

# COUNTY OF RIVERSIDE

## ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

**Environmental Assessment (E.A.) Number:** 41927  
**Project Case Type (s) and Number(s):** Plot Plan No. 23376  
**Lead Agency Name:** County of Riverside Planning Department  
**Address:** 4080 Lemon Street, 9<sup>th</sup> Floor, P.O. Box 1409, Riverside, CA 92502-1409  
**Contact Person:** Lisa Sheldon, Project Planner  
**Telephone Number:** (951) 955-5719  
**Applicant's Name:** Frank Aligo  
**Applicant's Address:** PO Box 547, San Clemente, CA 92674  
**Representative's Name:** Larry Markham  
**Representative's Address:** 41635 Enterprise Circle North, Temecula, CA 92590

### I. PROJECT INFORMATION

#### A. Project Description:

**Plot Plan No. 23376** proposes to permit an existing unpermitted winery, vineyards and wedding facility consisting of a covered patio with an outdoor fireplace, a pond, and a 1,750 square foot barn to be remodeled into a wine production room and caretaker's unit. In addition, the project proposes to construct a 6,900 square foot gift shop and tasting room, a 7,450 square foot banquet hall with underground parking, a 192 square foot guard office, and a 400 square foot temporary dance pavilion to be used until the banquet hall is constructed. The project shall be constructed within four (4) phases. Phase I shall include the temporary dance pavilion, detention basin and swales. Phase II shall include the construction of the banquet hall and remodel of the existing agricultural barn into a production room and caretaker's unit. Phase III shall include the construction of the gift shop and tasting room and guard office. Phase IV will include the construction of the underground barrel. The existing trailers will be removed. The project shall provide 103 parking spaces and an area for overflow parking.

The project includes special events. The project proposes to have 165 special events comprised of 130 weddings, 30 business meetings, 3 movie nights and two jazz concerts.

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

**C. Total Project Area:** 10.4 Gross Acres

<b>Residential Acres:</b> N/A	<b>Lots:</b> N/A	<b>Units:</b> 2 (residence and caretaker's unit)	<b>Projected No. of Residents:</b> 6
<b>Commercial Acres:</b> 10.4	<b>Lots:</b> 1	<b>Sq. Ft. of Bldg. Area:</b> 17,820	<b>Est. No. of Employees:</b> 8
<b>Industrial Acres:</b> N/A	<b>Lots:</b> N/A	<b>Sq. Ft. of Bldg. Area:</b> N/A	<b>Est. No. of Employees:</b> N/A
<b>Vineyard Acres:</b> 7.48			

**D. Assessor's Parcel No(s):** 942-050-004

**E. Street References:** The project site is located southerly of Glen Oaks Road, westerly of Camino Del Vino, northerly of Monte De Oro, and easterly of Milkweed Way.

**F. Section, Township & Range Description or reference/attach a Legal Description:**  
Section 19, Township 7 South, Range 1 West

**G. Brief description of the existing environmental setting of the project site and its surroundings:** The project site is dominated by existing developed wedding reception area, single family residence, ornamental landscaping, a manmade lake, and a parking area. The project site contains oak trees, vineyards and ornamental landscaping. Onsite elevations range from 1,509 to 1,532 feet above mean sea level. Surrounding land uses include vacant land to the north, and single family residences to the east, south, and west.

## **II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS**

### **A. General Plan Elements/Policies:**

- 1. Land Use:** 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: Agriculture (AG) (10 Acre Minimum) land use designation and the Citrus Vineyard Rural Policy Area and all other applicable land use policies within the General Plan.
- 2. Circulation:** Adequate circulation facilities exist and will serve the proposed project upon approval of improvement plans. The proposed project meets with all applicable circulation policies of the General Plan.
- 3. Multipurpose Open Space:** No natural open space land was required to be preserved within the boundaries of this project. The project is not within an MSHCP Criteria Area or cell. The proposed project meets with all other applicable Multipurpose Open Space element policies.
- 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 located within ½ a mile of the Buck Mesa Fault. Adherence to the California Building Code will mitigate impacts to less than significant levels. The proposed project has allowed for sufficient provision of emergency response services to the future residents of this project through the project design and payment of development impact fees. The proposed project meets with all other applicable Safety element policies.
- 5. Noise:** Sufficient mitigation against any foreseeable noise sources in the area has been provided for in the design of the project. The proposed project meets all other applicable Noise element policies.
- 6. Housing:** The project does not impact housing.
- 7. Air Quality:** The proposed project has been conditioned to control any fugitive dust during grading and construction activities. The proposed project meets all other applicable Air Quality Element policies.

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

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

**D. Land Use Designation(s):** Agriculture (AG) (10 Acre Minimum)

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

F. Policy Area(s), if any: Citrus Vineyard Rural Policy Area

G. Adjacent and Surrounding:

- 1. Area Plan(s): Southwest Area Plan
- 2. Foundation Component(s): Agriculture
- 3. Land Use Designation(s): Agriculture (AG) (10 Acre Minimum)
- 4. Overlay(s): N/A
- 5. Policy Area(s), if any: Citrus Vineyard Rural Policy Area

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: N/A

K. Adjacent and Surrounding Zoning: Citrus Vineyard (C/V) to the south, east and west and Citrus Vineyard – 10 Acre Minimum (C/V-10) to the north.

III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

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

IV. DETERMINATION

On the basis of this initial evaluation:

**A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED**

- I find that the proposed project **COULD NOT** have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project, described in this document, have been made or agreed to by the project proponent. **A MITIGATED NEGATIVE DECLARATION** will be prepared.
- I find that the proposed project **MAY** have a significant effect on the environment, and an

**ENVIRONMENTAL IMPACT REPORT** is required.

**A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED**

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

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

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

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

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Signature

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May 29, 2009

Date

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Lisa Sheldon, Project Planner

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For Ron Goldman, Planning Director

Printed Name

**V. ENVIRONMENTAL ISSUES ASSESSMENT**

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

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

Source: Riverside County General Plan Figure C-9 “Scenic Highways”

Findings of Fact:

a) The project site is located southerly of Glen Oaks Road, westerly of Camino Del Vino, northerly of Monte De Oro, and easterly of Milkweed Way. The General Plan indicates that the project is not located within a designated scenic corridor; therefore the project will have no impact.

b) The project site contains a manmade lake, oak trees and ornamental landscaping consisting of dense tree cover. The project proposes to maintain these scenic resources to use for the proposed special events. The character of the area is a mix of wineries with associated vineyards, rural residences, and vacant land. The project proposes to construct a bed and breakfast, winery and tasting room, which is fitting for the general area. Furthermore, the project will be consistent with the Citrus Vineyard Rural Policy Area Design Guidelines. Therefore, the proposed project would be consistent with the area and would not create an aesthetically offensive project.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: GIS database, Ord. No. 655 (Regulating Light Pollution)

