does not have impacts which are individually limited, but cumulatively considerable.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>47.</b> Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Source: Previous Responses 1-45.

**Less than Significant Impact with Mitigation Incorporated.** The proposed project would result in development of an undeveloped area. As described in the previous responses, the project would not consist of any use or any activities that would result in a substantial negative affect any persons in the vicinity. This includes potential impacts related to construction and the proposed winery activities. All resource topics associated with the proposed project have been analyzed in accordance with CEQA and the State CEQA Guidelines and were found to pose no impacts, less than significant impacts, or less than significant impacts with mitigation, as previously detailed. As discussed in Section 6, Air Quality; Section 20, Greenhouse Gas Emissions, and Section 37, Transportation/Traffic, the proposed project would not result in cumulative impacts that would cause substantial adverse effects on human beings. Consequently, the project would not result in any environmental effects that would cause



substantial adverse effects on human beings directly or indirectly, with implementation of the existing requirements and mitigation measures that have been previously detailed.

#### Existing Plans, Programs, or Policies

Refer to the previously listed PPPs related to biological resources. These PPPs are existing plans, programs, or policies effectively reduce potential environmental impacts.

#### WCCP EIR Mitigation Measures:

Refer to the previously listed WCCP EIR mitigation measures related to aesthetics, air quality, cultural resources, geology and soils, hydrology and water quality, greenhouse gasses, hazardous materials, noise, public services, recreation, traffic, and utilities. As required by the WCCP EIR, the project relevant mitigation measures from the WCCP EIR have been included in the proposed project to reduce potential environmental impacts.

#### Project Specific Mitigation Measures:

Refer to the previously listed mitigation measures related to biological resources, cultural resources, paleontological resources, and noise. These mitigation measures effectively reduce potential environmental impacts to a less than significant level.

Monitoring: Mitigation will be monitored through incorporation of mitigation as conditions of approval and conditions of approval will be implemented and monitored through the Building and Safety plan check process.

## **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: County of Riverside General Plan Amendment No. 960 EIR No. 421 CAP and the WCCP EIR No. 524, including technical studies, certifying resolutions, and findings

Location Where Earlier Analyses are available for review:

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

Revised: 4/28/2022 12:44 PM  
EA 2010.docx



# RIVERSIDE COUNTY PLANNING DEPARTMENT

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

**TO:**  Office of Planning and Research (OPR)  
P.O. Box 3044  
Sacramento, CA 95812-3044  
 County of Riverside County Clerk

**FROM:** Riverside County Planning Department  
 4080 Lemon Street, 12th Floor  
P. O. Box 1409  
Riverside, CA 92502-1409

38686 El Cerrito Road  
Palm Desert, California 92211

**SUBJECT: Filing of Notice of Determination in compliance with Section 21152 of the California Public Resources Code.**

Plot Plan No. 210017, Change of Zone No. 2100011, Noise Exception No. 2100001

*Project Title/Case Numbers*

Kathleen Mitchell  
*County Contact Person*

951-955-6836  
*Phone Number*

*State Clearinghouse Number (if submitted to the State Clearinghouse)*

Mexin Teme Agriculture  
*Project Applicant*

2 Park Plaza Unit: Unit 1120 Irvine, CA 92614  
*Address*

South of Rancho California Road, West of La Serena Way, and North of Madera de Playa Drive  
*Project Location*

**Plot Plan No. 210017** is a proposal for the construction of a Class V Winery facility on a 21.1 gross acre lot. The development would consist of a wine production and storage facility, a wine tasting and restaurant facility, an outdoor space for special occasions, and a Bed & Breakfast Inn to provide 10 rooms for patrons and overnight guests. The proposal includes 131 standard parking spaces, including 5 ADA parking spaces, 5 EV parking spaces, and 5 bicycle parking spaces, to service these amenities during regular operations. To service peak hours during normal operations, an additional 8 tandem overflow valet parking spaces can be utilized if needed. To service special event operations, an additional 16 tandem overflow valet parking spaces can be utilized if needed. **Change of Zone No. 2100011** proposes to change the zoning classification of the subject site from Citrus Vineyard (C/V) to Wine Country-Winery (WC-W). The applicant is requesting a Change of Zone to bring the subject site into compliance with the standards of the Temecula Valley Wine Country Policy Area – Winery District that the subject site is within. **Noise Exception No. 2100001** 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.

*Project Description*

This is to advise that the Riverside County Planning Commission, as the lead agency, has approved the above-referenced project on June 15, 2022, and has made the following determinations regarding that project:

1. The project WILL NOT have a significant effect on the environment with the incorporation of the mitigation as required under the MND
2. An Environmental Assessment was prepared for the project pursuant to the provisions of the California Environmental Quality Act and reflect the independent judgment of the Lead Agency.
3. Mitigation measures WERE made a condition of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program WAS adopted.
5. A statement of Overriding Considerations WAS NOT adopted
6. Findings were made pursuant to the provisions of CEQA.

This is to certify that the earlier EA, with comments, responses, and record of project approval is available to the general public at: Riverside County Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92501.

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Title

\_\_\_\_\_  
Date

Date Received for Filing and Posting at OPR: \_\_\_\_\_

Please charge deposit fee case#: CEQ210027

**FOR COUNTY CLERK'S USE ONLY**



**COUNTY OF RIVERSIDE  
TRANSPORTATION AND LAND MANAGEMENT AGENCY**

Charissa Leach, P.E.  
Assistant CEO/TLMA Director



05/17/22, 10:52 am

**PPT210017**

**ADVISORY NOTIFICATION DOCUMENT**

The following notifications are included as part of the recommendation of approval for PPT210017. 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 the following Plans: PPT210017, CZ2100011, & NE2100001. It 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**

PPT210017 allows for the construction of a Class V Winery on a 21.1 gross acre lot, which consists of the following components:

- 2,508 sq.ft. wine production facility and 1,989 sq.ft. winery storage
- 2,700 sq.ft. entertaining space that includes a restaurant, serving areas, bars, lounges, and wine tasting area
- 1,760 sq.ft. outdoor event ceremony grass yard and 1,517 sq.ft. event cocktail hour yard for special occasions
- 4,011 sq.ft. Bed & Breakfast Inn to provide 10 rooms for patrons and overnight guests
- 2,312 sq.ft. of winery/inn business operations spaces (i.e. offices)
- 825 sq.ft. of general retail space (converted to a 528 sq.ft. dance floor during special occasions)

The proposal includes 131 standard parking spaces, including 5 ADA parking spaces, 5 EV parking spaces, and 5 bicycle parking spaces to service these amenities during regular operations. During normal business hours, with the winery production staff on property, 8 overflow valet parking spaces can be provided, for a total of 139 parking spaces. To service the special event operations after business hours when no winery production staff are present on the property, there are an additional 16 tandem overflow valet parking spaces that can be provided, for a total of 143 parking spaces.

An existing 2,200 sq.ft. residence is to remain on site as a caretakers unit.

No other elements are granted with this approval.

**Advisory Notification. 3 AND - Design Guidelines**

Compliance with applicable Design Guidelines:



## ADVISORY NOTIFICATION DOCUMENT

### Advisory Notification

#### **Advisory Notification. 3            AND - Design Guidelines (cont.)**

- Temecula Valley Wine Country (Adopted 3/11/2014)

#### **Advisory Notification. 4            AND - Exhibits**

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

Exhibit A: Architectural Site Plan & Fire Access Details, dated November 16, 2021

Exhibit B: Floor & Roof Plans, dated November 16, 2021

Exhibit C: Elevations, dated November 16, 2021

Exhibit D: Color 3D Renderings for Project, dated November 16, 2021

Exhibit G: Conceptual Grading Plan

Exhibit L: Conceptual Landscaping and Irrigation Plans

Exhibit V: Vineyard Planting Plan

#### **Advisory Notification. 5            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)
  
3. Compliance with applicable County Regulations, including, but not limited to:
  - Ord. No. 348 (Land Use Planning and Zoning Regulations) {Land Use Entitlements}
  - Ord. No. 413 (Regulating Vehicle Parking) {Land Use Entitlements}
  - Ord. No. 457 (Building Requirements) {Land Use Entitlements}
  - Ord. No. 458 (Regulating Flood Hazard Areas & Implementing National Flood Insurance Program) {Geographically based}
    - Ord. No. 484 (Control of Blowing Sand) {Geographically based on soil type}
    - Ord. No. 625 (Right to Farm) {Geographically based}
      - Ord. No. 655 (Regulating Light Pollution) {Geographically based}
    - Ord. No. 671 (Consolidated Fees) {All case types}
    - Ord. No. 742 (Fugitive Dust/PM10 Emissions in Coachella Valley) {Geographically based}
    - Ord. No. 787 (Fire Code)
    - Ord. No. 847 (Regulating Noise) {Land Use Entitlements}
    - Ord. No. 857 (Business Licensing) {Land Use Entitlements}
    - Ord. No. 859 (Water Efficient Landscape Requirements) {Land Use Entitlements, and for TTM and

## ADVISORY NOTIFICATION DOCUMENT

### Advisory Notification

#### **Advisory Notification. 5                    AND - Federal, State & Local Regulation Compliance (cont.)**

TPMs}

- Ord. No. 915 (Regulating Outdoor Lighting) {Geographically based}

#### 4. Mitigation Fee Ordinances

- Ord. No. 659 Development Impact Fees (DIF)
- 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. 6                    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.

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. 7                    AND - Winery Development Standards**

## ADVISORY NOTIFICATION DOCUMENT

### Advisory Notification

#### **Advisory Notification. 7                    AND - Winery Development Standards (cont.)**

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.
- 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                                    DEH ECP COMMENTS**

Based on the information provided in the environmental assessment documents submitted for this project and with the provision that the information was accurate and representative of site conditions, RCDEH-ECP (Riverside County Department of Environmental Health – Environmental Cleanup Program) concludes no further environmental assessment is required for this project.

If previously unidentified contamination or the presence of a naturally occurring hazardous material is discovered at the site, assessment, investigation, and/or cleanup may be required. Contact Riverside County Environmental Health - Environmental Cleanup Programs at (951) 955-8980, for further information.

#### **E Health. 2                                    DEH LAND USE COMMENTS - PPT210017**



## ADVISORY NOTIFICATION DOCUMENT

### E Health

#### E Health. 2 DEH LAND USE COMMENTS - PPT210017 (cont.)

Project Summary:

- Zoning change from citrus/vineyard to wine country-winery.
- Construction of class V winery (e.g. vineyard, wine production and storage, special occasion and restaurant, guest inn with 10 rooms).
- This project has an existing residence that is currently using an Onsite Wastewater Treatment System (OWTS).
- "First Commitment" letter for water and sewer service from the appropriate purveyor shall be required "Prior to Building Permit Issuance".
- The existing OWTS shall be properly removed/abandoned under permit with DEH and the property shall connect to sanitary sewer service "Prior to Building Final".

