

### 4.13.1 INTRODUCTION

The purpose of this Section is to identify and assess potential program-related impacts to public services, utilities, and other related community-supporting infrastructure, including parks and recreation. Mitigation measures are recommended where required to ensure an adequate level of service as future implementing projects proceed pursuant to the provisions of the Project. The information used in this section is derived from the *July 13, 2011 Technical Memorandum – Wine Country Storm Water Findings* (Appendix F), prepared by RBF, and the August 16, 2011 *Technical Memorandum – Review of Water/Sewer Demands for Wine Country EIR* (Appendix H), prepared by RBF, various elements of the 2003 *Riverside County General Plan* (GPA No. 618) and *General Plan EIR No. 441* (2003), the *Southwest Area Plan*, proposed Temecula Valley Wine Country Policy Area (2011), Wine Country zones of Ordinance No. 348, the *Temecula Valley Wine Country Design Guidelines*, and other available sources.

### 4.13.2 EXISTING CONDITIONS

#### ENVIRONMENTAL SETTING

##### Physical Site Conditions

As noted in EIR Section 3.0, *Project Description*, the Project site covers an area of approximately 18,990 acres of land in unincorporated southwestern Riverside County. The Project area is located in the Temecula Valley east of the City of Temecula, south of the Lake Skinner Policy Area, west of the Riverside Extended Mountain Area Plan and the Vail Lake Policy Area in the southwestern portion of unincorporated Riverside County near the San Diego/Riverside County line. From north to south the Project area extends from Tualota Creek to Highway 79. Uses within the Project area include 40 operating wineries, numerous rural residential and residential estate properties, ranches, and equestrian facilities. Topography of the area is characterized by rolling hills and is divided between the Murrieta Creek and Temecula Creek watersheds, which contains a number of natural streams, gullies, and tributary creeks with associated riverine/riparian and wetland habitat as described in Sections 4.4, *Biological Resources*, and 4.9, *Hydrology and Water Quality*.

##### Public Service, Utilities and Recreation Setting

The Project area has seen a fourfold increase in visitor related spending and a doubling in the number of wineries since 2000, making it one of the fastest growing wine producing areas in California. The Riverside County Planning Department has recorded over 50 pending applications for development in the area covered by the Project. Public services in the area are provided by a combination of Country agencies, a local public school district, and quasi-public utility service providers including the Rancho California Water District, the Eastern Municipal Water District, Southern California Edison, and Sempra Energy. The recreational needs of residents and visitors are met by a combination of public and private regional facilities and local parks and recreational program managed by the adjacent municipalities. Growth projections for the Project area anticipate the addition of residential implementing projects and a substantial growth in the number of operating wineries with ancillary commercial uses including restaurants, special events facilities, bed and breakfast inns, hotel/resort facilities and spas in addition to traditional wine tasting rooms and related commercial sales of locally produced wines. These

additions to the community would result in new residents, employees and transient visitors as well as significant increases in agricultural activity and are expected to generate significant new and/or additional demands on public services, utilities and infrastructure, and recreation.

### **Public Services - Law Enforcement**

Law enforcement in the Project area is provided by the Riverside County Sheriff Department (RCSD), which is also contracted to provide law enforcement services to 15 incorporated cities, including Temecula. Services provided by the RCSD include: First Responder Service, Police Services, Search and Rescue Services, Emergency Response Services, Mutual Aid Coordination Services, Enforcement of Criminal Law on Tribal Lands, Jail System Services, Court Services, Coroner-Public Administrator Services, and Joint Task Force Services. The current desired staffing level for the RCSD is 1.2 uniformed deputies per 1,000 residents, although the adopted Riverside County General Plan sets a goal of one deputy per 1,000 residents. The 1.2:1,000 standard is based on calls for service, response times, call types, call volumes, and population.

The RCSD currently employs 1,330 sworn officers that patrol the unincorporated County areas and the contracted cities. With a current population of 702,217 residents living within the unincorporated portions of the County and the Department's contracted cities, the RCSD would require approximately 843 officers to meet the RCSD goal staffing level of 1.2 officers per 1,000 residents. With 1,330 sworn officers, the RCSD has a current officer-to-population ratio of 1.9 officers per 1,000 residents and therefore exceeds both the desired and General Plan standards. Staffing levels at various Stations may vary according to demand and could be temporarily increased during periods of particular demand associated with special events or heavy tourist traffic within a given Station area.

The RCSD does not have a uniform standard response time for responding to calls. Response time targets vary according to the priority of the crime being reported, and the RCSD strives to be on scene as soon as practical.

The closest RCSD station serving the Project area is the Southwest Station located at 30755-A Auld Road, Murrieta, CA. The station is adjacent to the Riverside County Superior Court's Southwest Regional Judicial District Courthouse and Southwest Detention Center, one of the five regional jails in Riverside County, and is approximately 8 miles northeast of the southwest edge of the Project area. In addition to the Southwest Station, the department maintains two satellite or "store front" stations in the City of Temecula – one in Old Town and a second at the Promenade Mall. Exhibit 4.13-1, *Sheriff's and Fire Department Station Locations*, indicates the location of the Southwest Station and satellite City of Temecula Stations in relationship to the Project area. Though located within the Southwest Station area, the nearby City of Murrieta maintains its own police department. At the present time, the RCSD maintains the targeted officer to resident ratio within the Southwest Station service area.

Riverside County Ordinance No. 659 establishes development impact fees (DIF) for the County. A primary purpose of development impact fees is to reduce the impact of new implementing projects on public facilities by providing a "fair share" funding mechanism through which the County may obtain the funding needed to construct facilities as needed to support growing demand. Table 4.13-1, *Riverside County Development Impact Fees for Public Facilities*, summarizes the DIF for public facilities, which include law enforcement facilities including jails and juvenile detention facilities.



## 4.13 Public Services, Recreation and Utilities

Table 4.13-1  
Riverside County Development Impact Fees for Public Facilities

Building Type	Impact Fee
Single Family Residential	\$1,535 per du
Multifamily Residential	\$1,284 per du
Commercial	\$6,694 per acre
Industrial	\$2,789 per acre

DIF fees may not, however, be used to pay the cost of staffing these facilities. These costs are borne by the County’s General Fund.

### **Public Services – Fire Protection and Emergency Medical Services**

The Riverside County Fire Department (RCFD) provides fire protection and emergency medical services to the Project area. Through its contract with CAL FIRE, which manages and staffs the Department, the RCFD is one of the largest regional fire service organizations in California. The Department responded to 117,699 incidents during the 2010 calendar year. The Department is staffed with approximately 1,200 CAL FIRE career firefighters and support personnel, 180 County or City support personnel and 350 budgeted volunteer reserve firefighters, and currently serves approximately 1,545,387 residents in an area of 6,906 square miles. The RCFD operates 94 fire stations in a service area that consists of the unincorporated County areas, 20 contract cities, and one Community Service District (CSD). The adjacent City of Temecula is one of the Department’s contract cities,<sup>1</sup> while the nearby City of Murrieta and the Pechanga Tribe operate independent fire departments.

The Department’s service area is organized into six divisions. The Project area is located in the Southwest Division and is served primarily by stations that are a part of Battalion 15 (Temecula). The equipment used by the department has the versatility to respond to both urban and wildland emergency conditions. The Department’s equipment inventory includes 111 staffed fire engines, eight staffed aerial ladders, two hazardous materials teams, 17 fire crews assigned to 3 camps, one fire fighting helicopter, two air tankers and one air tactics airplane. In addition the Department has water tenders, fire crew vehicles, mobile communications centers, breathing support units, lighting units, power supply units, fire dozers, mobile training vans, and mobile emergency feeding units. The Department has a target goal of responding within five minutes to any call for services and of staffing each shift in each station with a minimum three-person team of professional firefighters.

The RCFD is the Operational Area Coordinator for the California Fire and Rescue Mutual Aid System for all fire service jurisdictions in the County of Riverside. RCFD also has several automatic aid agreements with other city jurisdictions as well as the adjacent National Forests. In the vicinity of the Project area the County has an Automatic Aid Agreement with the City of Murrieta and the Pechanga Band of Luiseno Mission Indians through which services, personnel and equipment operated by these independent departments and the County can be automatically made available where need arises.