Findings of Fact:

a) According to the General Plan, the project site is located 16.14 miles away from the Mt. Palomar Observatory; which is within the designated 45-mile (ZONE B) Special Lighting Area that surrounds the Mt. Palomar Observatory. Ordinance No. 655 contains approved materials and methods of installation, definition, general requirements, requirements for lamp source and shielding, prohibition and exceptions. With incorporation of project lighting requirements of the Riverside County Ordinance No. 655 into the proposed project, this impact will be reduced to a less than significant impact. A condition of approval will be placed on the project that the properties are located within Zone B of County Ordinance 655 and are subject to outdoor lighting restrictions. (COA 10.PLANNING.33) This is a standard condition of approval and is not considered mitigation pursuant to CEQA.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

Source: Project Application Description

Findings of Fact:

a) & b) The proposed project will introduce new sources of light which includes exterior building illumination, indoor winery and lodge room lighting, and parking lot lighting. During the day, lighting has a limited potential to impacts views; potential impacts from glare would be the primarily occur from reflective building surfaces. However, the proposed project would not include large, uninterrupted expanses of glass and/or any other highly reflective material. Therefore, the proposed project will not result in substantial glares which would adversely affect the daytime views in the area.

Nighttime views could be impacted from new light and glare in a previously undeveloped area. The project will be required to comply with County Ordinance 655, which restricts lighting hours, types, and techniques of lighting. Ordinance 655 requires the use of low pressure sodium fixtures and requires hooded fixtures to prevent spillover light or glare. As a result, compliance with Ordinance 655 will reduce the potential impact to the surrounding residences to less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

Source: Riverside County General Plan Figure OS-2 "Agricultural Resources," GIS database, and Project Application Materials.

Findings of Fact:

a) The project is not located within the boundaries of designated farmland – as designated by the most recent version of the Important Farmland Map (as prepared by the California Department of Conservation, Farmland Mapping and Monitoring Program). Additionally, the project proposes a primarily agriculture use with seventy-five (75) percent of the net project area planted in vineyards. Therefore the proposed project will not impact land designated as Prime, Unique, or Farmland of Statewide Importance to a non-agricultural use.

b) According to the General Plan, the project is not located within an Agriculture Preserve or under a Williamson Act contract; therefore, no impact will occur as a result of the proposed project.

c) The project site is surrounded by agriculturally zoned land (Citrus Vineyard). However, the project proposes a primarily agriculture use with seventy-five (75) percent of the net project area planted in vineyards and the production of those vineyards into wine. Therefore, the project will not cause development of a non-agricultural use within 300 feet of agriculturally zoned property.

d) The project will not involve other changes in the existing environment which, due to their location or nature, would result in conversion of Farmland, to non-agricultural use.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

<b>AIR QUALITY</b> Would the project				
<b>5. Air Quality Impacts</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Source: SCAQMD CEQA Air Quality Handbook Table 6-2

Findings of Fact: Appendix G of the current State CEQA Guidelines indicates that a project will significantly impact air quality if the project violates any ambient air quality standard, contributes substantially to an existing air quality violation, or exposes sensitive receptors to substantial pollutant concentrations.

a) The project site is located in the South Coast Air Basin (SCAB). The South Coast Air Quality Management District (SCAQMD) Governing Board adopted its most recent Air Quality Management Plan (AQMP) for the SCAB on August 1, 2003. The AQMP is a plan for the regional improvement of air quality. As part of adoption of the County's General Plan in 2003, the General Plan EIR (SCH No. 2002051143) analyzed the General Plan growth projections for consistency with the AQMP and concluded that the General Plan is consistent with the SCAQMD's AQMP. The project is consistent with the County General Plan and would therefore be consistent with the SCAQMD's AQMP.

b) & c) The South Coast Air Basin (SCAB) is in a non-attainment status for federal ozone standards, federal carbon monoxide standards, and state and federal particulate matter standards. Any development in the SCAB, including the proposed Project, would cumulatively contribute to these pollutant violations.

The project is consistent with the General Plan and the Southwest Area Plan land use designations. The General Plan (2003) is a policy document that reflects the County's vision for the future of Riverside County. The General Plan is organized into eight separate elements, including an Air Quality Element. The purpose of the Air Quality Element is to protect County residents from the harmful effects of poor air quality. The Air Quality Element identifies goals, policies, and programs that are meant to balance actions regarding land use, circulation, and other issues with their potential effects on air quality. The Air Quality Element, in conjunction with local and regional air quality planning efforts, addresses ambient air quality standards set forth by the Federal Environmental Protection Agency (EPA) and the California Air Resources Board (CARB). Potential air quality impacts resulting from the proposed Project would not exceed emissions projected by the Air Quality Element. The County is charged with implementing the policies in the General Plan Air Quality Element, which are focused on reducing concentrations of criteria pollutants, reducing negative impacts to sensitive receptors, reducing mobile and stationary pollutant sources, increasing energy conservation and

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efficiency, improving the jobs to housing balance, and facilitating multi-jurisdictional coordination for the improvement of air quality.

Implementation of the project would not impact air quality beyond the levels documented in EIR No. 441 prepared for the General Plan. The project would impact air quality in the short-term during construction and in the long-term through operation. Construction activities associated with the Project would result in emissions of carbon monoxide (CO), volatile organic gases (VOC), nitrogen dioxide (NOX), particulate sulfate (SOX) and particulate matter (PM10 and PM2.5). Construction emissions are expected from the use of construction equipment (including heavy diesel trucks) and fugitive dust (associated with site preparation and equipment travel on paved and unpaved roads). Construction emissions would occur in close proximity to the disturbance area, but some spillover into the surrounding community may occur. In accordance with standard county requirements, dust control measures and maintenance of construction equipment shall be utilized on the property to limit the amount of particulate matter generated. These are standard requirements and are not considered mitigation pursuant to CEQA.

The proposed project would primarily impact air quality through increased automotive emissions. Single projects typically do not generate enough traffic and associated air pollutants to violate clean air standards or contribute enough air pollutants to be considered a cumulatively considerable significant impact. Operational impacts associated with the project would be expected to result in emissions of VOC, NOX, CO, PM10, PM2.5 and SOX. Operational emissions would result from vehicle emissions, fugitive dust associated with vehicle travel, combustion emissions associated with natural gas use, emission related to electricity generation, and landscape equipment maintenance emissions. In the long term, emissions of VOC, NOX, CO, PM10 and PM2.5 and could exceed SCAQMD significance thresholds (in pounds per day). In addition, another potential impact is emissions from the project that may contribute to green house gases (GHGs) and therefore to global climate change. An individual project cannot generate enough GHG emissions to individually influence global climate change. However, the project may have an incremental contribution to cumulative GHG emissions. To date, no Federal, State, or project area local agencies have developed thresholds against which a proposed project can be evaluated to assist lead agencies in determining whether or not the proposed project is significant. In accordance with CEQA Guidelines (section 15064 (h) (3)) a project's incremental contribution to a cumulative impact may be considered less than significant if the Project will comply with a mitigation program that addresses the impact. The project will primarily impact GHGs by emissions of carbon dioxide in the form of vehicle exhaust and use of electricity. However, with compliance with standard requirements for use of low VOC paints and compliance with California Energy Commission Title 24 requirements for building energy efficiency, direct and cumulative air quality impacts would be reduced to a level below significance. These are standard requirements and are not considered mitigation pursuant to CEQA. Therefore, the impact is considered less than significant.