#### E Health. 3 Removal of Underground Storage Tanks (UST)

During development of implementing projects, if underground storage tanks (UST) or other potential environmental concerns associated with the implementing project site are encountered, these areas of concern shall be handled as follows:

- The contractor/property owner shall retain all responsibility associated with activities surrounding the safe and legal removal of the tank(s);
- The contractor/ property owner shall notify the local Fire Department jurisdiction prior to removal of the UST as local fire restrictions may be more stringent than County Department of Environmental Health (DEH), Hazardous Materials Management Division requirements;
- The contractor (licensed in accordance with the requirements of the State Contractors License Board) shall submit an Underground Storage Tank Closure by Removal completed permit application (or similar permit application as deemed appropriate) to the County Hazardous Materials Management Division along with applicable closure fees;
- The contractor shall submit a work plan (with the permit application) to the Hazardous Materials Management Division prior to UST removal, which shall demonstrate compliance with the required closure procedures as set forth in the UST closure application currently in effect; and
- The Division will inspect the tank removal, as necessary, evaluate all sample results, determine whether or not an unauthorized release has occurred, and determine if any further corrective actions are required.

### Fire

#### Fire. 1 Fire - Advisory

Fire Department emergency vehicle apparatus access road locations and design shall be in accordance with

## ADVISORY NOTIFICATION DOCUMENT

### Fire

#### Fire. 1 Fire - Advisory (cont.)

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.

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.

If a dry standpipe design is proposed, upgraded fire sprinkler plans, or similar mitigation measures, shall be required.

### Flood

#### Flood. 1 Flood Hazard Report

7/7/2021

Plot Plan (PP) 210017 is a proposal for a Class V winery consisting of a vineyard, a wine production and storage facility, a special occasions and restaurant facility, and a guest inn to provide 10 room for patrons and overnight guests on a 21-acre site in Rancho California area. The site is located at south of Rancho California Rd, north of Madera de Playa Drive, east and west of Calle Encantado. The project site was previously reviewed under PAR 200060.

The project site is mostly undeveloped with areas of vegetations and trees. The topography of the site is generally an east-to-westly and north-to-southerly slope. The site is subject to offsite flows from the north and east of the site. The tributary area is approximately 455 acres. Rancho California Rd. is a paved street without drainage improvement. The offsite runoffs from the north of Rancho California Rd and east of a highpoint near the intersection of Bel Vino Pl and Rancho California Rd flow across the street to the project site. The tributary area east of the site is mostly at west of Calle Contento and north of Madera De Playa Dr.

There is a well-defined watercourse traverses the northern portion of the site in an east-to-west direction. The watercourse was documented in PM5506 (1973) and the impacted area was recorded in PM13867 (1979) as a floodplain. The recorded natural watercourses and the floodplains shall be kept free of buildings, obstructions and encroachment by land fills. In the flood hazard area, the parcels constructed an earthen channel to convey the runoffs from the east to west. Currently, no existing or proposed District facility upstream of the site to alleviate the flood hazard. There is a lack of drainage infrastructure downstream of the project site and the project does not have an adequate outlet. The development of this property increases downstream peak flow rates and adversely impact water quality and affect the downstream property owners, mitigation shall be required to offset such impacts. This project will not be associated with any existing or proposed District maintained facilities, the Transportation Department will have the responsibility to process the review and approval of any hydrology or drainage studies including the preliminary and final Water Quality Management Plan (WQMP).

The site is located within the bounds of the Murrieta Creek/ Temecula Valley Area Drainage Plan (ADP) for which drainage fees and mitigation fees have been established by the Board of Supervisors. Applicable ADP fees will be due (in accordance with the Rules and Regulations for Administration of Area Drainage

## ADVISORY NOTIFICATION DOCUMENT

### Flood

#### **Flood. 1 Flood Hazard Report (cont.)**

Plans) prior to issuance of grading or building permits for this project whichever occurs first. Although the current fee for this ADP is \$2,291 per acre, the fee due will be based on the fee in effect at the time of payment. The fee is payable to the Flood Control District by cashier's check or money order only. The District will not accept personal or company checks. The drainage fee is required to be paid prior to the issuance of the grading permits or issuance of the building permits if grading permits are not issued. If the fee has been paid previously, please provide the proof to the District.

Every effort has been made to identify all potential areas of concern for which the District will recommend conditions of approval should this case be filed. However, if during further review of the site and development proposal, additional public safety and health issues are discovered, the District reserves the right to bring such issues to the attention of the hearing body.

Any questions pertaining to this project may be directed to Han Yang at 951-955-1348 or [hyang@RIVCO.org](mailto:hyang@RIVCO.org).

### Planning

#### **Planning. 1 15 - PLANNING - Landscape Requirement**

Landscape Requirement

This condition applies to both onsite and offsite (ROW) landscaping:

The developer/ permit holder shall:

- 1) Ensure all landscape and irrigation plans are in conformance with the APPROVED EXHIBITS;
- 2) Ensure all landscaping is provided with California Friendly landscaping and a weather-based irrigation controller(s) as defined by County Ordinance No. 859;
- 3) Ensure that irrigation plans which may use reclaimed water conform with the requirements of the local water purveyor; and,
- 4) Be responsible for maintenance, viability and upkeep of all slopes, landscaped areas, and irrigation systems until the successful completion of the twelve (12) month inspection or those operations become the responsibility of the individual property owner(s), a property owner's association, or any other successor-in-interest, whichever occurs later.

To ensure ongoing maintenance, the developer/ permit holder or any successor-in-interest shall:

- 1) Connect to a reclaimed water supply for landscape irrigation purposes when reclaimed water is made available.
- 2) Ensure that landscaping, irrigation and maintenance systems comply with the Riverside County Guide to California Friendly Landscaping, and Ordinance No. 859.
- 3) Ensure that all landscaping is healthy, free of weeds, disease and pests.

#### **Planning. 2 15 - PLANNING - LCP Landscape Concept Plan required at project submittal**

LCP Landscape Concept Plan required at project submittal



## ADVISORY NOTIFICATION DOCUMENT

### Planning

#### Planning. 2

#### 15 - PLANNING - LCP Landscape Concept Plan required at project submittal (cont.)

Provide a single digital file in PDF form on a non-rewritable Compact Disc (CD) media with a Landscape Concept Plan (LCP) on County standard Transportation Department Title Block plan sheet format (24 inch x 36 inch), 1:20 scale, with title block, north arrow, limit of work lines, hardscape features, graphic scale, and street names, etc. Plan shall clearly depict concept designs for the expected future final landscaping, shading, and parking plan. Final landscape plans will be required to be submitted, reviewed, and approved prior to the issuance of building permits.

The LCP shall be prepared in a professional manner by a California Licensed/Registered Landscape Architect and signed/stamped by such.

For basic guidance, please review Section 18.12, Sections 19.300 through 19.304 of Ordinance No. 348, Ordinance No. 859, and the Riverside County Guide to California Friendly Landscaping. No irrigation system information is required but the plan shall include an estimated annual water use calculation for irrigation on the project. Conceptual plan shall also provide information on the size, number, genus, species, common name, spacing, plant factor, size, and symbol of trees, bushes and ground cover to be provided within landscaped areas and in other open space areas within the project. Plants must be selected from the Riverside County California Friendly Plant List. Water efficient planting materials are encouraged. Special features, such as rockwork, fencing, water features, existing plants to remain, MSHCP regulated areas, ALUC flight areas, recreational trails, and uses shall be identified.

Planting plans shall consider existing landscaping on adjacent and nearby properties and provide a logical transition to the on-site landscaping concepts with designs to prevent abrupt contrasts between properties, typically show 300 feet from project boundary.

If impacts to on-site or nearby biological resources require special treatments, the planting plans shall be reviewed and approved by a professional biologist from the County's official list.

If the project is in the Coachella Valley, the landscape architect shall coordinate with the Riverside County Agricultural Commissioner's for a current list of quarantine plant materials. The number for the Agricultural Commissioner's office is 760-863-8291.

#### Planning. 3

#### 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. 4

#### 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, Restaurant, and Serving Areas = 1 space per 45 square feet of serving area
- Wine Production/Storage Area = 1 space per 500 square feet for fabrication area; 1 space per 1,000 square

## ADVISORY NOTIFICATION DOCUMENT

### Planning

#### **Planning. 4 USE - BASIS FOR PARKING (cont.)**

feet for storage area

- Hotel = 1 space per room and two spaces for manager
- General Retail = 1 space per 200 square feet
- Events Area = 1 space per 30 square feet of ne assembly area

The project provided a parking analysis for there total parking area, and will provide a minimum of 131 parking spaces (including 5 ADA parking spaces and 5 EV parking spaces). The Planning Director determined that the parking spaces provided for the project was adequate for the Class V Winery.

#### **Planning. 5 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. 6 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. 7 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.

#### **Planning. 8 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. 9 USE - HOURS OF OPERATION**

The hours of operation for this winery approved through Plot Plan No. 210017 shall be as follows:

- General Operations of Winery Tasting Room & Restaurant: 11:00 A.M. to 6:00 P.M., 7 days a week.

## ADVISORY NOTIFICATION DOCUMENT

### Planning

#### **Planning. 9 USE - HOURS OF OPERATION (cont.)**

\*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.\*

-- Production/Storage: 11:00 A.M to 6:00 P.M., 7 days a week

-- The Winery Inn will be open 24 hours a day, 7 days a week (check in at 11:00 A.M. & check out at 3:00 P.M.)

-- Special Occasions or Events: 11:00 A.M. to 10:00 P.M., 7 days a week (winery to be closed to the general public during special events)

\*No special occasions or events will occur after 10 p.m. for any reason.\*

#### **Planning. 10 USE - LIGHTING HOODED/DIRECTED**

All parking lot lighting and other outdoor lighting shall be hooded and directed so as not to shine directly upon adjoining property or public rights-of-way, and shall be shown on electrical plans submitted to the Department of Building and Safety for plan check approval and shall comply with the requirements of Riverside County Ordinance No. 655 and the Riverside County Comprehensive General Plan

All outdoor luminaires in shall be appropriately located and adequately shielded and directed such that no direct light falls outside the parcel of origin, or onto the public right-of-way. In addition, outdoor luminaires shall not blink, flash, or rotate and shall be shown on electrical plans submitted to the Department of Building and Safety for plan check approval and shall comply with the requirements of Riverside County Ordinance No. 915.

#### **Planning. 11 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 wall-mounted sign is proposed with this project on the northern elevation of the building. The sign is not to exceed 210.6 sq.ft. in area (10% of the building frontage square footage).

A separate entitlement will be processed for the approval of all proposed signage on-site, and reviewed against the Temecula Valley Wine Country Design Guidelines for compliance.