On June 22, 2011, the Department broke ground on the Glen Oaks Fire Station #96 in Wine Country. Previously housed in a temporary location, the new Glen Oaks Station, a 9,624 square foot facility, will

<sup>1</sup> Riverside County Fire Department FY 11-12 Budget Presentation, <http://rc-budget-labor.com/LinkClick.aspx?fileticket=NevHaLd%2Be90%3D&tabid=2555&mid=5452>, accessed September 3, 2011.

be located on two acres of land located between the Project area and the City of Temecula and will house three RCFD personnel and include a kitchen, dining room, dormitory and offices. The station will also staff a fire engine with paramedic assessment capability. In addition to the new Glen Oaks Station, the Project area would also have access to fire protection services, personnel and equipment located at the following locations, as shown in Table 4.13-2, *Fire Station Locations Serving Wine Country Area* and illustrated in Exhibit 4.13-1, *Sheriff and Fire Station Locations*:

Table 4.13-2  
Fire Station Locations Serving Wine Country

Fire Station	Location	Equipment
Temecula Fire Station #12	28330 Mercedes Street	1 County Paramedic Assessment Engine, 1 Ladder
Rancho California #73	27415 Enterprise Circle West	1 City Paramedic Assessment Engine, 1 Medic Squad, 1 Truck
French Valley Station #83	37500 Sky Canyon Drive	1 City/County Paramedic Assessment Engine, 1 Breathing Support Engine
Parkview Station #84 (volunteer and CAL FIRE)	30650 Pauba Road	1 Paramedic Assessment Engine, 1 Medic Squad, 1 Squad
Wolf Creek Fire Station #92	32211 Wolf Valley Road	1 Paramedic Assessment Engine
Glen Oaks Fire Station #96	3770 Glen Oaks Rd	1 County Paramedic Assessment Engine
Sage Station #28	35655 Sage Rd.	2 State Engines, 1 Dozer, 1 Medic Squad

All of the above Riverside County stations are staffed full-time, 24 hours/7 days a week, with a minimum three person crew. Fire equipment available in the immediate area includes five Type I fire engines, two Type 3 engines, two paramedic squads, one breathing support unit, and one ladder truck.

The Riverside County Fire Department began delivery of advanced life support services (ALS) in the 1980s in communities that could afford to implement the programs. These programs provide a higher level of EMS care, but at a substantially greater cost than a basic life support (BLS) program. Riverside County Fire Department delivers ALS services through firefighters who are cross- trained in ALS level

emergency medical training. Now almost every first response engine company provides the ALS level of service.

As indicated in Table 4.13-1, the County imposes a development impact fee (DIF) to fund the cost of providing public facilities, including fire stations, to serve growing populations. The DIF cannot, however, be used to pay the cost of operating and staffing these facilities. Those costs are paid from the County's General Fund. In that regard, reductions in County revenue have resulted in budget gaps and reductions in personnel and equipment.

The Project area is located in the Hazardous Fire Area of Riverside County as shown on a map filed with the Clerk of the Board of Supervisors; accordingly, new implementing projects within the Project area would be required to comply with the special construction provisions of Riverside County Ordinance No. 787 and the 2010 California Residential Code, California Building Code and California Fire Code. Based on the adopted Riverside County Fire Protection Master Plan, one new fire station or engine company is recommended for every 2,000 new dwelling units and/or 3.5 million square feet of commercial industrial occupancy.<sup>2</sup> In addition, the County has a target response time of approximately five minutes.

### **Public Services – Public Education**

The Project area is served by the Temecula Valley Unified School District. The District encompasses an area of approximately 148 square miles, with 33 schools serving approximately 30,184 students and employing approximately 1,383 certificated teachers. The expected build-out of the community will result in a student population of approximately 45,000 students. The Project area would be served by four existing elementary schools, three middle schools and two high schools. Exhibits 4.13-2, *Elementary School Attendance Boundaries*, 4.13-3, *Middle School Attendance Boundaries*, and 4.13-4, *High School Attendance Boundaries*, show the attendance areas of the various schools as they relate to the Project area. Table 4.13-3, *School Capacity and Enrollment*, indicates the available capacity at each of the schools potentially serving the Wine Country area. It should be noted, however, that the relationship between current enrollment and planned capacity reflects conditions as of June, 2011, and do not include potential students that are expected to be generated by currently approved subdivisions and Specific Plan communities also covered by these school attendance areas. In addition, school attendance area boundaries are subject to change as enrollment warrants.

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<sup>2</sup> Response of the Riverside County Fire Department dated January 27, 2010 to the NOP prepared for EIR 524 (Temecula Valley Wine Country Community Plan).

Table 4.13-3  
Project Area School Capacity and Enrollment (2011)<sup>3</sup>

<i>School</i>	<i>Planned Capacity</i>	<i>Current Enrollment</i>	<i>Available Capacity</i>
Abby Reinke ES	1,226	881	334
Vintage Hills ES	1,138	732	440
Crown Hills ES	1,238	742	496
Tony Tobin ES	1,238	802	436
<b>Subtotal Elementary</b>	<b>4,840</b>	<b>3,157</b>	<b>1,683</b>
Bella Vista MS	1,646	1,210	436
Temecula MS	1,458	1,136	322
Vail Ranch MS	1,700	1,190	510
<b>Subtotal Middle School</b>	<b>4,804</b>	<b>3,536</b>	<b>1,268</b>
Temecula Valley HS	3,525	2,615	910
Great Oak HS	3,320	3,362	(42)
<b>Subtotal High School</b>	<b>6,845</b>	<b>5,977</b>	<b>868</b>

The Temecula Valley Unified School District collects developer fees for school facilities in the amount of \$2.97 per square foot for residential implementing projects without a Mitigation Agreement and \$0.47 per square foot for non-residential implementing projects. Government Code Section 65995(b)(3) authorizes the State Allocation Board (SAB) to implement an inflationary increase in fees every two years based on changes in the Class B construction Index. Current fees will be reviewed by the SAB in January 2012 and are subject to change at that time.<sup>4</sup>

In addition to public schools, the Wine Country area is also served by private schools, including St. Jeanne de Lestonnac School, a private K-9 school located within the Project boundaries.

#### **Public Services – Libraries**

The Riverside County Library System would provide library services to the Riverside County area, including the Project Area. The County Library System includes 33 library facilities, has an annual circulation of 3.4 million items, and a book budget of \$2,600,000.<sup>5</sup> The Project area would be served by two existing public libraries, both located in Temecula: The Temecula Public Library located at 30600 Pauba Road, and the Grace Mellman Community Library located at 41000 County Center Drive. Both libraries have access to the full catalogue of books and materials available in the County library system and specific materials may be ordered for delivery to local libraries. Special programs include online tutors available 24/7 to provide assistance with homework, downloadable music, in-library programs including adult literacy, children’s story time, film and book discussion groups, e-library sources including a “print on demand” catalogue service, and public access to computers and free wireless internet. In addition to the available public library facilities, Wine Country residents and visitors would also have access to the County Library System website and, though it, a variety of online resources that can be accessed remotely.

<sup>3</sup> Information provided by the Temecula Valley Unified School District via email from Susan Ryan, Consultant, Facility Services Department on August 25, 2011.

<sup>4</sup> Temecula Unified School District Developer Fees (2011), <http://www.tvusd.k12.ca.us/file/1250572019296/1313210249855/8532004169733073654.pdf>, accessed September 2, 2011.

<sup>5</sup> Christmas, Gary, *The Riverside County Library System: Thirteen Years of Innovation, Experimentation, and Progress* (June 17, 2010) <http://www.rivlib.net/downloads/whitepaper2010.pdf>, accessed September 2, 2011.

## 4.13 Public Services, Recreation and Utilities

The County Library System standards call for 1.2 volumes and 0.5 square feet of library space per capita. The District currently provides 0.97 volumes per capita and 0.29 square feet of library space. Funding for library services is provided through

a 1.15% ad valorem property tax dedicated to the library. The County Supervisors regularly earmarks a portion of this revenue to build an unrecognized fund balance dedicated for library funding, exclusively. Monies from this budget have only been spent on an as-needed basis to balance the budget. Over time, a library reserve budget has been built. Capitol projects, however, have lagged behind demand and the District has considered utilizing bond programs to fund additional facilities.

### **Public Services – Parks and Recreation**

The Project area would be directly served by the Riverside County Regional Park and Open Space District. At present, there are no public parks located within the Project area; however, area residents and visitors would have access to public parks and recreational facilities owned and maintained by the City of Temecula and by the Valley Wide Park and Recreation District. The Lake Skinner Recreation Area, operated by the Park District, is located immediately adjacent to the Project area. The 1400 acre lake is owned and operated by the Metropolitan Water District and provides opportunities for outdoor recreation including camping, hiking, horseback riding, sailing, and fishing. The surrounding Park offers 241 campsites with picnic bench and fire ring. There are also two shade shelters for picnics and barbeques, a 1.5-mile walking path, amphitheater and Splash Pad. The City of Temecula has several public parks located between Butterfield Stage Road and Anza adjacent to the Project area. These include the 1-acre Pauba Ridge Park, the 3.56-acre Crowne Hill Park, the 3.13-acre Butterfield Stage Park, which offer outdoor basketball, a children's play area, picnic tables and barbeques; and the 4.58-acre Temecula Creek Trail Park, which includes a trail along Temecula Creek in addition to a children's play area and other amenities. The City also operates a Community Center, skate park, municipal swimming pool, and senior center. In addition, Diamond Valley Lake is readily accessible to the Project area. Located approximately 9 miles to the northwest, the recreation area surrounding the lake is operated by Valley Wide Recreation and Park District and provides an Aquatic Center, Science Center, and over 30 miles of trails. Surrounding the lake is the 13,500-acre Southwestern Riverside County Multi-Species Reserve. The Santa Rosa Plateau Reserve is also located close by. Exhibit 4.13-5 shows the location of parks and recreational facilities in the vicinity of the Project Area.

The County of Riverside imposed Park and Recreation Impact fees on new development within unincorporated areas of the County. Table 4.13-4, *Riverside County Park and Recreational Development Impact Fees* shows the current fee table, which would apply to implementing projects within the Project Area.