d) A sensitive receptor is a person in the population who is particularly susceptible to health effects due to exposure to an air contaminant than is the population at large. Sensitive receptors (and the facilities that house them) in proximity to localized CO sources, toxic air contaminants or odors are of particular concern. High levels of CO are associated with major traffic sources, such as freeways and major intersections, and toxic air contaminants are normally associated with manufacturing and commercial operations. Land uses considered to be sensitive receptors include long-term health care facilities, rehabilitation centers, convalescent centers, retirement homes, residences, schools, playgrounds, child care centers, and athletic facilities. Surrounding land uses include residential,

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which is considered a sensitive receptor, however, a winery is not considered a substantial point source emitter or a sensitive receptor.

e) Surrounding land uses do not include significant localized CO sources, toxic air contaminants, or odors. A winery is not considered a substantial point source emitter or a sensitive receptor.

f) The project will not create objectionable odors affecting a substantial number of people.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**BIOLOGICAL RESOURCES** Would the project

**6. Wildlife & Vegetation**

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

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

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

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

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

f) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?

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

Source: GIS database, WRCMSHCP, PDB05386 – Focused Assessment for Burrowing Owl, prepared by Jeff Kidd, dated 5/10/08, Oak Tree Survey, prepared by Jeff Kidd, dated 8/22/08

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

- a) The proposed project site is located within the Riverside County Southwest Area Plan for the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP). The property does not occur within a Criteria Cell (i.e., the property is not a Criteria Area proposed for conservation under the MSHCP) and as such, development of the site is not subject to the Habitat Evaluation and Acquisition Negotiation Strategy (HANS) process or the Joint Project Review (JPR) process. A Burrowing Owl Report was required. The project will not conflict with the provisions of the MSHCP.
- b) According to the Burrowing Owl Report, no sensitive species were observed on the project site.
- c) According to the Burrowing Owl Report, the project site lacks suitable habitat for burrowing owls. No impacts are expected to occur as a result of the proposed project.
- d) A persistently flowing watercourse is not present on the project site; therefore, the project will not interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident migratory wildlife corridors, or impede the use of native wildlife nursery sites.
- e) & f) No natural water exists on the project site. According to the Burrowing Owl Report, the site does not support vernal pools, depressions, ruts, suitable soils or any other habitats that could support various species of fairy shrimp.
- g) According to the Oak Tree Survey, a total of nine (9) coast live oaks were recorded and mapped throughout the site. The project proposes to avoid these oaks. To ensure these oaks remain undisturbed, the project shall follow the County design Provisions for tree preservation. (COA 60.PLANNING.19) With incorporation of this mitigation measure, the project will not conflict with the Oak Tree Guidelines and Design Provisions.

**Mitigation:** The tree preservation guidelines shall be incorporated into the projects approved grading and landscape plans. (COA 60.PLANNING.19)

**Monitoring:** Monitoring shall be conducted through the Building and Safety Plan Check Process.

<b>CULTURAL RESOURCES</b>	Would the project			
<b>7. Historic Resources</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Alter or destroy an historic site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Source:** Project Application Materials, PD-A-4536 Phase I Archaeological Assessment, prepared by CRM Tech, dated July 7, 2008

**Findings of Fact:**

- a) & b) A records search was conducted on May 7, 2008 by CRM Tech at the Eastern Information Center (EIC), University of California, Riverside. According to the report, the historical maps consulted

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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during the search suggest that the project area is relatively low in sensitivity for cultural resources from the historic period. As of the late 1970s, the project area remained vacant and undeveloped. None of the existing facilities encountered on the project site are older than 50 years of age; therefore, the project will not alter or destroy a historical resource.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>8. Archaeological Resources</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Alter or destroy an archaeological site.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Restrict existing religious or sacred uses within the potential impact area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Project Application Materials, PD-A-4536 Phase I Archaeological Assessment, prepared by CRM Tech, dated July 7, 2008

Findings of Fact:

a) & b) A records search was conducted on May 7, 2008 by CRM Tech at the Eastern Information Center (EIC), University of California, Riverside. According to the records on file, the project area had not previously been surveyed for cultural resources. Within a one-mile radius of the project site; however, at least 23 previous cultural resources studies have been conducted. As a result of these studies, ten historical/archaeological sites and six isolates were previously recorded. None of these previously recorded sites or isolates are located within the immediate vicinity of the project site.

No archaeological resources were encountered during the field survey. The proposed project is not expected to impact archaeological resources. If, however, during ground disturbing activities, unique cultural resources are discovered, all ground disturbances shall halt until a meeting is held between the developer, archaeologist, and Native American representative to discuss the significance of the find (COA 10.PLANNING.2). This is a standard condition of approval and is not considered mitigation pursuant to CEQA.

c) There may be a possibility that ground disturbing activities will expose human remains. The project is subject to State Health and Safety Code 7050.5 if human remains are discovered during ground disturbing activities. (COA 10.PLANNING.1) This is a standard condition of approval and is not considered mitigation pursuant to CEQA.

d) The project will not restrict existing religious or sacred uses within the potential impact area.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**9. Paleontological Resources**

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

Source: Riverside County General Plan Figure OS-8 "Paleontological Sensitivity", PD-P-1334 Paleontological Resources Assessment, prepared by CRM Tech, dated July 7, 2008

Findings of Fact:

a) A records search was conducted by CRM Tech at the San Bernardino County Museum and the Natural History Museum of Los Angeles County; no paleontological localities are known within the project area or within a one-mile radius. However, several paleontological localities have been reported nearby from the same sediment lithologies of the fossiliferous Pauba Formation that occur within the project area.

The field survey yielded no evidence of paleontological resources on the ground. However, the project is located upon surface exposures of the sandstone facies of the Pauba Formation, which as yielded elsewhere vertebrate and invertebrate fossils and is considered to have a high paleontological sensitivity. With incorporation of the recommended mitigation measures, the project will have a less than significant impact on paleontological resources.

Mitigation: Prior to the issuance of grading permits, a Paleontological Resources Impact Mitigation Program (PRIMP) shall be submitted and approved by the County Geologist. (COA 60.PLANNING.1)

Monitoring: Monitoring shall be conducted by the Planning Department during the Building and Safety Permit process.