#### **Planning. 12 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. 13 USE - MT PALOMAR LIGHTING AREA**



## ADVISORY NOTIFICATION DOCUMENT

### Planning

#### **Planning. 13 USE - MT PALOMAR LIGHTING AREA (cont.)**

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. 14 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. 15 USE - NOISE (SITE OPERATIONS)**

All implementing projects involving a new winery or expansion of an existing winery shall be subject to the following noise standards:

- The hours of operation for tasting rooms associated with wineries shall be limited to 9:00 a.m. to 7:00 p.m. Monday through Sunday in the Wine Country - Winery District and 10:00 a.m. to 6:00 p.m. Monday through Sunday in the Wine Country - Equestrian and Residential Districts.
- Mechanical equipment including but not limited to, de-stemming, crushing, and refrigeration equipment shall be enclosed or shielded for noise attenuation. Alternatively, the proponent may submit a Noise Study prepared by a qualified acoustical analyst that demonstrates that the unenclosed/unshielded equipment would not exceed the County's allowable noise levels.
- The hours of operation for shipping facilities associated with wineries shall be limited to 9:00 a.m. to 7:00 p.m. Monday through Sunday in the Wine Country - Winery District and 10:00 a.m. to 6:00 p.m. Monday through Sunday in the Wine Country - Equestrian and Residential Districts.
- Shipping facilities and parking areas which abut residential parcels shall be located away from sensitive land uses and be designed to minimize potential noise impacts upon nearby sensitive land uses.
- Site-specific noise-attenuating features such as hills, berms, setbacks, block walls, or other measures shall be considered for noise attenuation in noise-producing areas of future wineries including, but not limited to, locations of mechanical equipment, locations of shipping facilities, access, and parking areas.

#### **Planning. 16 USE - NOISE (SPECIAL OCCASIONS FACILITY)**

All implementing projects involving a special occasion facility shall be subject to the following noise standards:

- All special event vendors (e.g. DJs, musical bands, etc.) shall be notified regarding noise conditions of approval.
- Outdoor special events and associated audio equipment, sound amplifying equipment, and/or performance of live music shall be limited to the hours of 8:00 a.m. to 10:00 p.m. Monday through Sunday. A follow-up noise measurement will occur during an outdoor event with amplified sound (such as a live music event or wedding) when such an event were to occur in order to ensure consistency with findings made in the noise study conducted for this project entitlement.



## ADVISORY NOTIFICATION DOCUMENT

### Planning-CUL

**Planning-CUL. 1                      Human Remains (cont.)**

**Planning-CUL. 1                      Human Remains**

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                      PDA 8121 Accepted**

County Archaeological Report (PDA) No. 8121 submitted for this project (PPT210017) was prepared by Material Culture Consulting and is entitled: "Phase I Cultural resources Assessment: Calle Encantado Project, Near the City of Temecula, Riverside County, California", dated June 2020.

PDA 8121 concludes: The Phase I cultural resource assessment of the Project Area included a CHRIS records search, Sacred Lands File search, NAHC outreach, background research, and a field pedestrian survey. The SLF search was positive, yet the nature of these resources is unknown at this time. The records search identified one previously recorded isolated cultural resource within a one-mile radius of the Project, however the resource lies approximately half a mile northeast of the Project Area in an undeveloped area. The Project Area has been heavily disturbed and utilized for multiple purposes such as agriculture, as depicted by aerial photography. The cultural resources survey resulted in negative findings and reaffirmed the extensive disturbance currently occurring within the Project area; however, visibility was poor due to the dense, overgrown vegetation present throughout the Project Area. The modification and disturbance associated with the prior agricultural and residential development within has eradicated any near surface record of prehistoric, ethnohistoric, or historic-era behavioral activities that may have otherwise been preserved as archaeological sites, deposits or features.

These documents are herein incorporated as a part of the record for project.

**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.



## ADVISORY NOTIFICATION DOCUMENT

### Planning-CUL

#### Planning-CUL. 3                      Unanticipated Resources (cont.)

\* 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                      GEO210018 ACCEPTED

County Geologic Report GEO No. 210018, submitted for the project PPT210017, was prepared by LGC Geotechnical, Inc. and is titled; "Preliminary Geotechnical Evaluation for Proposed Winery and Hotel Development, 41325 Calle Encantado, Temecula, California," dated December 15, 2020. In addition, LGC has submitted the following response to comments:

"Geotechnical Response to County Review Comments dated April 19, 2021 for the Proposed Winery and Hotel Development, 41325 Calle Encantado, Temecula, California", dated May 6, 2021.

GEO210018 concluded:

1. No indication of active faulting was observed during our evaluation. The site is not located within a mapped State of California Earthquake Fault-Rupture Hazard Zone per compiled maps released by the CGS (2018a), and no known active or potentially active faults cross the site. The possibility of damage due to ground rupture is considered low since no active faults are known to cross the site.
2. The post development site conditions will consist of compacted fill overlying dense/hard soil and formational materials, and these soils are not considered susceptible to liquefaction. The potential for liquefaction is considered very low.
3. Due to very low potential for liquefaction the potential for lateral spreading is also considered very low.
4. Based on the results of our laboratory testing, fills at the completion of grading are anticipated to have a "medium" expansion potential.
5. Global slope stability analyses were performed using the computer program GSTABL7 with STEDwin version 2.005.3 (Gregory Geotechnical Software, 2013). Potential rotational failure mode was analyzed using Bishop's Modified Method. Results indicate that the minimum factor of safety of 1.5 and 1.1 for static and seismic loading conditions, respectively, have been met.
6. Groundwater was not encountered in the area of proposed development to a maximum explored depth of 36 feet below existing grade and is not considered a constraint for the proposed development.

GEO210018 recommended:

1. Prior to grading of areas to receive structural fill or engineered improvements, the areas should be cleared of existing building structures, asphalt, surface obstructions, and demolition debris.

## ADVISORY NOTIFICATION DOCUMENT

### Planning-GEO

#### Planning-GEO. 1                      GEO210018 ACCEPTED (cont.)

2. Vegetation and debris should be removed and properly disposed of offsite.
3. Based on the results of our field evaluation and review of published geologic documents, the proposed development, excluding the entry road, is anticipated to be positioned over bedrock of the Pauba formation.
4. We recommend unsuitable topsoil and weathered bedrock be removed to expose non-weathered bedrock materials.
5. Additionally, a minimum temporary removal and recompaction depth of approximately 5 feet below existing grade is recommended per our recommendations.
6. Deeper removals/overexcavations beyond those mentioned above may be required in order to obtain an acceptable removal bottom. The actual depths and lateral extents of grading will be determined by the geotechnical consultant based on subsurface conditions encountered during grading.
7. In general, the envelope for over-excavation should extend laterally a minimum horizontal distance of 5 feet beyond the edges of the proposed structures.
8. Structural footings/mat foundations should not be placed on a bedrock and fill transition. In order to provide a uniform bearing, the bedrock portion of the bedrock/fill transition should be over-excavated a minimum of 3 feet below the bottom of proposed footings/mat and extend 3 feet laterally beyond the edges of the proposed footings/mat foundations.
9. A maximum 3:1 differential fill thickness, up to a maximum over-excavation depth of 10 feet, underneath the proposed building structures should be maintained in order to reduce the potential for future differential settlement.
10. In utilizing the recommended allowable bearing capacity and provided our earthwork recommendations are implemented, foundation settlement due to structural loads is anticipated to be 1-inch or less. Differential settlement may be taken as half of the total settlement (i.e., ½- inch over a horizontal span of 40 feet).

GEO No. 210018 satisfies the requirement for a geologic/geotechnical study for Planning/CEQA purposes. GEO No. 210018 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.

### Waste Resources

#### Waste Resources. 1                      015 - Custom

PAR advisory notices:

1. AB 1826 requires businesses and multifamily complexes to arrange for organic waste recycling services. Those 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

## ADVISORY NOTIFICATION DOCUMENT

### Waste Resources

#### Waste Resources. 1 015 - Custom (cont.)

ensure the waste generated from those services meet the requirements of AB 1826.

2. 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](http://www.rivcowm.org/opencms/recycling/recycling_and_compost_business.html#mandatory)

3. 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, at 1.888.722.4234.

- Consider xeriscaping and using drought tolerant/low maintenance vegetation in all landscaped areas of the project.
- The use of mulch and/or compost in the development and maintenance of landscaped areas within the project boundaries is recommended. Recycle green waste through either onsite composting of grass, i.e., leaving the grass clippings on the lawn, or sending separated green waste to a composting facility.



Plan: PPT210017

Parcel: 951060002

50. Prior To Map Recordation

Planning-EPD

050 - Planning-EPD. 1                    0050-EPD-MAP – ECS SHALL BE PREPARED                    Not Satisfied

Project must prepare an Environmental Constraints Sheet (ECS) in accordance with Section 2.2 E. & F. of County Ordinance No. 460, which shall be submitted as part of the final exhibit for recordation.

Prior to a grading permit being issued, an ECS must be on the final exhibit and all maps for protection over the area delineated as "Ephemeral Drainage," on Figure 4 in the GENERAL BIOLOGICAL ASSESSMENT AND WESTERN RIVERSIDE COUNTY MSHCP CONSISTENCY ANALYSIS FOR APNs 951-020-001, 951-020-002, 951-060-001, 951-060-002 RIVERSIDE COUNTY, CALIFORNIA, by Hernandez Environmental Services, dated revised June, 2021, to protect it from any disturbance in the future. Easements allowing for the management of fuel modification areas or detention basins shall not be accepted.

60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 1                    CURBS ALONG PLANTERS                    Not Satisfied

Prior to issuance of a grading permit, the grading plan shall include six inch high curb with a twelve (12) inch wide walkway shall be constructed along planters on end stalls adjacent to automobile parking areas. Public parking areas shall be designed with permanent curb, bumper, or wheel stop or similar device so that a parked vehicle does not overhang required sidewalks, planters, or landscaped areas.

060 - BS-Grade. 2                    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. 3                    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. 4                    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.

Flood

060 - Flood. 1                    Mitcharge - Use                    Not Satisfied



Plan: PPT210017

Parcel: 951060002

60. Prior To Grading Permit Issuance

Planning

060 - Planning. 1 MM Measure - Construction Equipment and Vehicles Exhaust Not Satisfied

• The County shall require implementing projects to retain on site dust generated by the development activities, and keep dust to a minimum by following the dust control measures listed below:

a) During clearing, grading, earthmoving, excavation, or transportation of cut or fill materials, water trucks or sprinkler systems shall be used to prevent dust from leaving the site and to create a crust after each day's activities cease.

b) During construction, water trucks or sprinkler systems shall be used to keep all areas of vehicle movement damp enough to prevent dust from leaving the site. At a minimum, this would require watering at least three times per day which include wetting down such areas in the late morning, mid-day after work is completed for the day, and whenever wind exceeds 15 miles per hour. Soil stabilizers may also be used instead of watering, as deemed appropriate by the County during application review, to comply with County and SCAQMD nuisance and dust regulations.

c) Immediately after clearing, grading, earthmoving, or excavation is completed, the entire area of disturbed soil shall be treated until the area is paved or otherwise developed so that dust generation will not occur.

d) Soil stockpiled for more than two days shall be covered, kept moist, or treated with soil binders to prevent dust generation.

e) Trucks transporting soil, sand, cut or fill materials, and/or construction debris to or from the site shall be tarped/covered from the point of origin.

• Loaded trucks and all heavy mobile equipment greater than 80,000 pounds are prohibited from use during Project construction activities within 90 feet of habitable residential structures. Instead, small rubber-tired or alternative equipment, as well as soil compaction equipment such as soil compaction stompers that do not produce high levels of vibration can be used within 90 feet of habitable residential structures during Project construction to reduce vibration effects on the structures and their occupants. The Project's construction contractors shall be responsible for enforcing this requirement, which shall be specified in bid documents issued to prospective construction contractors.