Table 4.13-4  
Riverside County Park and Recreational Development Impact Fees

Recreational Amenity	Single Family Residential (Per Dwelling Unit)	Multi-family Residential (Per Dwelling Unit)	Commercial (Per Acre)	Industrial (Per Acre)
Regional Parks	\$526.00	\$440.00	\$2,114.00	\$879.00
Community Center/Parks	\$298.00	\$249.00	N/A	N/A
Regional Multi-purpose Trails	\$342.00	\$286.00	\$1,375.00	\$572.00

Source: Board of Supervisors of the County of Riverside, "Ordinance No. 659 (As Amended Through 659.8) An Ordinance of the County of Riverside, Amending Ordinance No. 659/Establishing A Development Impact Fee Program," Adopted September 9, 1988. Amended and Effective August 20, 2009. Accessed June 7, 2010.

On August 20, 2009, the Riverside County Board of Supervisors amended these development impact fees by issuing a temporary reduction of 50 percent, due to the downturn in development impacting Riverside County; however, this reduction would not be expected to continue through the life of the Project and therefore the most recent full fee would be used to calculate potential contribution for the Project area.

#### **Utilities – Water**

The majority of the Project area is served by the Rancho California Water District (RCWD), which provides water service for the cities of Temecula and Murrieta and adjacent unincorporated areas of the County. The RCWD's water supply comes from imported surface water, local groundwater, and recycled water supply through EMWD. As a member agency of the Metropolitan Water District of Southern California, RCWD's imports water via MWD's Colorado River Aqueduct and the State Water Project (SWP). Local groundwater is drawn from the Temecula Valley and Pauba groundwater basins through 47 RCWD-owned wells. Recycled water is obtained from the Temecula Valley Regional Water Reclamation Facility operated by EMWD. RCWD operates and provides recycled water to the Project area made available via an agreement with EMWD to receive EMWD effluent. The use of recycled water would be governed by existing EMWD ordinances including Ordinance No. 72.25 (*Landscape Water*) and Ordinance No. 68.3 (*Amended Rules and Regulations Governing the Provision of Recycled Water System Facilities and Services*).

At present, RCWD delivers approximately 80,000 acre feet per year (afy) of water for domestic, commercial, agricultural and landscape uses. RCWD's customer profile includes a significant agricultural industry that produces avocados, citrus and wine grape products, which add significantly to the local and regional economy.<sup>6</sup>

<sup>6</sup> Written Testimony of Matthew G. Stone, General Manager, Rancho California Water District to the Senate Committee of Indian Affairs, S.2956 (July 22, 2010) <http://www.indian.senate.gov/public/files/MatthewStoneRevisedTestimony.pdf> accessed September 5, 2011.



**Existing/Planned Water Supply**

RCWD recently adopted their 2010 Urban Water Management Plan (UWMP). Using a conservative approach, water demands are calculated using duty factors<sup>7</sup> for various land uses, based upon the 2010 Water Demand Project Study provided by RCWD. For the land uses anticipated within the Project area, RCWD uses the following duty factors to calculate demand:

<u>Land Use</u>	<u>RCWD Duty Factor (acre-ft/year/acre)</u>
• Equestrian	1.0
• Winery <sup>8</sup>	1.5
• Residential	1.6

Existing water use within the Project area was calculated by RBF Consulting based upon GIS data provided by RCWD and is summarized in Table 4.13-5, *Existing Water Use*, covering the three main land use districts within the Project area and the acreage actively used within the Project area for each use based on existing zone and General Plan designations. The projected land use area does not include acreage designated for Winery District in the Project area that is located outside of the boundaries studied by RCWD, as illustrated in Exhibit 4.13-6, *Community Plan Area*.

Table 4.13-5  
Existing Water Use

Land Use	Annual Average Water Use (acre-feet)		Wine Country Average Duty Factor [1] (acre-ft/year/acre)	RCWD Duty Factor[2] (acre-ft/year/acre)
	Existing	RCWD Projected Build-Out		
Equestrian	1,557	2,405	0.86	1.0
Winery	8,258	11,490	1.34	1.5
Residential	1,990	3,225	0.73	1.6
<b>Total</b>	<b>11,805</b>	<b>17,120</b>	<b>N/A</b>	<b>N/A</b>

[1] Duty Factors were calculated by RBF Consulting using the duty factors provided by RCWD. RCWD provided existing meter data for various land uses. The RCWD duty factors were determined to be conservative based upon the average calculated factors; thus, RBF revised the duty factors as shown in the table above and the *Review of Water/Sewer Demands for Wine Country EIR Technical Memorandum* (Appendix H). The duty factors provided by RCWD were based upon the District land use designation, Division and Pressure Zone per parcel.

[2] Duty Factors provided by RCWD. These Duty Factors appear to be conservative compared to the calculated average factors.

The duty factors used in Table 4.13-5 are considered to be somewhat conservative estimates based upon the calculated averages of existing demands. Based upon these current needs, RCWD anticipates an annual average water demand within the Project area of approximately 17,120 acre-feet at build out without the changes proposed by the Project.

<sup>7</sup> A “duty factor” is defined as the number of acre-feet of water per year required to serve one acre of the land use type designated.

<sup>8</sup> This duty factor is consistent with the District’s 2005 Water Facilities Master Plan for Ag/Vineyard Planning Areas for the Rancho Division.



## 4.13 Public Services, Recreation and Utilities

Existing and proposed water facilities currently serving the Project area are shown on Exhibit 4.13-7, *Existing and Proposed Facilities*, which also illustrates the proposed facilities needed to respond to anticipated water demands within the Project area with implementation of the Project at full build-out.

RCWD's 2005 Water Facilities Master Plan (WFMP) is available on the District's web site at [www.ranchowater.com](http://www.ranchowater.com). The WFMP includes master planned facilities (pipelines, pump stations and reservoirs) to be built throughout the District's service area. Facilities within the area are illustrated in the WFMP's Exhibit 3.0-9, *WFMP Proposed Facilities*. These facilities include the major infrastructure components anticipated for the Project area. The sizing of the master planned facilities as well as the distribution pipelines would require analysis when a future implementing project requests water service to ensure redundancy, hydraulic availability and constructability.

### **Utilities – Wastewater**

At the present time, the majority of existing wineries, equestrian, and residential uses in the Project area utilize onsite wastewater treatment systems (OWTS), also known as septic systems, to handle site-generated wastewater and are not connected to a public sewer system. However, in anticipation of the projected growth in the Project area and to protect the groundwater basin, Eastern Municipal Water District (EMWD) prepared a *Wine Country Infrastructure Study* (May 2011), which relied on the land use designations provided by the County of Riverside that were current as of January 13, 2011. EMWD anticipates expansion of its sewer system into the Project area as implementing projects are developed pursuant to the Project.

EMWD provides sewer service and wastewater treatment for four sewer service areas—Hemet-San Jacinto, Moreno Valley, Temecula Valley, and Perris Valley—for purposes of collection, transmission, treatment and disposal of wastewater. The Project area resides within the Temecula Valley service area. Principal product/service categories include wastewater collection and treatment, recycled water delivery, and new service connections. Its main office is located at 2270 Trumble Road in the City of Perris.

EMWD currently treats approximately 45 to 50 million gallons per day of wastewater at its four active regional water reclamation facilities, which are capable of treating 56 million gallons per day. The volume of flow is expected to grow to 64 million gallons per day within the next 10 years based on current trends.

### **Utilities – Recycled water**

Approximately 25,000 acre feet of recycled water is sold annually to agricultural and irrigation users. These customers include 70 agricultural sites, six golf courses, 106 landscape irrigation sites, five private duck clubs, once demonstration wetland project, 17 temporary construction meters, and one wildlife area. Unsold recycled water is transferred to storage ponds and utilized to meet peak demand and recharge groundwater basins; excess water is discharged to Temescal Creek. In order to maximize recycled water use, RCWD is designing systems to serve additional schools, parks, a cemetery, golf courses, open space, streetscapes, additional agricultural uses, and a major power plant.

RCWD operates the recycled water distribution through 2,382 miles of pipeline, 81 water storage tanks, 18 wells, two groundwater desalters (brackish groundwater desalination program), 82 pumping plants and two fresh water filtration plants. Four regional wastewater treatment plants, 55 lift stations and

1,824 miles of wastewater pipeline serve the District's wastewater connections. Each service area is served by a single regional water reclamation facility for which costs and methods of treatment vary.

RCWD's service area is provided recycled water by RCWD's Santa Rosa Water Reclamation Facility (SRWRF) and EMWD's Temecula Valley Regional Water Reclamation Facility (TVRWRF) through an interagency agreement. RCWD governs the use of recycled water pursuant to its Administrative Code and Mandatory Recycled Water Use Program.

The SRWRF is located at 26266 Washington Avenue, Murrieta, California and has a current capacity of 5 mgd. All recycled water produced at this plant is currently reused for landscape irrigation. Seasonal storage ponds near the SRWRF store effluent during the winter months (low demand period) to prevent discharges and provide reclaimed water supply to meet peak summer demands. The current pond storage capacity is approximately 1,100 AF, with an expected ultimate capacity of 2,700 AF.