**GEOLOGY AND SOILS** Would the project

**10. Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zones**

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

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

Source: Riverside County General Plan Figure S-2 "Earthquake Fault Study Zones," GIS database, Geologist Comments

Findings of Fact:

a) & b) According to Figure S-2, no active faults are known to traverse the subject site. The project site does not lie within a State of California Earthquake Fault Hazard Zone (formerly called an Alquist-Priolo Special Studies Zone). The principal seismic hazard that could affect the site is ground shaking resulting from an earthquake occurring along several major active or potentially active faults in southern California. California Building Code (CBC) requirements pertaining to development will

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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mitigate the potential impact to less than significant. As CBC requirements are applicable to all development, they are not considered mitigation for CEQA implementation purposes.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**11. Liquefaction Potential Zone**

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

Source: Riverside County General Plan Figure S-3 “Generalized Liquefaction”, GIS Database

Findings of Fact:

a) According to the General Plan, the project site is not located within an area subject of liquefaction; therefore no impacts will occur.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**12. Ground-shaking Zone**

Be subject to strong seismic ground shaking?

Source: Riverside County General Plan Figure S-4 “Earthquake-Induced Slope Instability Map,” and Figures S-13 through S-21 (showing General Ground Shaking Risk)

Findings of Fact:

a) There are no known active or potentially active faults that traverse the site and the site is not located within an Alquist-Priolo Earthquake Fault Zone. The principal seismic hazard that could affect the site is ground shaking resulting from an earthquake occurring along several major active or potentially active faults in southern California. California Building Code (CBC) requirements pertaining to development will mitigate the potential impact to less than significant. As CBC requirements are applicable to all development, they are not considered mitigation for CEQA implementation purposes.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**13. Landslide Risk**

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Riverside County General Plan Figure S-4 "Earthquake-Induced Slope Instability Map" and Figure S-5 "Regions Underlain by Steep Slope"

Findings of Fact:

a) According to Figure S-4, the project site is located in an area of low to locally moderate susceptibility to seismically induced landslides and rockfalls. The project will be required to implement the site-specific recommendations in the Geological Soils Report. These site-specific recommendations address temporary and permanent slopes, drainage, site preparation including any structural removals, compaction, utility trenches, fill materials, soils observation, post-tensioned foundation and slab systems, preliminary foundations design parameters, slab-on-grade, settlement considerations, retaining walls, seismic coefficients, corrosion, and preliminary pavement design parameters. The project site is characterized by flat terrain. Therefore, according to the existing conditions and with the implementation of recommended procedures, impacts are considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**14. Ground Subsidence**

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

Source: General Plan Fig. S-7 "Documented Subsidence Areas", RCLIS

Findings of Fact:

a) According to the General Plan, the project site is not located within an area subject of subsidence; therefore no impacts will occur.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**15. Other Geologic Hazards**

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

Source: Project Application Materials

Findings of Fact:

a) The project site is not located near any large bodies of water or in a known volcanic area; therefore, the project site is not subject to geologic hazards, such as seiche, mudflow, or volcanic hazard.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

<b>16. Slopes</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Change topography or ground surface relief features?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create cut or fill slopes greater than 2:1 or higher than 10 feet?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in grading that affects or negates subsurface sewage disposal systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: GENERAL PLAN figure S-5 “Regions Underlain by Steep Slopes”, Building and Safety – Grading Review

Findings of Fact:

a) & b) The project site is dominated by existing developed wedding reception area, single family residence, ornamental landscaping, a manmade lake, and a parking area. The project site does not support any native vegetation or ground cover. Onsite elevations range from 1,509 to 1,532 feet above mean sea level. The project proposes to construct a winery, underground tasting room, bed and breakfast, and banquet hall. To construct these buildings, the project proposes to restrict the grading around the building to maintain the natural/existing conditions. The project does not propose cut/fill slopes greater than 2:1 or higher than 10 feet. As a result, the topography of the site will not be significantly altered.

c) The project will not result in grading that affects or negates subsurface sewage disposal systems as no sewage disposal systems exist on the project site.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

<b>17. Soils</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: General Plan figure S-6 “Engineering Geologic Materials Map”, Flood Control review, Building and Safety Grading review, application materials

Findings of Fact:

a) The development of the site could result in the loss of topsoil from grading activities, but not in a manner that would result in significant amounts of soil erosion. Implementation of Best Management

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Practices (BMPs) would reduce the impact to below a level of significance. Impacts would be less than significant.

b) The project may be located on expansive soil; however, California Building Code (CBC) requirements pertaining to commercial development will mitigate the potential impact to less than significant. As CBC requirements are applicable to all development, they are not considered mitigation for CEQA implementation purposes.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**18. Erosion**

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

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

Source: Flood Control District review, Project Materials

Findings of Fact:

a) Implementation of the proposed project will involve grading and various construction activities. Standard construction procedures, and federal, state and local regulations implemented in conjunction with the site's storm water pollution prevention plan (SWPPP) and its Best Management Practices (BMPs) required under the National Pollution Discharge System (NPDES) general construction permit, will minimize potential for erosion during construction. These practices will keep substantial amounts of soil material from eroding from the project site and prevent deposition within receiving waters located downstream.

b) The potential for on-site erosion will increase due to grading and excavating activities during the construction phase. However, BMPs will be implemented for maintaining water quality and reducing erosion.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**19. Wind Erosion and Blowsand from project either on or off site.**

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

Source: Riverside County General Plan Figure S-8 "Wind Erosion Susceptibility Map," Ord. 460, Sec. 14.2 & Ord. 484

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) The project site lies within a moderate area of wind erosion. The project will decrease the amount of exposed dirt, which is subject to wind erosion, with the incorporation of concrete, asphalt, and landscaping. No changes will be made on adjacent properties that would increase wind erosion offsite that would impact this project. Current levels of wind erosion on adjacent properties that would impact this site are considered less than significant. A condition has been placed on the project to control dust created during grading activities. (COA 10.BS GRADE.5) This is a standard condition of approval and is not considered mitigation pursuant to CEQA.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**HAZARDS AND HAZARDOUS MATERIALS** Would the project

**20. Hazards and Hazardous Materials**

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

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

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

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

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

Source: Project Application Materials

Findings of Fact:

a-b) The public or the environment will not be impacted as a result the routine transport, use, or disposal of hazardous materials associated with this project due to the nature of a winery. The source and amounts of hazardous material will result from the operation of certain agricultural equipment including combustion engine equipment and household hazardous waste. Due to the size and scope of the project, the amount of hazardous materials generated for from this project as consider less than significant.

(c) The Riverside County General Plan includes a Standardized Emergency Management System Multi-Hazard Functional Plan that establishes the responsibilities of the various County agencies in times of a disaster. As the proposed project would not prohibit any of the Plan's policies from being

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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enacted in the event of an emergency, the project will not interfere with the establishment and maintenance of this plan. Therefore, implementation of the proposed project is not expected to hamper or create any significant impact on the ability of the County to implement disaster plans in the event of an emergency. Impacts are considered less than significant.

(d) No portions of the proposed project are within a quarter-mile of a school site nor will the project emit hazardous emissions or handle acutely hazardous materials. No Impacts are anticipated.