060 - Planning. 2 MM Measure - Noise Reduction Measures Not Satisfied

The applicant shall submit fully engineered grading plans to the Riverside County Building & Safety Department for review and verification of compliance. The plans shall demonstrate compliance with the following noise reduction measures:

• If construction occurs within one-quarter mile of an inhabited dwelling, construction activities shall be limited to the daytime hours of 6:00 a.m. to 6:00 p.m. during the months of June through September, and to 7:00 a.m. to 6:00 p.m. during the months of October through May.

• To minimize noise from idling engines, all vehicles and construction equipment shall be prohibited from idling in excess of three minutes when not in use.

• Best efforts should be made to locate stockpiling and/or vehicle staging area as far as practicable from existing residential dwellings.



Plan: PPT210017

Parcel: 951060002

60. Prior To Grading Permit Issuance

Planning

060 - Planning. 2 MM Measure - Noise Reduction Measures (cont.) Not Satisfied

- Equipment and trucks shall utilize the best available noise control techniques (e.g., improved mufflers, equipment redesign, use of intake silencers, ducts, engine enclosures, and acoustically-attenuating shields or shrouds, wherever feasible).
- Impact tools (e.g., jack hammers, pavement breakers, and rock drills) shall be hydraulically or electronically powered wherever possible to avoid noise associated with compressed air exhaust from pneumatically powered tools. However, where use of pneumatic tools is unavoidable, an exhaust muffler shall be used; this muffler can lower noise levels from the exhaust by up to about ten dBA. External jackets on the tools themselves shall be used where feasible, and this could achieve a reduction of five dBA. Quieter procedures shall be used, such as drills rather than impact equipment, whenever feasible.
- Stationary construction noise sources shall be located as far from adjacent receptors as possible, and they shall be muffled and incorporate insulation barriers, or other measures to the extent feasible.
- Pile driving within a 50-foot radius of occupied units or historic or potentially historic structures shall utilize alternative installation methods where possible (e.g., pile cushioning, jetting, pre-drilling, cast-in-place systems, resonance-free vibratory pile drivers).
- If no alternative to pile driving is deemed feasible, the preexisting condition of all designated historic buildings within a 50-foot radius of proposed construction activities shall be evaluated during a preconstruction survey. The preconstruction survey shall determine conditions that exist before construction begins for use in evaluating damage caused by construction activities. Fixtures and finishes within a 50-foot radius of construction activities susceptible to damage shall be documented (photographically and in writing) prior to construction. All damage shall be repaired back to its preexisting condition.
- Vibration monitoring shall be conducted prior to and during pile driving operations occurring within 100 feet of the historic structures. Every attempt shall be made to limit construction-generated vibration levels during pile driving and impact activities in the vicinity of the historic structures.

060 - Planning. 3 MM Measure - SCAQMD Air Quality Measures Not Satisfied

The applicant shall submit fully engineered grading plans to the Riverside County Building & Safety Department for review and verification of compliance. The plans shall demonstrate compliance with the following SCAQMD Applicable Rule 403 Measures:

- Apply nontoxic chemical soil stabilizers according to manufacturers' specifications to all inactive construction areas (previously graded areas inactive for ten days or more)
- Water active sites at least three times daily. (locations where grading is to occur will be thoroughly watered prior to earthmoving)
- All trucks hauling dirt, sand, soil, or other loose materials are to be covered, or should maintain at least two feet of freeboard in accordance with the requirements of California Vehicle Code (CVC) Section 23114 (freeboard means vertical space between the top of the load and top of the trailer)
- Pave construction access roads at least 100 feet onto the site from main road

Plan: PPT210017

Parcel: 951060002

60. Prior To Grading Permit Issuance

Planning

060 - Planning. 3 MM Measure - SCAQMD Air Quality Measures (cont.) Not Satisfied

- Traffic speeds on all unpaved roads shall be reduced to 15 mph or less
- Stockpiled dirt may be covered with a tarp to reduce the need for watering or soil stabilizers

060 - Planning. 4 MM Measure - SCAQMD Dust Control Measures Not Satisfied

The applicant shall submit fully engineered grading plans to the Riverside County Building & Safety Department for review and verification of compliance. The plans shall demonstrate compliance with the following SCAQMD CEQA Air Quality Handbook Dust Control Measures:

- Revegetate disturbed areas as quickly as possible.
- All excavating and grading operations shall be suspended when wind speeds (as instantaneous gusts) exceed 25 mph.
- All streets shall be swept once a day if visible soil materials are carried to adjacent streets (recommend water sweepers with reclaimed water).
- Install wheel washers where vehicles enter and exit unpaved roads onto paved roads, or wash trucks and any equipment leaving the site each trip

060 - Planning. 5 PARCEL MERGER APPLICATION W/ SURVEY Not Satisfied

A parcel merger application will be submitted to the County of Riverside Survey Department in order to consolidate the operations of the winery on to one site.

060 - Planning. 6 USE - FEE STATUS Not Satisfied

Prior to the issuance of grading permits for Plot Plan No. 210017, 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. 7 USE - Prepare Stormwater Pollution Prevention Program Not Satisfied

Prior to issuance of grading permits, implementing projects shall prepare the necessary Stormwater Pollution Prevention Program (SWPPP) and comply with the National Pollutant Discharge Elimination System (NPDES) General Construction Storm Water Permit from the State Water Resources Control Board.

060 - Planning. 8 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 2.85 acres of the project's active area of disturbance (including buildings, pavers/driveways/walks, & landscaping; 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: PPT210017

Parcel: 951060002

60. Prior To Grading Permit Issuance

Planning-CUL

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

Prior to the issuance of grading permits, the developer/permit applicant shall enter into agreement(s) with the consulting tribe(s) for Native American Monitor(s).

In conjunction with the Archaeological Monitor(s), the Native American Monitor(s) shall attend the pre-grading meeting with the contractors to provide Cultural Sensitivity Training for all construction personnel. In addition, an adequate number of Native American Monitor(s) shall be on-site during all initial ground disturbing activities and excavation of each portion of the project site including clearing, grubbing, tree removals, grading and trenching. In conjunction with the Archaeological Monitor(s), the Native American Monitor(s) have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources.

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

This agreement shall not modify any condition of approval or mitigation measure.

060 - Planning-CUL. 2 Project Archaeologist / CRMP Not Satisfied

Prior to issuance of grading permits: The applicant/developer shall provide evidence to the County of Riverside Planning Department that a County certified professional archaeologist (Project Archaeologist) has been contracted to implement a Cultural Resource Monitoring Program (CRMP). A Cultural Resource Monitoring Plan shall be developed in coordination with the consulting tribe(s) that addresses the details of all activities and provides procedures that must be followed in order to reduce the impacts to cultural, tribal cultural and historic resources to a level that is less than significant as well as address potential impacts to undiscovered buried archaeological resources associated with this project. A fully executed copy of the contract and a digitally-signed copy of the Monitoring Plan shall be provided to the County Archaeologist to ensure compliance with this condition of approval.

Working directly under the Project Archaeologist, an adequate number of qualified Archaeological Monitors shall be present to ensure that all earth moving activities are observed and shall be on-site during all grading activities for areas to be monitored including off-site improvements. Inspections will vary based on the rate of excavation, the materials excavated, and the presence and abundance of artifacts and features.

The Professional Archaeologist may submit a detailed letter to the County of Riverside during grading requesting a modification to the monitoring program if circumstances are encountered that reduce the need for monitoring

Planning-EPD

060 - Planning-EPD. 1 0060-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 grading permit, a pre-construction presence/absence survey for the burrowing owl shall be conducted by a qualified biologist who holds a Memorandum of Understanding with the County. The survey results shall be provided in writing to the Environmental Programs Division (EPD) of the Planning Department. If the grading permit is not obtained within 30 days of the survey, a new survey shall be required.





Plan: PPT210017

Parcel: 951060002

60. Prior To Grading Permit Issuance

Planning-EPD

060 - Planning-EPD. 4                      60 – EPD-Review Grading Plan Prior to Grading Permit                      Not Satisfied

Prior to grading permit issuance, EPD must review the grading plans and all project maps and exhibits to show they clearly depict and label the MSHCP Riparian/Riverine habitat being avoided to EPD's satisfaction. The Riparian/Riverine feature shall be labeled as "Ephemeral Drainage," as shown on Figure 4 in the GENERAL BIOLOGICAL ASSESSMENT AND WESTERN RIVERSIDE COUNTY MSHCP CONSISTENCY ANALYSIS FOR APNs 951-020-001, 951-020-002, 951-060-001, 951-060-002 RIVERSIDE COUNTY, CALIFORNIA, by Hernandez Environmental Services, dated revised June, 2021, to protect it from any disturbance in the future. Easements allowing for the management of fuel modification areas or detention basins shall not be accepted.

Planning-PAL

060 - Planning-PAL. 1                      PRIMP                      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. A corresponding and active County Grading Permit (BGR) Number must be included in the title of the report. PRIMP reports submitted without a BGR number in the title will not be reviewed.
2. PRIMP must be accompanied by the final grading plan for the subject project.
3. Description of the proposed site and planned grading operations.
4. Description of the level of monitoring required for all earth-moving activities in the project area.
5. Identification and qualifications of the qualified paleontological monitor to be employed for grading operations monitoring.
6. Identification of personnel with authority and responsibility to temporarily halt or divert grading equipment to allow for recovery of large specimens.
7. 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.
8. Means and methods to be employed by the paleontological monitor to quickly salvage fossils as they are unearthed to avoid construction delays.
9. Sampling of sediments that are likely to contain the remains of small fossil invertebrates and vertebrates.
10. Procedures and protocol for collecting and processing of samples and specimens.
11. Fossil identification and curation procedures to be employed.
12. Identification of the permanent repository to receive any recovered fossil material. \*Pursuant the

Plan: PPT210017

Parcel: 951060002

### 60. Prior To Grading Permit Issuance

#### Planning-PAL

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

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.

13. All pertinent exhibits, maps and references.

14. Procedures for reporting of findings.

15. 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.

16. All reports shall be signed by the project paleontologist and all other professionals responsible for the report's content (eg. PG), as appropriate. One signed digital copy of the report(s) shall be submitted by email to the County Geologist (dwalsh@rivco.org) 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)

#### Regional Parks and Open Space

060 - Regional Parks and Trail Plan Not Satisfied

Prior to grading permit issuance, the applicant shall submit a project exhibit/trail plan identifying the proposed trail network(s) under the jurisdiction of the Regional Park and Open-Space District for review and approval. Included as part of the exhibit the applicant shall provide for all alignments, easement widths, typical trail cross sections, trail materials, fencing, trail separations, pavement markings, street crossings signage, bollards (if applicable) and landscape and irrigation plan.

All implementing projects within the project area shall participate in any future trails phasing and financing plan being developed by the County.