The TVRWRF is located on Avenida Alvarado in the City of Temecula. The facility currently serves Temecula, Murrieta Hot Springs, and portions of Murrieta; however, the Project area is not located within the facility's ultimate service area. The TVRWRF's typical daily flows are approximately 12 million gallons per day; however, its tertiary treatment facility has a design capacity of approximately 18 million gallons per day. The 95-acre facility is the smallest of EMWD's four active reclamation plants and maintains only 25 million gallons of on-site storage. When additional storage is required, the plant pumps reclaimed water north 10 miles to storage ponds in Winchester or to the Lake Elsinore area. These ponds are currently being expanded.<sup>9</sup> Unlike other EMWD water reclamation facilities, the Temecula Valley plant is located within the Santa Margarita River watershed and operates under the regulatory authority of the San Diego Regional Water Quality Control Board (SDRWQCB).

The application of recycled water is required to meet Basin Plan objectives and currently RCWD does not provide recycled water for use over the lands of the Project area as the TDS requirement of the basin plan would prohibit such use unless additional treatment was provided to reduce the salinity of the recycled water. At present, RCWD is considering an Indirect Potable Reuse (IPR) project to provide long-term sustainable water supplies, water supply reliability, and a high-quality reliable source for recharge within the Project area. The goal of the IPR is to utilize 100 percent of the recycled water resource in an environmentally responsible manner and provide regional salinity management pursuant to the RWQCB Basin Plan objectives (TDS).

The Wine Country Infrastructure Study described above verified the available capacity in three existing gravity sewer mains located in the immediately adjacent area. Table 4.13-6, *Summarized Number of Connections into the Sewer System*, summarizes the available capacity of the three sewer truck systems in terms of "Equivalent Dwelling Units" (EDU's).

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<sup>9</sup> Eastern Municipal Water District, *EMWD Insights – Temecula Valley Regional Water Reclamation Facility*, [http://www.emwd.org/news/Insights/insights\\_temecula2.pdf](http://www.emwd.org/news/Insights/insights_temecula2.pdf), accessed September 5, 2011.

Table 4.13-6  
Summarized Available Capacity and Sewer Connections for Wine Country

Trunk Main System	Available Capacity (mgd)	Maximum Number of EDU Connections
Nicolas Road System	0.467	1,535
Rancho California Road	0.034	50
Highway 79 South	0.324	440
<b>Totals</b>	<b>0.825</b>	<b>2,025</b>

Source: EMWD, *Wine Country Infrastructure Study*, prepared by West Yost Associates, May 2011.

Exhibit 4.13-8, *Sewers Evaluated in the Remaining Available Capacity Analysis*, shows the location of the sewer trunk mains analyzed by the EMWD Infrastructure Study.

As an alternative to a regional wastewater collection and treatment system operated by EMWD, the Winery District area of the Project may also continue utilizing onsite wastewater treatments systems (OWTS) subject to requirements established by RWQCB. Currently, RWQCB delegates approval authority for such OWTS's to the County for projects with an average aggregate wastewater flow of less than 1,200 gallons per day, but this delegation of authority is under review RWQCB. Aggregate daily wastewater flows shall include the project's existing and proposed wastewater flow calculations). Any expansion of an existing facility that results in exceeding an aggregate daily wastewater flow of 1,200 gallons per day shall require referral to an assessment by the State Water Board.

Natural Resources Conservation Service (NRCS) provides general soils information, as shown on the attached Exhibit 4.13-9, *NRCS Soils Map – Areas of Infiltration* that can be useful for estimating the potential for infiltration required for operation of a OWTS. The exhibit has been provided as a planning tool for identifying the areas within the Project area that have soils capable of disposal of wastewater by rapid infiltration and are not intended to be used for design, or to determine whether infiltration is feasible for any given site. Based on the information mapped by NRCS a majority of the Project area is considered to have a "very limited" infiltration, meaning a reduced capability of allowing for rapid wastewater infiltration. In addition, some areas have soils that are considered to be somewhat limited or not limited to rapid wastewater infiltration. For this reason, it is not anticipated that future implementing projects will rely on rapid wastewater infiltration to support sewer services. Instead it is anticipated that backbone sewer infrastructure will be constructed to serve existing development and new implementing projects.

#### **Utilities – Solid Waste**

County Ordinance No. 657 divides unincorporated areas of the County into collection permit areas as shown on a map entitled "Solid Waste Collection Permit Areas of Riverside County." The map is subject to modification by the Board of Supervisors. Waste collection services to the Project area are provided by Waste Management Inc. under contract to the County of Riverside. Services to residential areas include provision of a three-barrel system that provides for collection of trash, recyclables, and green waste. The company also provides E-waste collection, bulky item collection, and ADA walk-in services. Businesses are provided with solid waste bins and weekly service.

Solid waste generated within the Project area would be taken to either the Perris Transfer Station located at 1706 Goetz Road in the City of Perris (operated by CR&R) or the Moreno Valley Transfer Station located at 17700 Indian Street in Moreno Valley (operated by Waste Management, Inc). Solid

## 4.13 Public Services, Recreation and Utilities

waste is ultimately disposed of in one of three landfills serving the Temecula Valley area: Badlands Landfill near Moreno Valley, Lamb Canyon Landfill near Beaumont, CA and the El Sobrante Landfill, near Corona. The Riverside County Waste Management Department (RCWMD) owns and operates six of the seven active landfills within the County, with the seventh landfill, the El Sobrante landfill, representing a public-private partnership between the Riverside County Waste Management District (RCWMD) and USA Waste of California, Inc.

All of the active landfills located in Riverside County are classified as Class III landfills, which accept only non-hazardous municipal solid wastes. Hazardous waste that inadvertently enters the County landfills is handled through a Load Check Program, which consists of (1) random waste load inspections; (2) temporary storage of recovered hazardous waste at Lamb Canyon’s central accumulation facility; and (3) removal of the accumulated hazardous waste by a licensed hazardous waste hauler of common household hazardous waste (HHW), such as antifreeze, batteries, oil, and paints (ABOP). The RCWMD operates two ABOP facilities. In addition, the RCWMD has a mobile program sponsoring temporary events for residents of the County and its cities to periodically collect ABOP. The RCWMD also operates two permanent HHW collection facilities that accept more than ABOP (i.e., universal waste and E-waste). Used motor oil drop-off centers are located throughout the County to collect and recycle used oil.

Table 4.13-7  
Sanitary Landfills Serving Wine Country Community Plan Area

Landfill	Location	Permitted Maximum Daily Disposal (tons)	Estimated Permitted Capacity (tons)	Estimated Remaining Capacity (tons)	Estimated Landfill Closure Date <sup>1</sup>
Lamb Canyon	Beaumont	5,000	15,646,000	8,647,603	2021
Badlands	Moreno Valley	4,000	17,619,521	8,987,467	2024
El Sobrante <sup>2</sup>	Corona	5,000 <sup>3</sup>	52,320,000	44,313,426	2045

Source: RCWMD

1. Estimated closure dates are projections published in the current permitting documents, i.e., RDSI/JTDs. These projections rely not only on landfill capacity design but also on the economy, which affects waste generation and disposal quantities. Therefore, they are regularly re-evaluated internally for planning purposes. Expansion capabilities exist at Badlands and Lamb Canyon.

2. El Sobrante Landfill is the only private landfill in the County, owned and operated by USA Waste of California, a subsidiary of Waste Management, Inc. It is permitted to receive out-of-County waste. The data in the above table represents only the in-County portion of the landfill’s waste capacity permitted and received that is readily available to the County.

3. El Sobrante is permitted for up to 70,000 tons per week, with a daily tonnage limit of 16,054 tons. A maximum of 5,000 tons/day is reserved for in-County waste, leaving the maximum commitment of Non-County waste at 11,054 tpd.

As shown in Table 4.13-7, *Landfills Serving Wine Country Plan Area*, adequate landfill capacity exists to accommodate waste generated from the Project area.

### 4.13.3 REGULATORY FRAMEWORK

Applicable federal, State, and local regulatory policies and law that apply to Public Services, Utilities, and Infrastructure have been discussed in the Existing Setting section for each of the topical areas covered.

#### 4.13.4 SIGNIFICANCE THRESHOLD CRITERIA

Appendix G of the CEQA Guidelines contains the Initial Study Environmental Checklist Form. The Checklist includes the following question relating to public services, Utilities, and Infrastructure, which have been utilized as the thresholds of significance in this section. Accordingly, a significant environmental impact would occur if the Project would:

- a) Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities and/or the need for new or physically-altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for fire protection, police protection, schools, parks, storm drains or other public facilities
- b) Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated;
- c) Include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment.
- d) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects;
- e) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects (this threshold is addressed in Section 4.9, *Hydrology and Water Quality*);
- f) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed;
- g) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the providers existing commitments; and
- h) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs.

#### 4.13.5 IMPACT ANALYSIS AND MITIGATION

##### ANALYTIC METHOD

Impacts to public services, recreation, and utilities were evaluated with regard to existing State, County, and local plans and policies information available for the Project area. For each topic below, programmatic, construction, operational, and infrastructure improvement-related impacts associated with the Project have been identified and analyzed. When considering the significance of an individual impact, the EIR considers the existing local, State and Federal regulations, laws and policies in effect, including applicable County General Plan policies. In addition, the impact analysis considers the Project Design Features that have been incorporated into the Project to avoid, reduce or offset potential impacts. In cases where existing regulations and policies and Project Design Features may not adequately reduce Project impacts, the County has proposed additional mitigation measures in EIR No. 441 to reduce, avoid or offset Project-related impacts. These mitigation measures will be incorporated into the Project Mitigation Monitoring and Reporting Program, which will be adopted as part of the Project approval process.