(e) The project is not located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>21. Airports</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Result in an inconsistency with an Airport Master Plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Require review by the Airport Land Use Commission?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) For a project within the vicinity of a private airstrip, or heliport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Figure S-19 "Airport Locations," GIS database

Findings of Fact:

a) The project site is not located within the vicinity of any public or private airport; therefore, the project will not result in an inconsistency with an Airport Master Plan.

b) The project site is not located within the vicinity of any public or private airport; therefore will not require review by the Airport Land Use Commission.

c) The project is not located within an airport land use plan and would not result in a safety hazard for people residing or working in the project area.

d) The project is not within the vicinity of a private airstrip, or heliport and would not result in a safety hazard for people residing or working in the project area.

Mitigation: No mitigation measures are required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Monitoring: No monitoring measures are required.

**22. Hazardous Fire Area**

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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a) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?

Source: Riverside County General Plan Figure S-11 "Wildfire Susceptibility," GIS database

Findings of Fact:

a) According to the General Plan, the proposed project site is not located within a hazardous fire area. The proposed project will not expose people or structures to a significant risk of loss, injury or death involving wild land fires, including where wild lands are adjacent to urbanized areas or where residences are intermixed with wild lands.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**HYDROLOGY AND WATER QUALITY** Would the project

**23. Water Quality Impacts**

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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a) Substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site?

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

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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c) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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d) Create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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e) Place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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f) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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g) Otherwise substantially degrade water quality?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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h) Include new or retrofitted stormwater Treatment

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g. increased vectors and odors)?

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Source: Riverside County Flood Control District Flood Hazard Report/Condition.

Findings of Fact:

a) The project site is subject to local offsite runoff from a tributary drainage area of approximately 10 acres from the east. Most of these flows are tributary to the existing pond. There are no streams or rivers which run through the site. The project has been designed to perpetuate the site's natural drainage patterns. Therefore, the project shall not substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site. Therefore, the impact is considered less than significant.

b) In order to mitigate for water quality impacts the project shall provide best management treatment practices, including a water quality basin and grassy swales. Prior to grading permit issuance the applicant/developer is required to submit copies of the improvement plans, grading plans, BMP improvement plans and any other necessary documentation along with supporting hydrologic and hydraulic calculations shall be submitted to the District for review. In addition, prior to grading permit issuance, a copy of the project specific Water Quality Management Plan (WQMP) shall be submitted to the District for review and approval. All proposed BMP's shall be shown on the grading plan. Therefore, the impact is considered less than significant with mitigation incorporated.

Additionally, the project has been conditioned to provide to the Building and Safety Department evidence of compliance with the N.P.D.E.S. (National Pollutant Discharge Elimination System) requirement and to obtain a construction permit from the State Water Resource Control Board (SWRCB) prior to issuance of any grading or construction permit. The permit requirement applies to grading and construction sites of "ONE" acre or larger (the project site is 2.73 acres). The owner/operator would comply by submitting a "Notice of Intent" (NOI), develop and implement a Storm Water Pollution Prevention Plan (SWPPP) and a monitoring program and reporting plan for the construction site. Therefore, the impact is considered less than significant with mitigation incorporated.

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

d) The development of this site will adversely impact downstream property owners by increasing the rate and volume of flood flows. To mitigate this impact, the developer has proposed a basin. The applicant/developer is required prior to grading permit issuance to submit copies of the plans for the basin and any other necessary documentation along with supporting hydrologic and hydraulic calculations shall be submitted to the District for review. In addition, prior to grading permit issuance, a copy of the project specific WQMP shall be submitted to the District for review and approval. All

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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proposed BMP's shall be shown on the grading plan. Therefore, the impact is considered less than significant with mitigation incorporated.

e) The project site is not located within a 100-year flood hazard area. Therefore, the proposed project shall not place housing within a 100-year flood hazard area. Therefore, there is no impact.

f) The project site is not located within a 100-year flood hazard area. Therefore, the proposed project shall not place structures within a 100-year flood hazard area. Therefore, there is no impact.

g) The proposed project is not anticipated to otherwise substantially degrade water quality. To avoid the substantial degradation of water quality, the project has been conditioned prior to the issuance of any grading or construction permits, to comply with the National Pollutant Discharge Elimination System, by developing and implementing a storm water pollution prevention plan, as well as a monitoring program and reporting plan for the construction site. The project has also been conditioned to submit a Final Water Quality Management Plan prior to grading permit issuance for review and approval. The WQMP addresses post-development water quality impacts from new development and re-development projects. These are standard conditions of approval and are not considered unique mitigation pursuant to CEQA. Therefore, the impact is considered less than significant.

h) The proposed project will include the construction of new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands). The project will include a detention basin. Prior to grading permit issuance, a copy of the improvement plans, grading plans, BMP improvement plans and any other necessary documentation along with supporting hydrologic and hydraulic calculations shall be submitted to the District for review. The plans must receive District approval prior to the issuance of grading permits to ensure that the operation of the BMP's shall not result in significant environmental effect. The infiltration trench/bio swales will require maintenance by a public agency or commercial property owners association. To ensure that the public is not unduly burdened with future costs, prior to final approval or recordation of this case, the district will require an acceptable financial mechanism to be implemented to provide for maintenance of the infiltration trench/bio swales. Therefore, the impact is considered less than significant with mitigation incorporated.

Mitigation: The applicant/developer shall submit copies of the improvement plans, grading plans, BMP improvement plans and any other necessary documentation along with supporting hydrologic and hydraulic calculations shall be submitted to the District for review prior to grading permit issuance.

Monitoring: Monitoring shall be conducted by the Riverside County Flood Control District during the Building and Safety plan check process.

**24. Floodplains**

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

NA - Not Applicable  U - Generally Unsuitable  R - Restricted

a) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
result in flooding on- or off-site?				
b) Changes in absorption rates or the rate and amount of surface runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam (Dam Inundation Area)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Changes in the amount of surface water in any water body?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Figure S-9 “100- and 500-Year Flood Hazard Zones,” Figure S-10 “Dam Failure Inundation Zone,” Riverside County Flood Control District Flood Hazard Report/Condition, GIS database

Findings of Fact

- a) The proposed project is not located within a 100 year flood plain. Therefore, the project shall 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 substantially increase the rate or amount of surface runoff in a manner that would result in flooding on or off site within a floodplain. Therefore, there is no impact.
- b) The project is not within a 100-year Floodplain. Therefore, the project shall not result in changes in absorption rates or the rate and amount of surface runoff within a floodplain. Therefore, there is no impact.
- c) The project is not within a 100-year Floodplain. Therefore, the project shall not expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam within a floodplain. Therefore, there is no impact.
- d) The project is not within a 100-year Floodplain. Therefore, the project shall not result in changes in the amount of surface water in any water body within a floodplain. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

<b>LAND USE/PLANNING</b> Would the project				
<b>25. Land Use</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Result in a substantial alteration of the present or planned land use of an area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Affect land use within a city sphere of influence and/or within adjacent city or county boundaries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: General Plan, GIS database, Project Application Materials

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) The project site is located on a 10.4-acre site in the County of Riverside’s Citrus Vineyard Rural Policy Area, which was established to ensure the continuation of the rural lifestyle and wine production in southwestern Riverside County. The project is located within the Agriculture (AG) (10 Acre Minimum) land use designation, which includes uses such as row crops, nurseries, dairies, ranches, poultry, and other agricultural related uses. The project is zoned Citrus Vineyard (C/V), which allows limited incidental commercial uses such as wine sales, sampling rooms, restaurants, delicatessens, bed and breakfast inns, hotels and hotels when they are secondary and directly related to the winery.