Prior to the approval of any implementing project within the project area, a park and recreational facilities dedication plan or fee-in-lieu shall be submitted to the County Regional Recreation and Parks District for review and approval. This includes at minimum the "half-width" dedication of trail right-of-way (ROW) for any trails bordering a proposed implementing project, and full dedication and/or construction of trails traversing a proposed implementing project. Where private recreational facilities are proposed, provision shall be made as part of the development entitlement process for a HOA or other appropriate management entity to be responsible for maintaining the elements of the plan, including the power to assess HOA fees or other fees required to fund the maintenance activity.

#### Transportation

060 - Transportation. 1 60 - TRANSPORTATION – BCS ANNEX OTHER Not Satisfied

Prior to the issuance of a grading permit, the project proponent shall comply with County requirements to annex into new or existing CSA/CFD/LMD or other maintenance district as determined by County BCS.



Plan: PPT210017

Parcel: 951060002

60. Prior To Grading Permit Issuance

Transportation

060 - Transportation. 1            60 - TRANSPORTATION – BCS ANNEX OTHER (cont.)            Not Satisfied

Applicant shall contact County BCS to discuss the specific requirements to fulfill the condition.

Upon determination of compliance from BCS including the completion of all required reports and annexations, the Transportation Department shall clear this condition at the request of County BCS only.

060 - Transportation. 2            APPROVED MAINT EXHIBIT (ME)            Not Satisfied

In the event that the project requires a grading permit prior to map recordation, the Project shall submit a Maintenance Exhibit (ME) for approval, on two 11"x17" hard copies and two CD copies to County EDA/CSA. The ME shall have the engineer's certification for square footage calculations for all facilities requiring maintenance, and note the proposed maintenance entity responsible for all maintenance activities, including those that cannot be depicted on the exhibit (e.g. street sweeping, etc.). The Transportation Department will clear this condition after the ME is approved by the County EDA/CSA and/or other associated public/quasi-public maintenance entities. The approved ME shall be provided to the Transportation Department (three 11" x 17" hardcopies and one fully signed PDF copy on CD).

060 - Transportation. 3            MAINT DISTRICTS – SUBMIT APPLICATION            Not Satisfied

In the event that the project requires a grading permit prior to map recordation, the Project shall file an application with County EDA/CSA for annexation/formation into all of respective maintenance districts, with a proposed Maintenance Exhibit and applicable fees.

060 - Transportation. 4            RCTD-MAP-WQ - Santa Margarita Region - FINAL WQMP            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 <https://rctlma.org/trans/Land-Development/WQMP>, 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. In addition, the project proponent shall ensure that the effects of increased peak flowrate for the 1, 3, 6, 24-hour storm events for the 2, 5, and 10-year return periods from the project are mitigated. Projects within an airport influence area may require less than 48-hour drawdown times. All details necessary to build BMPs per the WQMP shall be included on the grading plans.

060 - Transportation. 5            ST IMPROVEMENT PLANS            Not Satisfied

The Project shall obtain approval of street improvement plans from the Transportation Department. Street Improvement Plans shall comply with Ordinance 460, 461, Riverside County Improvement Plan Check Policies and Guidelines, which can be found online <http://rctlma.org/trans>.

060 - Transportation. 6            SUBMIT GRADING PLANS            Not Satisfied

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

Plan: PPT210017

Parcel: 951060002

60. Prior To Grading Permit Issuance

Transportation

060 - Transportation. 6 SUBMIT GRADING PLANS (cont.) Not Satisfied

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-CUL

070 - Planning-CUL. 1 Artifact Disposition Not Satisfied

In the event cultural resources are identified during ground disturbing activities, the landowner(s) shall relinquish ownership of all cultural resources and provide evidence to the satisfaction of the County Archaeologist that all archaeological materials recovered during the archaeological investigations (this includes collections made during an earlier project, such as testing of archaeological sites that took place years ago), have been handled through the following methods.

Any artifacts identified and collected during construction grading activities are not to leave the project area and shall remain onsite in a secure location until final disposition.

Historic Resources:

All historic archaeological materials recovered during the archaeological investigations (this includes collections made during an earlier project, such as testing of archaeological sites that took place years ago), have been curated at the Western Science Center, a Riverside County curation facility that meets State Resources Department Office of Historic Preservation Guidelines for the Curation of Archaeological Resources. Evidence shall be in the form of a letter from the curation facility identifying that archaeological materials have been received and that all fees have been paid.

Prehistoric and/or Tribal Cultural Resources:

One of the following treatments shall be applied.

1. Preservation-in-place, if feasible is the preferred option. Preservation in place means avoiding the resources, leaving them in the place where they were found with no development affecting the integrity of the resources.

2. Reburial of the resources on the Project property. The measures for reburial shall be culturally appropriate as determined through consultation with the consulting Tribe(s) and include, at least, the following: Measures to protect the reburial area from any future impacts in perpetuity. Reburial shall not occur until all required cataloguing (including a complete photographic record) and analysis have been completed on the cultural resources, with the exception that sacred and ceremonial items, burial goods, and Native American human remains are excluded. No cataloguing, analysis, or other studies may occur on human remains grave goods, and sacred and ceremonial items. Any reburial processes shall be culturally appropriate and approved by the consulting tribe(s). Listing of contents and location of the reburial shall be included in the confidential Phase IV Report. The Phase IV Report shall be filed with the County under a confidential cover and not subject to a Public Records Request.

Human Remains:

Pursuant to State Health and Safety Code Section 7050.5, if human remains are encountered, no further disturbance shall occur until the County Coroner has made the necessary findings as to origin. Further, pursuant to Public Resources Code Section 5097.98 (b), remains shall be left in place and

Plan: PPT210017

Parcel: 951060002

70. Prior To Grading Final Inspection

Planning-CUL

070 - Planning-CUL. 1 Artifact Disposition (cont.) Not Satisfied

free from disturbance until a final decision as to the treatment and their disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted by the Coroner within the period specified by law (24 hours). Subsequently, the Native American Heritage Commission shall identify the "Most Likely Descendant". The Most Likely Descendant shall then make recommendations and engage in consultation with the property owner concerning the treatment of the remains and any associated items as provided in Public Resources Code Section 5097.98.

070 - Planning-CUL. 2 Phase IV Monitoring Report Not Satisfied

Prior to Grading Permit Final Inspection, a Phase IV Cultural Resources Monitoring Report shall be submitted that complies with the Riverside County Planning Department's requirements for such reports for all ground disturbing activities associated with this grading permit. The report shall follow the County of Riverside Planning Department Cultural Resources (Archaeological) Investigations Standard Scopes of Work posted on the TLMA website. The report shall include results of any feature relocation or residue analysis required as well as evidence of the required cultural sensitivity training for the construction staff held during the required pre-grade meeting and evidence that any artifacts have been treated in accordance to procedures stipulated in the Cultural Resources Management Plan.

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.

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 Soils 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 or other means of site stabilization as approved by the County Inspector prior to receiving a rough grade permit final.



Plan: PPT210017

Parcel: 951060002

80. Prior To Building Permit Issuance

BS-Grade

080 - BS-Grade. 2                      ROUGH GRADE APPROVAL (cont.)                      Not Satisfied

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                      "First Commitment" letter required for potable water and                      Not Satisfied

The applicant shall provide a "First Commitment" letter for potable water and sanitary sewer service from the appropriate purveyor(s).

080 - E Health. 2                      Food Plans                      Not Satisfied

Prior to building permit issuance, any food facility plans will be reviewed by District Environmental Services (DES) to ensure compliance with applicable California Health and Safety Codes. An annual operating permit for the food facility will be required. Please contact (951)461-0284 for additional details.

Fire

080 - Fire. 1                      Fire - Access                      Not Satisfied

Prior to building construction, fire apparatus access roads extending beyond 150 feet which have not been completed shall have a turnaround capable of accommodating fire apparatus. (CFC 503.2.5)

If construction is phased, each phase shall provide approved emergency vehicular access for fire protection prior to any building construction. (CFC 501.4)

Prior to issuance of Building Permits, an approved site plan for fire apparatus access roads and signage shall be submitted and approved by the Office of the Fire Marshal. (CFC 501.3)

The Fire Apparatus Access Road shall be (all weather surface) capable of sustaining an imposed load of 75,000 lbs. GVW. The fire apparatus access road or temporary access road shall be reviewed and approved by the Office of the Fire Marshal and in place during the time of construction. (CFC 501.4)

Fire apparatus access roads shall have an unobstructed width of not less than twenty-four (24) feet as approved by the Office of the Fire Marshal and an unobstructed vertical clearance of not less the thirteen (13) feet six (6) inches.

080 - Fire. 2                      Fire - Prior to Permit                      Not Satisfied

Upgraded fire sprinkler system or Alternate Means shall be required to mitigate access issues. Dry standpipe system that has been proposed will be required to be reviewed and approved prior to Building Permit Issuance.

080 - Fire. 3                      Fire - Water                      Not Satisfied

Minimum fire flow for the construction of all commercial buildings is required per CFC Appendix B and Table B105.1. Prior to building permit issuance, the applicant/developer shall provide documentation to show there exists a water system capable of delivering the fire flow based on the information given. Per this submittal the minimum fire flow will be 1875 gpm at 20 psi for 2 hours, in structures equipped

Plan: PPT210017

Parcel: 951060002

80. Prior To Building Permit Issuance

Fire

080 - Fire. 3                      Fire - Water (cont.)                      Not Satisfied  
with automatic sprinklers.

Subsequent design changes may increase or decrease the required fire flow.

Prior to issuance of Building Permits, the applicant/developer shall furnish one copy of the water system plans to the Office of the Fire Marshal for review and approval.

The required water system, including fire hydrants, shall be installed, made serviceable, and be accepted by the Office of the Fire Marshal prior to beginning construction. They shall be maintained accessible.

Existing fire hydrants on public streets are allowed to be considered available. Existing fire hydrants on adjacent properties shall not be considered available unless fire apparatus access roads extend between properties and easements are established to prevent obstruction of such roads. (CFC 507, 501.3)

Flood

080 - Flood. 1                      Mitcharge - Use                      Not Satisfied

This project is located within the limits of the Murrieta Creek/ Temecula Valley Area Drainage Plan (ADP). The County Board of Supervisors has adopted this ADP to establish a drainage fee within the plan area pursuant to Ordinance No. 460 Section 10.25.

This project may require earlier construction of downstream ADP facilities. Therefore, the District recommends that this project be required to pay a flood mitigation fee. The mitigation charge for this project shall be equal to the prevailing ADP fee rate multiplied by the area of the new development. The charge is payable to the Flood Control District, and shall be paid after final approval of the staff report/conditions of approval by the Board of Supervisors and prior to issuance of permits. Personal or corporate checks will not be accepted for payment.

Planning

080 - Planning. 1                      CAP Screening Table Measures                      Not Satisfied

Prior to issuance of a building permit, the project applicant shall provide documentation to the County of Riverside Transportation Land Management Agency demonstrating that the improvements and/or buildings subject to a building permit application include the measures from the County of Riverside Climate Action Plan (CAP) GHG Emissions Screening Tables (Appendix D to the CAP), as needed to achieve a minimum of 100 points. Alternatively, with the exception of Measure R2-E10, specific measures may be substituted for other measures that achieve an equivalent amount of GHG reduction, subject to County of Riverside Transportation Land Management Agency review.