### Project Design Features

1. The Project proposes the expansion of roadways and trail facilities within the Project area as illustrated in Exhibit 3.0-7 and 3.0-8.
2. As part of the Wine Country Infrastructure Study (WCIS), EMWD identified potential alternatives to accommodate Project sewer flows. Descriptions of these alternatives are provided in the Project Description (Draft EIR Section 3.0, *Project Description*).
3. As stated in the Final Integrated Regional Water Management Plan for the Upper Santa Margarita Watershed Planning Region, RCWD is planning to improve groundwater recharge facilities and construct up to 18 new groundwater wells to increase water supply and conjunctive use storage for its service area.
4. RCWD's Water Facilities Master Plan (WFMP) includes master planned facilities (pipelines, pump stations and reservoirs) to be built throughout the District's service area. Facilities within the Project area are shown on Exhibit 3.0-8, *WFMP Proposed Facilities*.

### **Impact 4.13-1 Law Enforcement**

**Threshold:** *Would the Project result in substantial adverse physical impacts associated with the provision of new or physically altered law enforcement facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives?*

**Determination:** *Less than Significant*

### Wine Country Community Plan Overview of Programmatic Impacts

The Project does not propose specific development projects. Rather, the Plan presents a process and basic framework within which priorities are established, and specific projects and action will be undertaken in the future within the Project area. However, the Project would facilitate future implementing projects, and therefore, could indirectly increase the demand for law enforcement services within the Project area.

The County Sheriff's Department would provide law enforcement services to the Wine Country area as it does now. The Department maintains and staffs its Southwest Sheriff's Station to provide law enforcement services under contract to the City of Temecula and directly to surrounding unincorporated areas. The Department allocates its resources flexibly so that it can respond to changing needs within its service area. It currently meets the General Plan-stated goal (General Plan EIR No. 441, Mitigation Measure 4.15.2C) of 1.5 officers for each 1,000 residents. As noted in the Project Description, Table 3.0-2, *Wine Country Planning Assumptions*, implementation of the Project would result in an overall 33 percent reduction in the number of permanent residents within the Plan area as compared to what it is provided for in the current General Plan. The County General Plan EIR No. 441 already evaluated public service needs for County buildout. Accordingly, the Sheriff's Department would not be required to increase staffing beyond previously anticipated levels to serve the resident population.

Since the number of permanent residents would be reduced with the implementation of the Project (relative to the current General Plan), its impact on the need for additional police facilities would be less than significant. Future implementing projects would continue to implement applicable County policies and programs as noted above in Regulatory Framework and as summarized below.

### **Construction-related Impacts (of Implementing Projects)**

Implementing projects resulting from the Project are expected to occur over a 25-year period. Temporary construction related impacts are anticipated to involve grading to construct building pads, access roads, walls or other fencing, signage, lighting, landscaping, onsite utilities, trails and necessary infrastructure improvements to support the proposed implementing projects. Construction related impacts are not anticipated to significantly affect law enforcement resources above and beyond what is discussed above.

### **Operational Impacts (of Implementing Projects)**

Operational impacts are anticipated to include residential, equestrian, and winery activities within the Project area. Implementation of the Project would increase the number of visitors to the area. That increase could require temporary increases in the number of officers assigned to the Southwest Station service area to ensure adequate policing, particularly during special events. However, as noted, the Sheriff's Department maintains capacity to adjust its staffing assignments to manage temporary increases in the needs of its services.

### **Infrastructure Impacts (of Implementing Projects)**

Infrastructure improvements may be necessary within and outside of the Project area. It is anticipated that a majority of these improvements will primarily occur within existing roadways and/or rights of way and would have relatively small footprints associated with trenches, such as linear facilities like sewer and water pipelines, or small areas adjacent to existing roadways or within properties, such as those associated with reservoirs, pump stations, traffic improvements, or storm drain improvements. The potential impact to law enforcement resources from these improvements is anticipated to be less than significant.

### **Summary of Applicable Existing Regulations and Policies**

- a) General Plan Policy LU 9.1, requires new development proponents to contribute their "fair share" to fund Sheriff Service facilities
- b) Standard Conditions or Requirements. Four mitigation measures prepared for the 2003 General Plan were adopted to set specific levels of services for law enforcement services.
  1. Riverside County shall require as a part of the development review process, proponents of new businesses, recreational and commercial land uses such as shopping centers, health clubs, large hotels over 200 rooms, convention centers and commercial recreational activities be required to provide on-site security.
  2. Riverside County Transportation and Land Management Agency shall inform the Riverside County Sheriff's Department of the existence of all new homeowner's associations within the County. The Riverside County Sheriff's Department shall coordinate with homeowner's associations to establish a Neighborhood Watch Program.
  3. Riverside County shall meet and maintain a goal of 1.5 sworn officers per 1,000 population, as recommended by the International City Managers' Association.
  4. Riverside County shall require the development applicant to pay the County Sheriff's established development mitigation fee prior to issuance of a certificate of occupancy on any structure as they are developed. The fees are for the acquisition and construction of public facilities.



### **Mitigation Measures**

No additional mitigation is necessary.

### **Conclusion**

The Project would result in no greater demand for law enforcement services and associated impacts related to the construction of new facilities than previously identified in the General Plan and General Plan EIR No. 441, although demand could increase on a temporary basis due to the influx of tourists at particular times of the year or days of the week. The General Plan EIR No. 441 included mitigation measures that would reduce impacts on police services and facilities resulting from population and employment increases related to General Plan build out. However, the General Plan EIR No. 441 concluded that, even with these mitigations measures, the cumulative impact of projected growth on police services would remain significant and unavoidable, as the need for new facilities could not be ruled out on a countywide basis. Nonetheless, since the number of permanent residents within the Project area would decrease as compared to the number of residents anticipated by the General Plan, and the law enforcement presence in the Project area is consistent with General Plan goals and policies, the Project's contribution to cumulative impacts would be less than cumulatively considerable and its cumulative impact would be less than significant.

### ***Impact 4.13-2 Fire Protection Services***

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

***Determination: Potentially Significant Impact***

### **Wine Country Community Plan Overview of Programmatic Impacts**

RCFD has a target response time of five minutes. At present, fire stations that would potentially serve the Project area would have the following response times with the opening and staffing of the new Glen Oaks Station. The Country Fire Department has a target response time of five (5) minutes; however, in accordance with policy set forth for the "rural" land use category in the RCFD 1986 *Fire and EMS Master Plan*, the nearest existing fire stations have a target response time of seven (7) minutes. At present, fire stations potentially serving the Project area would have response times as shown in Table 4.13-8, *Fire Response Time by Key Location*.

Table 4.13-8  
Wine Country Fire Response Time by Key Location

Location	Station 96	Station 84	Station 12	Station 92	Station 73	Station 83	Station 28
Rancho California Road/ Monte De Oro	<b>4:37</b>	7:13	9:19	10:33	10:40	n/a	n/a
Anza/ De Portola	n/a	6:31	9:03	<b>6:20</b>	11:37	n/a	n/a
De Portola/ East Benton Rd	<b>2:55</b>	14:22	16:30	n/a	n/a	15:32	6:16
Highway 79/ Los Caballos	12:03	<b>6:30</b>	9:00	6:16	11:36	n/a	n/a
Pauba/ De Portola	<b>8:10</b>	9:52	12:25	9:41	15:00	n/a	n/a
Rancho California/ Anza	<b>5:43</b>	6:07	8:14	n/a	9:33	12:33	n/a
Glen Oaks/ De Portola	<b>0:59</b>	12:48	14:56	n/a	n/a	14:23	8:56
Los Caballos/ Pauba	<b>7:37</b>	9:45	12:17	9:41	14:18	n/a	17:09
n/a – response time not available							

The targeted five-minute response time is met at three of the eight key locations identified by the Fire Department for the Project area. The Department exceeds the targeted response time by two minutes or less at three additional key locations. Response time exceeds seven minutes at two locations: Pauba/De Portola and Los Caballos/Pauba. The targeted response time is not met at all key locations. A two-to-eight minute exceedence of the five-minute standard could be considered potentially significant. There is no location within the Project area that cannot be reached by equipment and personnel from at least one station within approximately eight (8) minutes, although the Pauba/DePortola location is right at the upper limit at 8:10.

As the level-of-service declines on Project area roadway, the average speed for emergency response units would also decline, shrinking the 7-minute response area for any given station and generally compromising service. As such, RCFD will require that all traffic impact analysis (TIA) for implementing projects analyze impacts to emergency services.