The proposed project would involve the legalization of a special occasion facility and the construction of a bed and breakfast, winery and tasting room which is consistent with the existing land use designation and zoning classification.

b) The project site is not located within a city sphere of influence.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

<b>26. Planning</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Be consistent with the site’s existing or proposed zoning?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Be compatible with existing surrounding zoning?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Be compatible with existing and planned surrounding land uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be consistent with the land use designations and policies of the Comprehensive General Plan (including those of any applicable Specific Plan)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Land Use Element, Staff review, GIS database, Project Application Materials

Findings of Fact:

a) The project is zoned Citrus Vineyard (C/V), which allows limited incidental commercial uses such as wine sales, sampling rooms, restaurants, delicatessens, bed and breakfast inns, hotels and hotels when they are secondary and directly related to the agricultural operation. The proposed project would involve the legalization of a special occasion facility and the construction of a winery and tasting room which is permitted within the C/V zone. In addition, 75% of the site shall be planted in vineyards. Therefore, the project would be consistent with the existing zoning classification.

b) The project site is surrounded by properties which are zoned Citrus Vineyard (C/V) to the south, east and west and Citrus Vineyard – 10 Acre Minimum (C/V-10) to the north. The surrounding zoning allows for similar uses as those proposed by the project. Therefore, the project is consistent with the surrounding zoning.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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c) Surrounding land uses include vacant land to the north, and single family residences to the east, south, and west. The proposed project has the potential to conflict with the existing residences to the east, south, and west due to the proposed special events. The project shall host special events indoors; however, wedding ceremonies and movie nights will occur outdoors. Guest attending movie nights will be provided individual head sets to listen to the movies. No amplified music shall be allowed outside, with the exception of the two jazz concerts. The hours of operation of the facility shall be 10:00 a.m. to 9:00 p.m. on Sunday through Thursdays and 10:00 a.m. to 10:00 p.m. on Fridays and Saturdays, in order to reduce potential conflicts with neighbors. Therefore, the impact shall be less than significant.

d) The project site is located on a 10.4-acre site in the County of Riverside’s Citrus Vineyard Rural Policy Area, which was established to ensure the continuation of the rural lifestyle and wine production in southwestern Riverside County. The project is located within the Agriculture (AG) (10 Acre Minimum) land use designation, which includes uses such as row crops, nurseries, dairies, ranches, poultry, and other agricultural related uses. The project is zoned Citrus Vineyard (C/V), which allows limited incidental commercial uses such as wine sales, sampling rooms, restaurants, delicatessens, bed and breakfast inns, hotels and hotels when they are secondary and directly related to the agricultural operation.

The proposed project would involve the legalization of a special occasion facility and the construction of a winery, tasting room and special occasion facility which is consistent with the existing land use designation and zoning classification.

e) Surrounding land uses include vacant land to the north, and single family residences to the east, south, and west. The proposed project will not disrupt or divide any existing community.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**MINERAL RESOURCES** Would the project

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>27. Mineral Resources</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Result in the loss of availability of a known mineral resource in an area classified or designated by the State that would be of value to the region or the residents of the State?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Be an incompatible land use located adjacent to a State classified or designated area or existing surface mine?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Expose people or property to hazards from proposed, existing or abandoned quarries or mines?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Figure OS-5 “Mineral Resources Area”

Findings of Fact:



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

- a) The project site is not located within an airport land use plan or within two miles of a public airport or public use airport that would expose people residing on the project site to excessive noise levels.
- b) The project is not located within the vicinity of a private airstrip that would expose people residing on the project site to excessive noise levels.

**Mitigation:** No mitigation measures are required.

**Monitoring:** No monitoring measures are required.

**29. Railroad Noise**

NA  A  B  C  D

**Source:** Riverside County General Plan Figure C-1 "Circulation Plan", GIS database

**Findings of Fact:** The project site is not located adjacent to a rail line. No impacts will occur as a result of the proposed project.

**Mitigation:** No mitigation measures are required.

**Monitoring:** No monitoring measures are required.

**30. Highway Noise**

NA  A  B  C  D

**Source:** Project Application Materials

**Findings of Fact:** The project site is not located adjacent to or near any highways. No impacts will occur as a result of the proposed project.

**Mitigation:** No mitigation measures are required.

**Monitoring:** No monitoring measures are required.

**31. Other Noise**

NA  A  B  C  D

**Source:** Project Application Materials, GIS database

**Findings of Fact:** No other noise sources have been identified near the project site that would contribute a significant amount of noise to the project.

**Mitigation:** No mitigation measures are required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>32. Noise Effects on or by the Project</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
a) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Project Application Materials

Findings of Fact:

a) Operation of the proposed winery would result in an increase in ambient noise levels as the result of increased entertainment and special event venues. The project proposes to host approximately 100 special events that could include large gatherings of people and/or amplified music. The impact of these events would depend on the number of attendees in a given crowd, the number of amplified sound equipment and the time of occurrence of such an event. Ordinance No. 847 prohibits sounds in excess of land use specific standards. An Acoustical Report was submitted and reviewed by the Office of Industrial Hygiene. The project has been conditioned to comply with the recommendations of the Office of Industrial Hygiene which include: Facility related noise, as projected to any portion of any surrounding property containing a “sensitive receiver, habitable dwelling, hospital, school, library or nursing home” must not exceed the following worst case noise levels 45 dB(A) – 10 minute noise equivalent level (“leq”), between the hours of 10:00 pm to 7:00 am and 65 dB(A) – 10 minute leq between 7:00 am and 10:00pm (COA 10. Planning. 48). In addition, in order to mitigate the effects of the winery, the hours of operation for the facility have been limited to 10:00 am to 9:00 pm Sunday through Thursday and 10:00 am to 10:00pm Friday and Saturday (COA 10. Planning. 9). No amplified music will be allowed outside, except for two jazz concerts which will end at 9:00 pm (COA 10. Planning. 47). Guests attending movie night shall be provided individual headsets to listen to the movies. Additionally, if a significant amount of excessive noise complaints have been received, one year after issuance of occupancy, the Planning Director and the Director of Building and safety may reconsider the hours of operation and annual amount of special events (COA 20. Planning. 3). Therefore, the impact is considered less than significant with mitigation incorporated.