080 - Planning. 2                      COMPLETE PARCEL MERGER W/ SURVEY                      Not Satisfied

A parcel merger application will be completed with the County of Riverside Survey Department in order to consolidate the operations of the winery on to one site.

080 - Planning. 3                      Electric Vehicle (EV) charging stations                      Not Satisfied

The Project shall provide circuit and capacity for electric vehicle (EV) charging stations in construction

Plan: PPT210017

Parcel: 951060002

## 80. Prior To Building Permit Issuance

### Planning

080 - Planning. 3 Electric Vehicle (EV) charging stations (cont.) Not Satisfied

plans and specifications to facilitate future installation of electric vehicle supply equipment (EVSE). As required by the 2016 CalGreen Building Code, 10 percent of the proposed parking spaces at the Project site will require EV charging circuit and capacity and it is assumed that a minimum of 5 areas will contain these spaces.

#### 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.

080 - Planning. 4 MM Measure - CalGreen Compliance Not Satisfied

The project is required to comply with the CalGreen Building Code as included in the County's Municipal Code to ensure efficient use of energy. CalGreen specifications are required to be incorporated into building plans as a condition of building permit approval.

080 - Planning. 5 MM Measure - Noise Reduction Measures Not Satisfied

The applicant shall submit fully engineered building plans to the Riverside County Building & Safety Department for review and verification of compliance. The plans shall demonstrate compliance with the following noise reduction measures:

- If construction occurs within one-quarter mile of an inhabited dwelling, construction activities shall be limited to the daytime hours of 6:00 a.m. to 6:00 p.m. during the months of June through September, and to 7:00 a.m. to 6:00 p.m. during the months of October through May.
- To minimize noise from idling engines, all vehicles and construction equipment shall be prohibited from idling in excess of three minutes when not in use.
- Best efforts should be made to locate stockpiling and/or vehicle staging area as far as practicable from existing residential dwellings.
- Equipment and trucks shall utilize the best available noise control techniques (e.g., improved mufflers, equipment redesign, use of intake silencers, ducts, engine enclosures, and acoustically-attenuating shields or shrouds, wherever feasible).
- Impact tools (e.g., jack hammers, pavement breakers, and rock drills) shall be hydraulically or electronically powered wherever possible to avoid noise associated with compressed air exhaust from pneumatically powered tools. However, where use of pneumatic tools is unavoidable, an exhaust



Plan: PPT210017

Parcel: 951060002

80. Prior To Building Permit Issuance

Planning

080 - Planning. 5 MM Measure - Noise Reduction Measures (cont.) Not Satisfied  
muffler shall be used; this muffler can lower noise levels from the exhaust by up to about ten dBA. External jackets on the tools themselves shall be used where feasible, and this could achieve a reduction of five dBA. Quieter procedures shall be used, such as drills rather than impact equipment, whenever feasible.

- Stationary construction noise sources shall be located as far from adjacent receptors as possible, and they shall be muffled and incorporate insulation barriers, or other measures to the extent feasible.

080 - Planning. 6 Signage Plan Not Satisfied

All implementing projects shall provide a signage plan for the project area prior to approval. This plan shall include the location of onsite buildings and structures, the location of existing buildings and structures within surrounding properties, the distance between existing buildings and structures and proposed signage, and other details of the proposed signage (i.e., type, size, lighting, and architectural design) during each phase of project development. No off-site signage shall be considered for an implementing project during any phase of project development without prior approvals per Article XIX of County Ordinance 348.

080 - Planning. 7 USE - CONFORM TO ELEVATIONS Not Satisfied

Elevations of all building(s) and structure(s) submitted for building plan check approval shall be in substantial conformance with the elevations shown on APPROVED EXHIBIT C for the associated; Tasting Room/Restaurant, Wine Production, and Hotel buildings.

080 - Planning. 8 USE - CONFORM TO FLOOR PLANS Not Satisfied

Floor plans shall be in substantial conformance with that shown on APPROVED EXHIBIT B for the associated; Tasting Room/Restaurant, Wine Production, and Hotel buildings.

080 - Planning. 9 USE - FEE STATUS Not Satisfied

Prior to issuance of building permits for Plot Plan No. 210017, the Planning Department shall determine the status of the deposit based fees for project. If the case fees are in a negative state, the permit holder shall pay the outstanding balance.

080 - Planning. 10 USE - Lighting Plans Not Satisfied

All implementing projects shall provide a lighting plan for the project area prior to approval. This plan shall include the location of onsite buildings and structures, the location of existing buildings and structures within surrounding properties, the distance between existing buildings and structures and proposed light sources, and other details of the proposed lighting (i.e., type, size, wattage, lumens, shielding type, etc.) during each phase of project development.

080 - Planning. 11 USE - Mitigation Monitoring Not Satisfied

The permittee shall prepare and submit a written report to the Riverside County Planning Department demonstrating compliance with those conditions of approval and mitigation measures of this permit and E.A. No. 210027 which must be satisfied prior to the issuance of a building permit. The Planning Director may require inspection or other monitoring to ensure such compliance.

Plan: PPT210017

Parcel: 951060002

80. Prior To Building Permit Issuance

Planning

080 - Planning. 12 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.

080 - Planning. 13 USE - SCHOOL MITIGATION Not Satisfied

Impacts to the Temecula Valley School District shall be mitigated in accordance with California State law.

080 - Planning. 14 USE - VINEYARD PLANTING INSPECTION Not Satisfied

Prior to building permit issuance, and in accordance with Ordinance 348 Section 14.93 E. 1, fifty percent (50%) of the planted vineyard planting (per Exhibit V) shall be planted prior to issuance of 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. Once verified, the representative shall satisfy the condition of approval referring to the need for fifty percent (50%) vineyard planting. If the total seventy-five percent (75%) vineyard planting area is planted prior to building permit issuance (per Exhibit V), the County field representative can clear this condition of approval and the condition of approval for prior to final inspection for verification of vineyard planted area of a total of seventy-five percent (75%). Vineyard planting shall conform to the approved vineyard planting plan exhibit (Exhibit V) for the approved project.

Regional Parks and Open Space

080 - Regional Parks and Trail Plan Not Satisfied

Prior to building permit issuance, the applicant shall submit a project exhibit/trail plan identifying the proposed trail network(s) under the jurisdiction of the Regional Park and Open-Space District for review and approval. Included as part of the exhibit the applicant shall provide for all alignments, easement widths, typical trail cross sections, trail materials, fencing, trail separations, pavement markings, street crossings signage, bollards (if applicable) and landscape and irrigation plan.

Survey

080 - Survey. 1 SURVEY MONUMENT Not Satisfied

Prior to construction, if survey monuments including centerline monuments, tie points, property corners and benchmarks found it 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.

Transportation

080 - Transportation. 1 80 - TRANSPORTATION - Landscape Common Area CCRs Not Satisfied

Landscape Common Area CCRs

The developer/ permit holder shall:

Prior to map recordation, the developer/permit holder shall submit Covenants, Conditions, and

Plan: PPT210017

Parcel: 951060002

80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 1            80 - TRANSPORTATION - Landscape Common Area CCRs (co    Not Satisfied  
Restrictions (CC&R) to the Riverside County Counsel for review along with the required fees set forth by  
the Riverside County Fee Schedule.

For purposes of landscaping and maintenance, the following minimum elements shall be incorporated into the CC&R's:

- 1) Permanent public, quasi-public or private maintenance organization shall be established for proper management of the water efficient landscape and irrigation systems. Any agreements with the maintenance organization shall stipulate that maintenance of landscaped areas will occur in accordance with Ordinance No. 859 (as adopted and any amendments thereto) and the County of Riverside Guide to California Friendly Landscaping.
- 2) The CC&R's shall prohibit the use of water-intensive landscaping and require the use of low water use landscaping pursuant to the provisions of Ordinance No. 859 (as adopted and any amendments thereto).
- 3) The common maintenance areas shall include all those identified on the approved landscape maintenance exhibit.

The Transportation Department, Landscape Section shall clear this condition once a copy of the County Counsel approved CC&R's has been submitted to the Transportation Department, Landscape Section.

080 - Transportation. 2            80 - TRANSPORTATION - Landscape Inspection Deposit            Not Satisfied  
Landscape Inspection Deposit Required

This condition applies to both onsite and offsite (ROW) landscaping:

The developer/ permit holder shall:

Prior to building permit issuance, the developer/permit holder shall verify all plan check fees have been paid and deposit sufficient funds to cover the costs of the required landscape inspections associated with the approved landscape plans. The deposit required for landscape inspections shall be determined by the Transportation Department, Landscape Section. The Transportation Department, Landscape Section shall clear this condition upon determination of compliance.

080 - Transportation. 3            80 - TRANSPORTATION - Landscape Plot Plan/Permit            Not Satisfied  
Landscape Plot Plan/Permit Required

This condition applies to both onsite and offsite (ROW) landscaping:

The developer/ permit holder shall:

Prior to issuance of building permits, the developer/permit holder shall apply for a Plot Plan (Administrative/PPA) Landscape Permit (LSP) or Landscape Plot Plan (LPP) from TLMA Land Use along with applicable deposit (plan check and inspection are DBF fees).



Plan: PPT210017

Parcel: 951060002

80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 3            80 - TRANSPORTATION - Landscape Plot Plan/Permit            Not Satisfied

Provide construction level landscape plans in PDF (all sheets 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. The landscape plans shall be prepared in a professional manner by a California Licensed/Registered Landscape Architect and signed/stamped by such.

Drawings shall be completed on County standard Transportation Department title block, plan sheet format (24 inch x 36 inch), 1:20 scale, 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 and or ALUC;
- 3) Shading plans for projects that include parking lots/areas;
- 4) The use of canopy trees (24 inch 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 shall be located outside of the ROW 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](http://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. Water Districts such as CVWD, TVWD, and EMWD may be required to approve plans prior to County approval.

Upon verification of compliance with this condition and the APPROVED EXHIBITS, the Transportation Department, Landscape Section shall clear this condition.