All new implementing projects constructed pursuant to the provisions of the Project shall be required provide for water mains, fire flow, hydrant installation and other required improvements for fire suppression pursuant to the provisions of the appropriate sections of Riverside County Ordinance No. 460 and/or No. 787 and shall be subject to review and approval by the Riverside County Fire Department. New commercial implementing projects would be required to meet minimum fire flow for commercial structures pursuant to the requirements of Table A-III of the California Fire Code. All projects constructed within designated Hazardous Fire Areas would be required to comply with the special construction provisions contained in Riverside County Ordinance No. 787 and the applicable provisions of the California Building Code and California Residential Code, including the installation of fire sprinklers in single and multifamily residential structures. All buildings would also be required to install fire retardant roofing material as described in Chapter 7A and Section 1505 of the California Building Code. Funding for the cost of additional fire protection services personnel would be ensured, in part, through the County's established Structural Fire Tax. This would ensure that adequate operational considerations related to staff levels are provided.

Compliance with all applicable laws, ordinance, and resolution of the County and State Codes, including the provisions described above, would help to mitigate potential impacts resulting from development of

implementing projects facilitated by the implementation of the Project. In addition, as part of the County standard development review process, the Riverside County Fire Department would be consulted prior to project approval to ensure all fire/EMS service concerns related to implementing projects are adequately addressed and additional mitigation is included, if needed.

### **Construction-related Impacts (of Implementing Projects)**

Implementing projects facilitated by from the Project are expected to occur over a 25-year period. Temporary construction-related impacts are anticipated to involve grading to construct building pads, access roads, walls or other fencing, signage, lighting, landscaping, onsite utilities, trails and necessary infrastructure improvements to support implementing projects. Construction-related impacts are not anticipated to significantly affect fire protection services above and beyond what is discussed above. As part of the County standard development review process, the Riverside County Fire Department would be consulted prior to project approval to ensure adequate emergency access and fire flows are provided during construction.

### **Operational Impacts (of Implementing Projects)**

The Project will support new and existing wineries, as well as other commercial activities that encourage tourism. The Project would also maintain large residential estates and continue to support equestrian uses. All new implementing projects would be required to conform with existing regulations and policies related to fire protection. Although there are no locations within the Project area that cannot be reached by fire personnel, in the event of multiple emergency calls, RCFD may not be able to reach a emergency within its target 5-minute response time. This could result in a significant impact.

### **Infrastructure Impacts (of Implementing Projects)**

Infrastructure improvements may be necessary within and outside of the Project area. It is anticipated that a majority of these improvements will occur primarily within existing roadways and/or rights-of-way and would have relatively small footprints associated with trenches, such as linear facilities like sewer and water pipelines, or small areas adjacent to existing roadways or within properties, such as those associated with reservoirs, pump stations, traffic improvements, or storm drain improvements. The potential impact to fire protection services from these improvements is anticipated to be less than significant.

### **Summary of Applicable Existing Regulations and Policies**

- a) Ordinance No. 460 requires that the division of land into lots be reviewed and approved by the RCFD
- b) Ordinance No. 695 requires the abatement of “hazardous vegetation,” which is defined in the ordinance as vegetation that is flammable and endangers the public safety by creating a fire hazard.
- c) Ordinance No. 787 adopted the 2010 California Fire Code and added further restrictions
- d) General Plan policies LU 5.2 and LU 9.1 ensure that new development contributes funds to be used to provide necessary fire and emergency response services and that facilities are constructed in a timely manner to ensure adequate protection of the people and property of Riverside County
- e) General Plan policies S 5.5, S 5.9, and S 5.10 require development be constructed to building and fire code standards to ensure buildings provide appropriate levels of fire resistance and situated to provide adequate emergency access and evacuation.

### Mitigation Measures

The following mitigation measures have been recommended by the County Fire Department:

**PSU FIRE - 1** All implementing projects requiring a traffic impact analysis (TIA) shall analyze the project-related traffic's impact on emergency service response times. Implementing projects shall participate in a land acquisition and fire facility construction program, as necessary, to ensure adequate response times, as determined by the Riverside County Fire Department (RCFD).

**PSU FIRE - 2** All implementing projects shall participate in a fire mitigation fee program pursuant to County Ordinance No. 659, *Development Impact Fees*, which would allow one-time capital improvements such as land and equipment purchases (e.g., fire suppression equipment) and construction development.

**PSU FIRE - 3** Prior to the approval of any implementing project for lands adjacent to open space areas, a fire protection/vegetation management plan (fuel modification plan) shall be submitted to the Fire Department for review and approval. Provision shall be made as part of the development entitlement process for a Home Owners Association (HOA) or other appropriate management entity to be responsible for maintaining the elements of the plan, including the power to assess HOA fees or other fees required to fund the maintenance activity.

**PSU FIRE - 4** Flag lots will not be permitted without adequate secondary access or alternative measures as deemed appropriate by the Fire Chief.

**PSU FIRE - 5** For those residential areas planned for rural residential estate lots, the proponent of the implementing project shall ensure the construction of water lines and hydrants (and maintain sufficient water pressure) per current applicable fire code to ensure adequate fire protection.

### Conclusion

According to the County Fire Department's January 27, 2010 response to the Project's NOP, implementation of the Project would have a cumulative adverse impact on the Fire Department's ability to provide an acceptable level of service. Impacts include an increased number of emergency and public service calls due to the increased presence of structures, traffic, and population (including transient tourists). Implementing projects facilitated by the Project would be required to participate in the County's DIF program for public facilities to mitigate a portion of these impacts. Payment of these fees would provide funding for capital improvements such as land, equipment purchases, and fire station construction. The Department estimates that, pursuant to the County's standard of one new fire station and/or engine company per 2,000 new dwelling units and/or 3.5 million square feet of commercial/industrial occupancy, as many as three additional fire stations may be needed to meet anticipated service demands; however, the availability of sufficient funding to equip and staff such new facilities may not be available over the long term and the ability of the Department to negotiate for adequate funding for either construction or long-term staffing with individual developers is uncertain, through provided for in the mitigation measures above. Accordingly, even with the implementation of the Mitigation Measures above, the Project could result in an indirect, cumulatively considerable contribution to a potentially significant cumulative impact.

**Impact 4.13-3 Public Education**

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

**Determination:** *Less than Significant*

**Wine Country Community Plan Overview of Programmatic Impacts**

The Project could facilitate future residential implementing projects in the Project area, which could increase the school-aged population, and thereby contribute to an increased demand for public educational services and facilities; however, the Project area is served by four elementary schools, three middle schools and two high schools, all but one of which have significant available capacity. Further, as shown in Table 3.0-1, *Wine Country Planning Assumptions*, the Project would result in a reduction in the number of residential units constructed within the Wine Country Plan area as compared to the number anticipated pursuant to the current General Plan and anticipated by the Temecula Valley Unified School District, which would serve the Project area. As shown in Table 4.13-9, *Wine Country Student Generation*, residential implementing projects within the Project area would not exceed 1,433 at full build-out, spread between elementary, middle school, and high school.

Table 4.13-9  
Wine Country Student Generation

School Level	Generation Factor	Residential Units	Students at Build-Out
Elementary School	0.3754	1,916	719
Middle School	0.1718	1,916	329
High School	0.2011	1,916	385
<b>Total</b>			<b>1,433</b>

As shown in Table 4.13-3, the Temecula Unified School District has school facilities available to serve the Project area with unused capacity sufficient to accommodate 1,406 elementary students, 1,268 middle school students, and 868 high school students and, therefore, will have sufficient capacity to handle additional numbers of students generated by implementing projects facilitated by the Project, and since all residential and non-residential implementing projects would be required to school impact fees in effect at the time of development, which are intended to fully mitigate project impacts on public schools, the Project’s impact on public school facilities would be less than significant.

**Construction-related Impacts (of Implementing Projects)**

Implementing projects facilitated by the Project are expected to occur over a 25-year period. Temporary construction related impacts are anticipated to involve grading to construct building pads, access roads, walls or other fencing, signage, lighting, landscaping, onsite utilities, trails and necessary infrastructure improvements to support implementing projects. Construction-related impacts are not anticipated to significantly affect public education above and beyond what is discussed above.

### **Operational Impacts (of Implementing Projects)**

Operational impacts are anticipated to include residential, equestrian, and winery activities within the Project area. An increase in the number of residents would likely result in an increase in the number of students using public school facilities within the Temecula Valley School District. Based on the current enrollment numbers, Temecula Valley School District has sufficient capacity to accommodate the addition students. Therefore, this impact would be less than significant.

### **Infrastructure Impacts (of Implementing Projects)**

Infrastructure improvements may be necessary within and outside of the Project area. It is anticipated that a majority of these improvements will occur primarily within existing roadways and/or rights of way and would have relatively small footprints associated with trenches, such as linear facilities like sewer and water pipelines, or small areas adjacent to existing roadways or within properties, such as those associated with reservoirs, pump stations, traffic improvements, or storm drain improvements. The potential impact to public education from these improvements is anticipated to be less than significant.

### **Summary of Applicable Existing Regulations and Policies**

- a) Leroy F. Greene School Facilities Act (SB 50) requires development fees to be paid pursuant to development Conditions of Approval. Pursuant to this law, the payment of these school fee amounts would constitute full and complete mitigation for school facilities.
- b) General Plan policy LU 5.2 directs Riverside County to take action to ensure that development does not cause growth to exceed acceptable levels of service.

### **Mitigation Measures**

No additional mitigation is necessary.