b) The project may create a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project. However, all noise generated during project construction and the operation of the site must comply with the County’s noise standards, which restricts construction (short-term) and operational (long-term) noise levels. Therefore, the impact is considered less than significant.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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c) Operation of the proposed winery would result in an increase in ambient noise levels as the result of increased entertainment and special event venues. The project proposes to host approximately 165 special events that could include large gatherings of people and/or amplified music. The impact of these events would depend on the number of attendees in a given crowd, the volume of amplified sound equipment and the time of occurrence of such an event. Ordinance No. 847 prohibits sounds in excess of land use specific standards. An Acoustical Report was submitted and reviewed by the Office of Industrial Hygiene. The project has been conditioned to comply with the recommendations of the Office of Industrial Hygiene which include: Facility related noise, as projected to any portion of any surrounding property containing a “sensitive receiver, habitable dwelling, hospital, school, library or nursing home” must not exceed the following worst case noise levels 45 dB(A) – 10 minute noise equivalent level (“leq”), between the hours of 10:00 pm to 7:00 am and 65 dB(A) – 10 minute leq between 7:00 am and 10:00pm (COA 10. Planning. 48). In addition, in order to mitigate the effects of the winery, the hours of operation for the facility have been limited to 11:00 am to 9:00 pm Sunday through Thursday and 11:00 am to 10:00pm Friday and Saturday (COA 10. Planning. 9). No amplified music will be allowed outside, except for two jazz concerts which will end at 9:00 pm (COA 10. Planning. 47). Guests attending movie night shall be provided individual headsets to listen to the movies. Additionally, if a significant amount of excessive noise complaints have been received, one year after issuance of occupancy, the Planning Director and the Director of Building and Safety may reconsider the hours of operation and annual amount of special events (COA 20. Planning. 3). Therefore, the impact is considered less than significant with mitigation incorporated.

d) During the operational phase, the proposed project will not generate excessive groundborne vibrations or groundborne noise levels. However, groundborne vibrations may be generated infrequently by use of heavy construction machinery during the construction of the proposed project. This type of construction will be temporary and infrequent, and would be considered a less than significant adverse impact.

Mitigation: The project has been conditioned to comply with the recommendations of the Office of Industrial Hygiene which include: Facility related noise, as projected to any portion of any surrounding property containing a “sensitive receiver, habitable dwelling, hospital, school, library or nursing home” must not exceed the following worst case noise levels 45 dB(A) – 10 minute noise equivalent level (“leq”), between the hours of 10:00 pm to 7:00 am and 65 dB(A) – 10 minute leq between 7:00 am and 10:00pm (COA 10. Planning. 48). In addition, in order to mitigate the effects of the winery, the hours of operation for the facility have been limited to 11:00 am to 9:00 pm Sunday through Thursday and 11:00 am to 10:00pm Friday and Saturday (COA 10. Planning. 9). No amplified music will be allowed outside, except for two jazz concerts which will end at 9:00 pm (COA 10. Planning. 47). Additionally, if a significant amount of excessive noise complaints have been received, one year after issuance of occupancy, the Director may reconsider the hours of operation and annual amount of special events (COA 20. Planning. 3).

Monitoring: Monitoring shall be conducted by the Planning Department during the Building and Safety plan check process.

**POPULATION AND HOUSING** Would the project

**33. Housing**

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

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

Source: Project Application Materials, GIS database, Riverside County General Plan Housing Element

Findings of Fact:

- a) The existing residence will be remodeled to include a bed and breakfast. However, the conversion will not displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere.
- b) The project may create employment opportunities, but not substantial enough to create a demand for additional housing.
- c) The existing residence will be remodeled to include a bed and breakfast. However, the conversion will not displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere.
- d) The project is not located within or near a County Redevelopment Project Area.
- e) The project will not cumulatively exceed official regional or local population projections.
- f) The project will not induce substantial population growth in an area.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

<b>34. Fire Services</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Riverside County General Plan Safety Element

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**Findings of Fact:** The project area is serviced by the Riverside County Fire Department. Any potential significant effects will be mitigated by the payment of standard fees to the County of Riverside. The project will not directly physically alter existing facilities or result in the construction of new facilities. Any construction of new facilities required by the cumulative effects of surrounding projects would have to meet all applicable environmental standards. The project shall comply with County Ordinance No. 659 to mitigate the potential effects to fire services. (COA 90.PLANNING.29) This is a standard condition of approval and pursuant to CEQA is not considered mitigation.

**Mitigation:** No mitigation measures are required.

**Monitoring:** No monitoring measures are required.

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**35. Sheriff Services**

**Source:** General Plan

**Findings of Fact:** The proposed area is serviced by the Riverside County Sheriff's Department. The proposed project would not have an incremental effect on the level of sheriff services provided in the vicinity of the project area. Any construction of new facilities required by the cumulative effects of this project and surrounding projects would have to meet all applicable environmental standards. The project shall comply with County Ordinance No. 659 to mitigate the potential effects to sheriff services. (COA 90.PLANNING.29) This is a standard condition of approval and pursuant to CEQA, is not considered mitigation.

**Mitigation:** No mitigation measures are required.

**Monitoring:** No monitoring measures are required.

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**36. Schools**

**Source:** Temecula Valley Unified School District correspondence, GIS database

**Findings of Fact:** The project will not physically alter existing facilities or result in the construction of new or physically altered facilities. The proposed project is located within the Temecula Valley Unified School District. Any construction of new facilities required by the cumulative effects of this project and surrounding projects would have to meet all applicable environmental standards. This project has been conditioned to comply with School Mitigation Impact fees in order to mitigate the potential effects to school services. (COA 80.PLANNING.17) This is a standard condition of approval and pursuant to CEQA is not considered mitigation.

**Mitigation:** No mitigation measures are required.

**Monitoring:** No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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<b>37. Libraries</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: General Plan

Findings of Fact: The proposed project will not create a significant incremental demand for library services. The project will not require the provision of new or altered government facilities at this time. Any construction of new facilities required by the cumulative effects of surrounding projects would have to meet all applicable environmental standards. This project shall comply with County Ordinance No. 659 to mitigate the potential effects to library services. (COA 90.PLANNING.29) This is a standard condition of approval and pursuant to CEQA is not considered mitigation.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

<b>38. Health Services</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: General Plan

Findings of Fact: In the event of an emergency, employees of the proposed project may access several hospitals located within the service parameters of County health centers. Because the project involves business development, the demand for health services will remain relatively constant over time. Because the project is located within the service area of several health care facilities, the project impacts are considered to be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**RECREATION**

<b>39. Parks and Recreation</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Would the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Would the project include the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Is the project located within a C.S.A. or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

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

a-b) The proposed winery will not require the construction or expansion of recreational facilities. Therefore, no impacts associated with recreational facilities are anticipated.

c) The project site is located within County Service Area (CSA) No. 149, which is a maintenance district for streets and roadways within the Temecula Valley Wine Country. However, the proposed project is not subject to Quimby Fees (Section 10.35 of Ordinance No. 460) as these fees only apply to residential developments. Therefore, there will be no impacts associated with recreational facilities.

**Mitigation:** No mitigation measures are required.

**Monitoring:** No monitoring measures are required.

**40. Recreational Trails**

**Source:** Riverside County Parks, General Plan Figure C-7 "Trails and Bikeway System"

**Findings of Fact:** The General Plan does not identify any trails located along Glen Oaks Road; therefore, there will be no impacts to recreational trails.