080 - Transportation. 4            80 - TRANSPORTATION - Landscape Project Specific            Not Satisfied

Landscape Project Specific Requirements

Plan: PPT210017

Parcel: 951060002

80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 4            80 - TRANSPORTATION - Landscape Project Specific            Not Satisfied  
This condition applies to both onsite and offsite (ROW) landscaping:

The developer/ permit holder shall:

In addition to the requirements of the Landscape and Irrigation Plan submittal, the following project specific conditions shall be imposed:

a. Landscape screening located from (Rancho California Rd) to (Calle Encantado) shall be designed to ensure full, opaque, coverage up to a minimum height of (30) feet at maturity except that planting within ten feet of an entry or exit driveway shall not be permitted to grow higher than eighteen (18) inches and no trees shall be planted within ten (10) feet of driveways, alleys, or street intersections.

b. Project shall comply with the latest version of Ord. 859 ETo of .45, for commercial applications, .50 ETo for residential, or .70 ETo for recycled water uses. Project shall comply with the latest State Model Water Efficient Landscape Ordinance. Project shall comply with the local servicing water purveyor/district/company landscape requirements including those related to recycled water.

c. Project proponent shall design overhead irrigation with a minimum 24 inch offset from non-permeable surfaces, even if that surface drains into a permeable area.

d. Landscaping plans shall incorporate the use of specimen (24 inch box or greater) canopy trees. All trees and shrubs shall be drawn to reflect the average specimen size at 15 years of age. All trees shall be double or triple staked and secured with non-wire ties.

e. Project shall prepare water use calculations as outlined in Ord 859.3.

f. Trees shall be hydrozoned separately.

g. Irrigation shall be designed using hydrozones by plant water type, irrigation type, and flat/sloped areas.

h. The developer/ permit holder/landowner shall use the County of Riverside's California Friendly Plant List when making plant selections. Use of plant material with a LOW or VERY LOW water use designation is strongly encouraged.

i. All plant materials within landscaped areas shall be maintained in a viable growth condition throughout the useful plant life, and replaced with an equal or lessor water use plant.

j. Project shall use County standard details for which the application is available in County Standard Detail Format.

k. Monuments, boulders, and fan palms shall be located outside the County Maintained Road Right-of-Way (ROW).

l. Restricted plant species noted in MSHCP documents shall not be used if MSHCP areas are adjacent to the project.

m. Plant species shall meet ALUC requirements, if applicable.

Plan: PPT210017

Parcel: 951060002

80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 4            80 - TRANSPORTATION - Landscape Project Specific            Not Satisfied

n. Hydroseeding is not permitted in stormwater BMP slope areas, container stock will be required on slopes. Trees must be located to avoid drainage swales and drain, utility, leach, etc. lines and structures

o. Landscape and irrigation plans must meet erosion control requirements of Ordinance 457.

p. Project shall use (25) Percent point source irrigation type regardless of meeting the water budget with alternative irrigation methods, except as needed within stormwater BMP areas as noted in an approved WQMP document. Point source is defined as one emitter (or two) located at each plant. In-line emitter tubing is not defined as point source for the purpose of this requirement.

q. Typical Front Yard landscaping plans (construction document level package) shall be submitted to Transportation Department for approval. Front yards shall not have turf lawns.

r. Common areas and open space landscaping plans (construction document level package) shall be submitted to Transportation Department for approval.

s. The project proponent or current property owner shall connect to a reclaimed water supply for landscape watering purposes when secondary or reclaimed water is made available to the site.

t. Project shall install purple/reclaimed/recycled components as deemed necessary and as determined by the County and/or water district.

u. Project proponent shall provide 12 inch wide concrete maintenance walkway on planter islands adjacent to parking spaces. Concrete maintenance walkway shall be shown on landscape and grading plans, typical.

080 - Transportation. 5            ANNEX ALL MAINT DISTRICTS            Not Satisfied

Prior to issuance of a building permit, the Project shall complete all annexation/formation into all of respective maintenance districts, as approved by the County Transportation and County EDA/CSA, with approved improvement plans, and as noted or shown on the approved Maintenance Exhibit.

080 - Transportation. 6            COORDINATION WITH OTHERS            Not Satisfied

Approval of the Street Improvement plans by the Transportation Department will clear this condition. the Project shall coordinate with County Transportation Department on the future roundabout at La Serena Way and Rancho California Road.

080 - Transportation. 7            RCTD-USE-WQ - 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. 8            RCTD-USE-WQ - 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



Plan: PPT210017

Parcel: 951060002

80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 8 RCTD-USE-WQ - IMPLEMENT WQMP (cont.) Not Satisfied  
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.

Waste Resources

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

Trash Enclosures - prior to building permit issuance:

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. The plot plan shall conform to Design Guidelines for Recyclables Collection and Loading Areas, provided by the Department of Waste Resources, 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. 2 080 - 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 CURBS ALONG PLANTERS Not Satisfied

A six inch high curb with a twelve (12) inch wide walkway shall be constructed along planters on end stalls adjacent to automobile parking areas. Public parking areas shall be designed with permanent curb, bumper, or wheel stop or similar device so that a parked vehicle does not overhang required sidewalks, planters, or landscaped areas.

090 - BS-Grade. 2 PRECISE GRADE APPROVAL Not Satisfied

Plan: PPT210017

Parcel: 951060002

90. Prior to Building Final Inspection

BS-Grade

090 - BS-Grade. 2                      PRECISE GRADE APPROVAL (cont.)                      Not Satisfied

A six inch high curb with a twelve (12) inch wide walkway shall be constructed along planters on end stalls adjacent to automobile parking areas. Public parking areas shall be designed with permanent curb, bumper, or wheel stop or similar device so that a parked vehicle does not overhang required sidewalks, planters, or landscaped areas.

E Health

090 - E Health. 1                      Connection to Sanitary Sewer Service                      Not Satisfied

Prior to building permit final, the entire lot (including all structures with plumbing) shall connect to sanitary sewer service.

090 - E Health. 2                      Hazmat Clearance                      Not Satisfied

Prior to building permit final, this facility shall be required to contact and have a review conducted by the Hazardous Materials Management Branch (HMMB). A business emergency plan for the storage of any hazardous materials, greater than 55 gallons, 200 cubic feet or 500 pounds, or any acutely hazardous materials or extremely hazardous substances will be required. If further review of the site indicates additional environmental health issues, HMMB reserves the right to regulate the business in accordance with applicable County Ordinances. Please contact HMMB at (951) 358-5055 to obtain information regarding any additional requirements.

090 - E Health. 3                      OWTS Abandonment / Connection to Sanitary Sewer Service                      Not Satisfied

Prior to building permit final, the existing OWTS shall be properly removed/abandoned under permit with this Department and all structures with plumbing shall connect to sanitary sewer.

090 - E Health. 4                      OWTS Removal/Abandonment                      Not Satisfied

Prior to building permit final, the existing OWTS shall be properly removed/abandoned under permit with this Department.

Planning

090 - Planning. 1                      CAP Screening Table Measures                      Not Satisfied

Prior to building permit final/occupancy, appropriate pre-operation measures shall apply to achieve the minimum 100 points on the Riverside County Climate Action Plan Commercial Screening Tables. The conceptual measures anticipated for the project are included as an appendix to the project Initial Study/Mitigated Negative Declaration. The conceptual measures may be replaced with other measures as listed in the table included with the project Initial Study/Mitigated Negative Declaration, as long as they are replaced at the same time with other measures that in total achieve a minimum of 100 points on the screening table.

090 - Planning. 2                      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

Plan: PPT210017

Parcel: 951060002

90. Prior to Building Final Inspection

Planning

090 - Planning. 2 USE - ORD NO. 659 (DIF) (cont.) Not Satisfied

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. 210014 has been calculated to be 2.85 acres.

090 - Planning. 3 USE - ABC Licensing Not Satisfied

Prior to obtaining a Certificate of Occupancy, a winery operator shall obtain all applicable permits or licenses required by the California Department of Beverage Control and provide proof of license to the Riverside County Planning Department for permit clearance.

090 - Planning. 4 USE - ACCESSIBLE PARKING Not Satisfied

A minimum of five (5) 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. 5 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,



Plan: PPT210017

Parcel: 951060002

90. Prior to Building Final Inspection

Planning

090 - Planning. 5 USE - ELECTRICAL VEHICLE PARKING (cont.) Not Satisfied  
parking spaces, garages or vehicle maneuvering.

090 - Planning. 6 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. 210014 is calculated to be 2.85 acres.

090 - Planning. 7 Use - Parking Paving Materials Not Satisfied

A minimum of one thirty one (131) parking spaces, including 5 ADA parking spaces and 5 EV 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.

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

Plan: PPT210017

Parcel: 951060002

90. Prior to Building Final Inspection

Planning

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

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. 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).

Regional Parks and Open Space

090 - Regional Parks and Trail Construction Complete Not Satisfied

Prior to the issuance of the occupancy permit, the applicant shall complete construction of the trail(s) with all requirements of the trail exhibit/plan being met. The applicant will coordinate a final inspection with the Regional Park and Open-Space District or its representative.

Transportation

090 - Transportation. 1 90 - TRANSPORTATION - Landscape Inspection and Drought Not Satisfied

Landscape Inspection and Drought Compliance

This condition applies to both onsite and offsite (ROW) landscaping:

The developer/ permit holder shall:

The developer/permit holder shall coordinate with their designated landscape representative and the Transportation Department landscape inspector to ensure all landscape planting and irrigation systems have been installed in accordance with APPROVED EXHIBITS, landscaping, irrigation, and shading plans. The Transportation Department will ensure that all landscaping is healthy, free of weeds, disease and pests; and, irrigation systems are properly constructed and determined to be in good working order. The developer/permit holder's designated landscape representative and the Transportation Department landscape inspector shall determine compliance with this condition and execute a Landscape Certificate of Completion. All landscape inspection deposits and plan check fees shall be paid.

Upon determination of compliance, the Transportation Department, Landscape Section shall clear this condition.

090 - Transportation. 2 FEE PAYMENT Not Satisfied

Prior to the time of issuance of a Certificate of Occupancy or upon final inspection, whichever occurs first, the Project shall pay fees in accordance with the fee schedule in effect at the time of payment:

- All Transportation Uniform Mitigation Fees (TUMF) in accordance with Ordinance 824.

090 - Transportation. 3 RCTD-USE-WQ - WQMP COMPLETION Not Satisfied

Plan: PPT210017

Parcel: 951060002

90. Prior to Building Final Inspection

Transportation

090 - Transportation. 3 RCTD-USE-WQ - WQMP COMPLETION (cont.) 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. 4 STREET IMPROVEMENT Not Satisfied

Approval of the Street Improvement plans by the Transportation Department will clear this condition. The Project shall provide the following improvements:

Rancho California Road is a paved County maintained road and shall be improved at the intersection of Calle Encantado with deceleration/acceleration lane per County Standard No. 803, Ordinance 461.

Access driveway on Calle Encantado shall be commercial driveway per County Standard No. 207A. Modify standard to provide 1" lip curb in place of 1" lip curb and gutter.

The Project shall provide/acquire sufficient dedicated public right-of-way, environmental clearances, and signed approval of all street improvement plans for the above improvements. The limits of the improvements shall be consistent with the approved unless otherwise specified in these conditions. Should the applicant fail to acquire the necessary off-site right of way, the map will be returned for redesign.

090 - Transportation. 5 UTILITY INSTALL Not Satisfied

Electrical power, telephone, communication, street lighting, and cable television lines shall be installed underground in accordance with Ordinance 460 and 461, or as approved by the Transportation Department. This also applies to all overhead lines below 34 kilovolts along the project frontage and all offsite overhead lines in each direction of the project site to the nearest offsite pole. A certificate should be obtained from the pertinent utility company and submitted to the Department of Transportation as proof of completion for clearance.

In addition, the Project shall ensure that streetlights are energized and operational along the streets of those lots where the Project is seeking Building Final Inspection (Occupancy).