### **Conclusion**

The General Plan EIR No. 441 indicates that build out of the General Plan would substantially contribute to a significant cumulative impact on school facilities, resulting in a potentially significant cumulative impact related to the need for new schools to serve a growing school-age population. However, the full build out of the Project pursuant to the zoning and land use designations proposed in the Project would not contribute substantially to the cumulative impact on school facilities because sufficient facilities are currently available to serve the community and all projects facilitated by the adoption and implementation of the Plan would pay the statutorily required school facilities fee. Therefore, the Project would not make a cumulatively considerable contribution to the significant and unavoidable cumulative impact identified in General Plan EIR No. 441, and the Project's cumulative impact would be less than significant.

### ***Impact 4.13-4 Libraries***

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

***Determination: Potentially Significant Impact***

**Wine Country Community Plan Overview of Programmatic Impacts**

As previously noted, the Project area is currently served by the Riverside County Library District, which maintains two full service libraries in the adjacent City of Temecula. Each library has access to the full catalogue of materials available within the library system and the District itself, and each library that serves the area, maintains a website that allows users to access the library's resources remotely. The Library District seeks to maintain a standard of 1.2 volumes and 0.5 square feet (sf) of library space per capita, which is consistent with the State standard. The anticipated population of Project area is estimated to be 5,770 at build out and therefore would require approximately 2,885 square feet of library facility and 6,924 volumes of library material to meet the County's targeted standard. Over all, the Riverside County Library System has 0.29 square feet of library space per capita. As previously noted, libraries in the Riverside County Library System are funding by a 1.15% ad valorem property tax dedicated to the library. Implementation of the Project would increase the value of property within the Plan area and therefore increase the amount of funding available to build, equip, and staff library facilities; however, the amount of contribution cannot be reliably predicted given fluctuations in property values upon which these tax revenues are based and there is no requirement that tax revenue generated in a given area will be used to provide additional library facilities in that area.

The combined square footage of the two most accessible libraries is more than 50,000 square feet and the libraries together contain well over 150,000 volumes of materials in addition to providing access to the entire catalogue of library materials in the County system. The current service area population, inclusive of the population that could be generated by build out of the Project area would be approximately 156,000 at General Plan build-out. The Project would reduce the number of permanent residents originally anticipated within the Plan area; however, based on current and projected service area population, approximately 78,000 square feet of library facility would be required to meet the current County standard and a potentially significant indirect impact on library facilities could occur as a result of implementing projects facilitated by the Project.

**Construction-related Impacts (of Implementing Projects)**

Implementing projects facilitated by the Project are expected to occur over a 25-year period. Temporary construction-related impacts are anticipated to involve grading to construct building pads, access roads, walls or other fencing, signage, lighting, landscaping, onsite utilities, trails and necessary infrastructure improvements to support implementing projects. Construction-related impacts are not anticipated to significantly affect library services above and beyond what is discussed above.

**Operational Impacts (of Implementing Projects)**

Operational impacts are anticipated to include residential, equestrian, and winery activities within the Project area. The Project would reduce the total anticipated population compared to the 2003 General Plan, reducing the demand for library services and facilities. However, the number of library facilities available locally is less than Riverside County's current standard, therefore, the Project could result in a potential significant impact to library services.

**Infrastructure Impacts (of Implementing Projects)**

Infrastructure improvements may be necessary within and outside of the Project area. It is anticipated that a majority of these improvements will occur primarily within existing roadways and/or rights of way

and would have relatively small footprints associated with trenches, such as linear facilities like sewer and water pipelines, or small areas adjacent to existing roadways or within properties, such as those associated with reservoirs, pump stations, traffic improvements, or storm drain improvements. The potential impact to library services from these improvements is anticipated to be less than significant.

### **Summary of Applicable Existing Regulations and Policies**

- a) Riverside County Ordinance No. 659 – Development Impact Fees Program requires new all new residential, industrial, and commercial development to pay development impact fees to offset impacts to existing and future public facilities. For library services, these funds are collected and used to provide both library services and construction of new facilities pursuant to the Public Facilities Needs List.
- b) General Plan policy LU 5.1 ensures that Riverside County shall take action to ensure that development does not cause growth to exceed acceptable levels of service.
- c) Standard Conditions or Requirements. One mitigation measure prepared for the 2003 General Plan was adopted to set specific levels of services for libraries.
  1. Riverside County shall provide a minimum of approximately 0.5 square foot of library space and 2.5 volumes per County resident.

### **Mitigation Measures**

No additional mitigation is necessary.

### **Conclusion**

Based on the current Riverside County standard, there are insufficient library facilities available to provide the targeted level of service to the Project area and the balance of the service area of the two existing libraries in the Temecula area. The Project would reduce the total anticipated population within the Plan area at build out and would therefore reduce the Plan area's contribution to demand for library services and facilities. Nonetheless, there is an existing deficiency in library facilities both locally and Countywide based on the County's current standard and, therefore, implementing projects within the Project area would make an indirect but cumulatively considerable contribution to that existing deficiency, resulting in a potentially significant cumulative impact on library facilities and services.

### ***Impact 4.13-5 Parks and Recreation***

**Threshold:** *Would the Project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?*

**Determination:** *Less than Significant with Mitigation*

### **Wine Country Community Plan Overview of Programmatic Impacts**

The implementation of the Project would facilitate future implementing projects in the Project area, which would increase population and significantly increase the number of transient visitors (i.e. tourists) accessing both the Project area and the surrounding region, thereby increasing both demand for and utilization of existing parks and recreational facilities. There are numerous existing parks and both local and regional recreational facilities in the vicinity of the Project area, there are no parks located within the Project area and none are proposed by the County's Master Plan nor by the Project itself. Park



facilities could be acquired and built by the County or by private developers building in the Project area.

The County of Riverside's Parkland Dedication Standard is five acre per 1,000 population. Implementation of the Project would result in a population of approximately 5,770 permanent residents, requiring dedication and development of approximately 28.5 acres of parkland within the Project area. Quimby fees collected by the County could fund the development, expansion, and/or improvement of local and regional facilities; however, the majority of such fees are assessed on residential implementing projects rather than on the kind of commercial or agricultural implementing projects that would be expanded pursuant to the Project. Indeed, the Project would reduce the number of residential units permitted within the Project area compared to the number of units permitted by the currently applicable General Plan designations and zoning. Mitigation Measures provided in this section permit the District to enter into such negotiations as part of the County's development entitlement process, but these resources cannot be guaranteed and therefore cannot be considered in assessing potential Project impacts. Developers of residential projects could be required to provide private and/or public park and/or recreational facilities as part of the project's entitlement process; however, the number and amount of such facilities cannot be accurately predicted at this time.

The Project incorporates an extensive trails network and non-vehicular circulation system into the Project (refer to Exhibit 3.0-8, *Proposed Trails Map*). These trails would be dedicated by property owners concurrent with discretionary application review and processing, and the construction and operation of these trails would be provided by the County through its General Fund and development impact fees. The Project also establishes an equestrian trails network and creates the Wine Country-Equestrian District, which is a regional recreational area drawing equestrian enthusiasts from all over Southwest Riverside County and beyond. The Project would also establish the Wine Country – Winery District which would serve as a recreational destination. Combined, the trails network, equestrian trails, bicycle trails, Winery and Equestrian Districts represent a significant contribution toward regional recreation needs. With implementation of the Plan's trails systems and Equestrian District, along with current General Plan policies and other County programs noted above, the Project is not anticipated to represent a significant impact upon recreational facilities.

### **Construction-related Impacts (of Implementing Projects)**

Implementing projects facilitated by the Project are expected to occur over a 25-year period. Temporary construction related impacts are anticipated to involve grading to construct building pads, access roads, walls or other fencing, signage, lighting, landscaping, onsite utilities, trails and necessary infrastructure improvements to support implementing projects. Construction related impacts are not anticipated to significantly affect recreational facilities above and beyond what is discussed above.

### **Operational Impacts (of Implementing Projects)**

Operational impacts are anticipated to include residential, equestrian, and winery activities within the Project area. Implementation of the Project would facilitate future implementing projects in the Project area and would increase population and significantly increase the number of transient visitors (i.e. tourists) accessing both the Project area and the surrounding region, increasing demand and utilization of existing parks and recreational facilities. This future recreational demand has been incorporated into the Project through the extensive trails system and Equestrian District formation. In addition, the visitor-serving commercial uses permitted within the Winery District (such as resorts) are anticipated to include a variety of visitor-serving recreational amenities and opportunities.

### Infrastructure Impacts (of Implementing Projects)

Infrastructure improvements may be necessary within and outside of the Project area. It is anticipated that a majority of these improvements will occur primarily within existing roadways and/or rights of way and would have relatively small footprints associated with trenches, such as linear facilities like sewer and water pipelines, or small areas adjacent to existing roadways or within properties, such as those associated with reservoirs, pump stations, traffic improvements, or storm drain improvements. The potential impact to recreational facilities from these improvements is anticipated to be less than significant.