**Mitigation:** No mitigation measures are required.

**Monitoring:** No monitoring measures are required.

**TRANSPORTATION/TRAFFIC** Would the project

**41. Circulation**

a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?

b) Result in inadequate parking capacity?

c) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated road or highways?

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

e) Alter waterborne, rail or air traffic?

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

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

h) Cause an effect upon circulation during the project's construction?

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
i) Result in inadequate emergency access or access to nearby uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
j) Conflict with adopted policies supporting alternative transportation (e.g. bus turnouts, bicycle racks)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: GENERAL PLAN

Findings of Fact: The Transportation Department has not required a traffic study for the proposed project. The Transportation Department determined that the project is exempt from traffic study requirements. However, the project was required to submit a traffic management plan.

a) Access to and from the project site will be via Glen Oaks Road. The project will be required to provide for a left turn lane and acceleration and deceleration lane on Glen Oaks Road. With the recommended improvements, the project will not negatively impact the existing traffic capacity of the street. Therefore, the impact is considered less than significant with mitigation incorporated.

b) The project is consistent with the parking requirements of Ordinance No. 328, Section 18.12. Therefore, there is no impact.

c) With the improvements to Glen Oaks Road described above, the project will not exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways. Therefore, the impact is considered less than significant with mitigation incorporated.

d) The project does not propose any uses, design features, or other obstacles (i.e. blinking strobe lights, high-rise towers, etc.) which would impact air traffic patterns.

e) Project implementation would not alter waterborne, rail, or air traffic.

f) The project will not substantially increase hazards to a design feature.

g) The project would contribute to the cumulative deterioration of nearby roadways. The assessment of County fees, such as Development Impact Fees (DIF) and Transportation Uniform Mitigation Fees (TUMF), however, would reduce any impacts to a less than significant level. This is a standard condition of approval and is not considered unique mitigation pursuant to CEQA. Therefore, the impact is considered less than significant.

(h) Considering the temporary nature of construction activity, the nature of traffic circulation in the project area, and established County requirements for traffic control on public roadways during construction, potential impacts to traffic circulation are considered less than significant.

i) The proposed project will not restrict access to nearby uses. Additionally, considering the temporary nature of project construction, the volume of traffic circulation in the area, and established County requirements for traffic control on public roadways during construction, the project is expected to have less than significant impacts upon emergency access during construction. Emergency access throughout the project site will be developed in accordance with County ordinances, standard conditions of approval, and permits related to emergency access.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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j) Currently, the Riverside Transit Authority (RTA) does not operate a bus route within close proximity to the project area. The proposed project would not conflict with any adopted policies supporting alternative transportation.

Mitigation: The project will be required to provide road improvements on Glen Oaks Road.

Monitoring: Monitoring shall be conducted by the Transportation Department during the Building and Safety plan check process.

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**42. Bike Trails**

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Source: General Plan

Findings of Fact: The General Plan does not identify any trails located along Glen Oaks Road; therefore, there will be no impacts to recreational trails.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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**UTILITY AND SERVICE SYSTEMS** Would the project

**43. Water**

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

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

Source: Department of Environmental Health Review

Findings of Fact:

a) The project will be served by Rancho California Water District (RCWD) pursuant to the arrangement of financial agreements. The project will not physically alter existing facilities. Any construction of new facilities required by the cumulative effects of this project and surrounding projects would have to meet all applicable environmental standards. Therefore, the impact is considered less than significant.

b) The project will have sufficient water supplies available to serve the project by Rancho California Water District (RCWD) pursuant to the arrangement of financial agreements. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>44. Sewer</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in a determination by the wastewater treatment provider that serves or may service the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Department of Environmental Health Review

Findings of Fact:

a-b) The project shall utilize septic systems. Prior to building permit issuance, the applicant must provide a satisfactory detailed soils percolation test in accordance with the procedures outlined in the Riverside County Department of Environmental Health Technical Manual. (COA 80. E Health. 3). Prior to building permit issuance, the applicant must provide a set of three detailed contoured plot plans drawn to an appropriate scale, wet stamped and signed by the Professional of Record (individual or firm who is responsible for the soils percolation report) showing the location of all applicable detail as required in the Department of Environmental Health Technical Manual. If grading is proposed, the applicant must show all pertinent detail on scaled Precise Grading Plans wet stamped and signed by the Professional of Record. Furthermore, a floor plan of the proposed structure showing all proposed plumbing fixtures must also be submitted to DEH for review to ensure proper septic tank sizing (COA 80. E Health. 4). These are standard Condition of Approvals and pursuant to CEQA is not considered mitigation. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

<b>45. Solid Waste</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Is the project served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Comply with federal, state, and local statutes and regulations related to solid wastes (including the CIWMP (County Integrated Waste Management Plan)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: General Plan, Riverside County Waste Management District correspondence

Findings of Fact:

a-b) According to the Riverside County Waste Management Department, the proposed project has the potential to impact landfill capacity from the generation of solid waste during construction. The project

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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will not physically alter existing facilities or result in the construction of new or physically altered facilities. Any construction of new facilities required by the cumulative effects of this project and surrounding projects would have to meet all applicable environmental standards. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**46. Utilities**

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

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

Source: General Plan

Findings of Fact:

a-h) Implementation of the project will result in an incremental system capacity demand for energy systems, communication systems, storm water drainage systems, street lighting systems, maintenance of public facilities, including roads and potentially other governmental services. Each of the utility systems, including collection of solid waste, are available at the project site and lines will have to be extended onto the site, which will already be disturbed by grading and other construction activities. These impacts are considered less than significant based on the availability of existing public facilities that support local systems. The project will not conflict with adopted energy conservation plans.

Compliance with the requirements of Southern California Edison, Eastern Municipal Water District, Verizon, Riverside County Flood Control and Riverside County Transportation Department will ensure that potential impacts to utility systems are reduced to a less than significant level.

Based on data available at this time, no offsite utility improvements will be required to support this project, other than improvement of local roadways. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

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

Source: Staff review, Project Application Materials

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

48. 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 other current projects)?

Source: Staff review, Project Application Materials

Findings of Fact: The project does not have impacts which are individually limited, but cumulatively considerable.

49. Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?

Source: Staff review, project application

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

**VI. EARLIER ANALYSES**

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

Earlier Analyses Used, if any:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Riverside County General Plan

Riverside County Land Information System (RCLIS)

PDB05386 – Focused Assessment for Burrowing Owl, prepared by Jeff Kidd, dated 5/10/08

Oak Tree Survey, prepared by Jeff Kidd, dated 8/22/08

PD-A-4536 Phase I Archaeological Assessment, prepared by CRM Tech, dated July 7, 2008

PD-P-1334 Paleontological Resources Assessment, prepared by CRM Tech, dated July 7, 2008

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

Location: County of Riverside Planning Department  
 4080 Lemon Street, 9th Floor  
 Riverside, CA 92505