Waste Resources

090 - Waste Resources. 1 090 - Form D Not Satisfied

Form D – Mandatory Commercial Recycling and Organics Recycling:

Prior to final building inspection, applicants shall complete a Mandatory Commercial Recycling and Organics Recycling Compliance form (Form D). Form D requires applicants to identify programs or plans that address commercial and organics recycling, in compliance with State legislation/regulation. Once completed, Form D shall be submitted to the Recycling Section of the Department of Waste Resources for approval. To obtain Form D, please contact the Recycling Section at 951-486-3200, or email to: Waste-CompostingRecycling@rivco.org

090 - Waste Resources. 2 090 - Recyclables Collection and Loading Area Inspection Not Satisfied



Plan: PPT210017

Parcel: 951060002

90. Prior to Building Final Inspection

Waste Resources

090 - Waste Resources. 2      090 - Recyclables Collection and Loading Area Inspection      Not Satisfied  
Trash Enclosures – prior to final inspection:

Prior to final building inspection, the applicant shall construct the recyclables collection and loading area in compliance with the Recyclables Collection and Loading Area plot plan, as approved and verified through an on-site inspection by the Riverside County Department of Waste Resources.

090 - Waste Resources. 3      090 - 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.

**PROPERTY OWNERS CERTIFICATION FORM**

I, VINNIE NGUYEN certify that on MARCH 03, 2022

The attached property owners list was prepared by Riverside County GIS

APN (s) or case numbers CZ2100011 / PPT210017 for

Company or Individual's Name RCIT – GIS

Distance buffered 1000'

Pursuant to application requirements furnished by the Riverside County Planning Department.

Said list is a complete and true compilation of the owners of the subject property and all other

property owners within 600 feet of the property involved, or if that area yields less than 25

different owners, all property owners within a notification area expanded to yield a minimum of

25 different owners, to a maximum notification area of 2,400 feet from the project boundaries,

based upon the latest equalized assessment rolls. If the project is a subdivision with identified

off-site access/improvements, said list includes a complete and true compilation of the names and

mailing addresses of the owners of all property that is adjacent to the proposed off-site

improvement/alignment.

I further certify that the information filed is true and correct to the best of my knowledge. I

understand that incorrect or incomplete information may be grounds for rejection or denial of the

application.

TITLE: GIS Analyst

ADDRESS: 4080 Lemon Street 9<sup>TH</sup> Floor

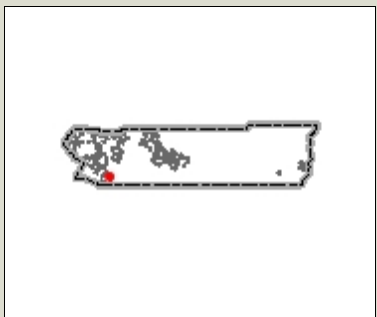
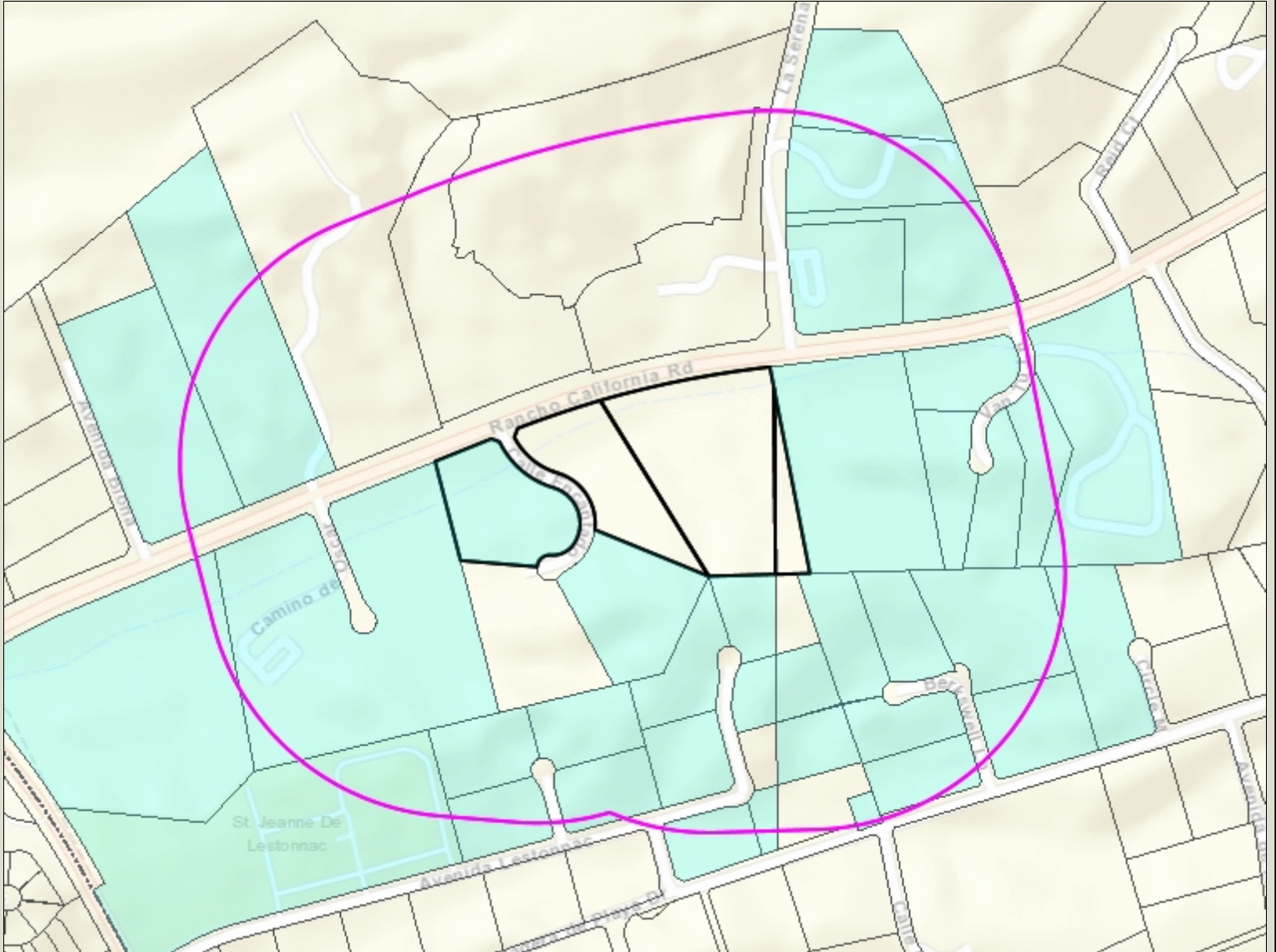
Riverside, Ca. 92502

TELEPHONE NUMBER (8 a.m. – 5 p.m.): (951) 955-8158

# Riverside County GIS Mailing Labels

CZ2100011 PPT210017

( 1000 feet buffer )



### Legend

-  County Boundary
-  Cities
-  Parcels
-  World Street Map

### Notes



0 752 1,505 Feet

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

REPORT PRINTED ON... 3/2/2022 4:07:25 PM

© Riverside County RCIT

943090013  
PDM TEMECULA  
910 CAMINO DEL MAR STE A  
DEL MAR CA 92014

951020001  
MEXIN TEME AGRICULTURE DEV INC  
2666 HUNTINGTON DR  
DUARTE CA 91010

951070024  
YIXIN LIU  
25 CARUSO PL  
ARMONK NY 10504

951070026  
LAKE CHIVAL  
32823 TEMECULA PKWY  
TEMECULA CA 92592

951030012  
GABRIEL P. QUINTANILLA  
41575 AVENIDA BORDEAUX  
TEMECULA CA 92592

943090027  
HART NANCY L  
4290 HIGHLAND DR  
CARLSBAD CA 92008

943100009  
PHILLIPS B. BAILY  
36150 PAUBA RD  
TEMECULA CA 92592

943100011  
ALEX BRINKMEYER  
33400 LA SERENA WAY  
TEMECULA CA 92591

951060011  
SUBHASH C. VARSHNEY  
11292 PINECONE ST  
CORONA CA 92883

951060012  
JONATHAN COLEMAN  
1919 HILLCREST DR  
HERMOSA BEACH CA 90254

951070009  
LIONS FAMILY TRUST DTD 9/18/14  
32938 AVENIDA LESTONNAC RD  
TEMECULA CA 92592

951070014  
MICHELLE COHEN  
41355 BERKSWELL LN  
TEMECULA CA 92592

951070017  
MEGNA TEMECULA COUNTRY INN INC  
8740 WINNETKA AVE  
NORTHRIDGE CA 91324

951070028  
CHRIS J. CONSENTINO  
PO BOX 890611  
TEMECULA CA 92589



943100007  
INVESTEUROPA  
41391 KALMIA ST STE 200  
MURRIETA CA 92562

943100005  
ANDREW HOLZMANN  
33242 LA SERENA WAY  
TEMECULA CA 92591

951070010  
SCOTT B. BAKER  
P O BOX 892885  
TEMECULA CA 92589

951060003  
JOSEPH W. CHEN  
74 CACTUS FLOWER  
IRVINE CA 92620

951060013  
CHURON INN WINERY  
7351 MCGUIRE AVE  
FONTANA CA 92336

951070012  
JULIANA A. PRITCHARD  
41280 BERKSWELL  
TEMECULA CA 92592

951070015  
SHAWN M. SCHOCK  
33110 MADERA DE PLAYA  
TEMECULA CA 92592

951060009  
KRUNAL AMIN  
41175 VAN TU LN  
TEMECULA CA 92591

951070011  
MICHAEL V. CACHAT  
41504 AVENIDA BORDEAUX  
TEMECULA CA 92592

951070016  
RANCHO CALIF WATER DIST  
P O BOX 9017  
TEMECULA CA 92589

951030055  
SISTERS OF CO OF MARY OUR LADY  
16791 E MAIN ST  
TUSTIN CA 92780

951060010  
PRADEEP W. GUNARATNE  
16526 COTUIT CIR  
HUNTINGTON BEACH CA 92649

951070019  
MARK KOLEK  
41455 CIRCLE M DR  
TEMECULA CA 92592

951020004  
KEVIN FOX  
25780 WASHINGTON AVE  
MURRIETA CA 92562

951020007  
THORNTON WINERY  
P O BOX 9008  
TEMECULA CA 92589

951020008  
LS REALTY & CAPITAL  
14053 VALLEY FORGE CT  
FONTANA CA 92336

951030003  
ERIC D. JACOBSON  
41519 AVENIDA BORDEAUX  
TEMECULA CA 92592

951070002  
DONALD D. JONES  
32921 AVENIDA LESTONNAC  
TEMECULA CA 92592

951070005  
DANIEL R. LAMB  
32965 AVENIDA LESTONNAC  
TEMECULA CA 92592

951070008  
RAFAELA URIBE GOMEZ  
16854 VIEW PARK AVE  
BELLFLOWER CA 90706

951070013  
ALEX BRINKMEYER  
33400 SERENA WAY  
TEMECULA CA 92591

951070022  
JAIME SERRANO  
32945 AVENIDA LESTONNAC  
TEMECULA CA 92592

951070006  
DANIEL R. LAMB  
32550 AVENIDA LESTONNAC  
TEMECULA CA 92592