### Summary of Applicable Existing Regulations and Policies

- a) Quimby Act (California Government Code Section 66477) allows local jurisdictions, through an ordinance, to require developers to dedicate land, pay fees or a combination of both for park and recreational purposes as a condition of approval of Tentative and Parcel Maps.
- b) Riverside County Ordinance No. 460 (Regulating the Division of Land), Section 10.35 details the methods in which land shall be dedicated, fees shall be paid or a combination thereof pursuant to the Quimby Act. Implementation of Ordinance No. 460 ensures that Riverside County is in compliance with the state's Quimby Act and that an adequate amount of park and recreational facilities are available to the residents of Riverside County.
- c) Riverside County Ordinance No. 328 (Rules and Regulations for the Government of County or District Owned or Operated Parks and Open Space Areas) prescribes rules and regulations for parks and open space areas within Riverside County. The regulations found in Ordinance No. 328 reduce the potential wear and tear that facilities may experience due to population growth.
- d) General Plan policies OS 20.3, 20.5, and 20.6 relate to the development of recreation facilities.
- e) General Plan policies C 4.9, 15.3, 15.4, 16.1, 16.2, 16.6, 17.2, 17.3, 18.1, 18.2, and 18.3 provide guidance and direction for a trail system for pedestrians and bike riders.
- f) General Plan policies LU 23.1, 23.2, and 23.3 concern community development that is accessible to pedestrian and bicycle riders.

### Mitigation Measures

**PSU REC-1** All implementing projects within the Project area shall participate in any future trails phasing and financing plan being developed by the County.

**PSU REC-2** Prior to the approval of any implementing project within the Project area, a park and recreational facilities dedication plan or fee-in-lieu shall be submitted to the County Regional Recreation and Parks District for review and approval. This includes at minimum the "half-width" dedication of trail right-of-way (ROW) for any trails bordering a proposed implementing project, and full dedication and/or construction of trails traversing a proposed implementing project. Where private recreational facilities are proposed, provision shall be made as part of the development entitlement process for a HOA or other appropriate management entity to be responsible for maintaining the elements of the plan, including the power to assess HOA fees or other fees required to fund the maintenance activity.

**PSU REC-3** To the extent feasible, the County Regional Recreation and Park District should work to negotiate joint use agreements with the Temecula Valley Unified School District for the joint use of school recreational facilities including playing fields, to contribute to the supply of public parks located within reach of residents of the Project area.

### **Conclusion**

The County of Riverside has established a standard of 5 acres of parkland for each 1000 residents of the County. At the present time that standard has not been met and a Countywide deficiency exists. In the immediate vicinity of the Project site, the County operates the Lake Skinner park and recreational facilities. These are regional facilities and consist primarily of campsites and facilities dedicated to facilitating fishing in the Lake. The Valley Wide Recreation and Park District operates regional recreational facilities at Diamond Valley Lake. These are also regional facilities primarily intended to complement recreational use of the Lake. The City of Temecula provides neighborhood and community park and recreational facilities in the vicinity of the Project site, which could be accessed by residents of the Project area and by tourists drawn to the Project area by the commercial facilities, hotels, spas, and restaurants, the development of which would be encouraged by the Project. The addition of nearly 44,000 tourists annually to the Project area would significantly impact the surrounding region and place new burdens of use on existing and future regional and local recreational and park facilities in addition to those that can be anticipated through the build-out of the Temecula and Murrieta General Plans and the balance of the County General Plan and Southwest Area Plan. This potential increase in regional demand on recreational facilities has been mitigated through Project Design Features noted above, including an extensive trails system, establishing the Equestrian District, and allowing for a variety of visitor-serving recreational amenities within the Winery District.

### ***Impact 4.13-6 Water and Water Supply***

**Threshold:** *Would the Project have sufficient water supplies available to serve the project with existing entitlements and resources or are new or expanded entitlements needed?*

Or

*Would the Project require or result in the construction of new water treatment facilities or the expansion of existing facilities, the construction of which could cause significant environmental effects?*

***Determination: Less than Significant with Mitigation***

### **Wine Country Community Plan Overview of Programmatic Impacts**

#### **Water Supply:**

Rancho California Water District adopted its 2010 Urban Water Management Plan with demands based on then-existing projected land uses and related water demands within the Project area. Data included in UWMP Table 4.2-4 (Projected Water Supply and Demand/Normal Year) is provided below and provides a reasonable estimate of anticipated supply and demand for purposes of this analysis.

Table 4.13-10 – Projected Water Supply and Demand  
Normal Water Year (Acre Feet)

Water Sources	2015	2020	2025	2030	2035
<b>SUPPLY</b>					
Imported					
Treated	46,950	51,134	55,623	59,901	64,390
Untreated - Groundwater Recharge	13,000	23,000	23,000	23,000	23,000
Untreated - SMR Discharges	4,000	4,000	4,000	4,000	4,000
Local (Groundwater)	26,500	26,500	26,500	26,500	26,500
<b>Subtotal - Potable Water Supply</b>	<b>90,450</b>	<b>104,634</b>	<b>109,123</b>	<b>113,401</b>	<b>117,890</b>
Recycled					
SRWRF (RCWD)	3,440	4,000	4,000	4,000	4,000
TVWRF (EMWD)	5,604	5,604	5,604	5,604	5,604
<b>Total Supply</b>	<b>99,494</b>	<b>114,238</b>	<b>118,727</b>	<b>123,005</b>	<b>127,494</b>
<b>DEMAND</b>					
Potable	69,985	73,960	78,235	82,310	86,585
Recycled	4,900	5,200	5,200	5,200	5,200
<b>Total Demand</b>	<b>74,885</b>	<b>79,160</b>	<b>83,435</b>	<b>87,510</b>	<b>91,785</b>
Percent of Year 2010 Demand (62,477 af)	120%	127%	134%	140%	147%
Supply/Demand Difference	24,619	35,078	35,292	35,495	35,709
Difference as Percent of Supply	24.70%	30.70%	29.70%	28.90%	28%
Difference as Percent of Demand	32.90%	44.30%	42.30%	40.60%	38.90%
Source – Rancho California Water District 2010 Urban Water Management Plan Update Table 4.2-4.					

Anticipated Project Water Demand

As a result of the planned changes in both the number of acres of active use included within the Project area and the amount of agricultural activity and number of residential units anticipated within the Project area, the RCWD projects a total net increase of approximately 38% of additional water demand based on the proposed uses of the Project. Table 4.13-11, *Existing/Proposed Land Use Designation Changes Impact on Water Demand*, and Table 4.13-12, *Summarized Water Demands Comparing Existing/ Proposed Land Use Changes* summarizes the net increase in water demand between the existing condition and proposed build-out of the Project area. These tables indicate a potential water demand increase of 10,336 acre-feet/year as compared to the demand projection for the area used in the 2010 UWMP. To reduce the increase in projected water demand, the mitigation identified below would be required of all implementing projects. This mitigation would require use of graywater, drought-resistant landscaping and landscape irrigation and advanced agricultural water conservation techniques.

Table 4.13-11  
Existing/Proposed Land Use Designation Changes Impact on Water Demand

Land Use	Current Area (acre)	Area Proposed (acre)	Duty Factor	Projected Annual Water Use at Build-Out (acre-feet/year)*	Wine Country Community Plan Projected Demands at Build-Out (acre-feet per year)	Difference (acre feet per year)
Equestrian	1,557	3,157	1.0	2,405	3,157	+752
Winery	8,258	10,339	1.5	11,490	15,509	+4,019
Residential	1,990	5,494	1.6	3,225	8,790	+5,565
<b>Totals</b>	<b>11,805</b>	<b>18,990</b>		<b>17,120</b>	<b>27,456</b>	<b>+10,336</b>

*\*based on current General Plan designations of Agriculture (does not account for more intense zoning classification and other pending but more intense, land use applications). The current General Plan and zoning designations would actually allow for more intense development and higher water demand than the Project.*

Table 4.13-12  
Summarized Water Demands Comparing Existing/Proposed Land Use Changes (Ac-Ft/Year)

Land Use	Equestrian	Winery	Residential	Total
Existing General Plan	2,405	11,490	3,225	17,120
Proposed Project	3,157	15,509	8,790	27,456
<b>Net Change (Increase) ~38%</b>				<b>10,336</b>

Of the above total estimated Project demands, there are approximately 1,007 acres of area located within EMWD's sphere of influence (this area is excluded from the Staff-Preferred Land Use Plan Alternative). Utilizing the same duty factors, the average annual water use for this area is approximately 1,554 acre-feet/ year. Table 4.13-13, *Summary of Project Water Demands*, provides the total demands associated with the Project using the proposed land uses and including the area outside the RCWD boundary.

Table 4.13-13  
Summary of Project Water Demands

Land Use	Overall Total Plan Demands	Demands outside RCWD Boundary	Projected Demands for RCWD Only
Equestrian	3,157	--	3,157
Winery	15,509	869	14,640
Residential	8,790	685	8,105
<b>Total</b>	<b>27,456</b>	<b>1,554</b>	<b>25,902</b>

It should be noted that Table 4.13-12 indicates a 33 percent net increase in water demand between the current and the Project. Should the proposed boundary changes occur, however, the increase to the RCWD system would be 38 percent as noted in Table 4.13-12.

In each of the projected Normal Year scenarios, RCWD supply exceeds demand by considerably more than the 10,336 afy additional demand projected for the Project. The relationship between supply and demand continues through single and multiple dry years and in all cases the RCWD has the capacity to supply the additional demand projected for the Project at full build out. Accordingly, RCWD would have sufficient supply to serve the Project and the Project's impact would be less than significant.

### Water Facilities

RCWD's 2005 Water Facilities Master Plan (WFMP) includes master planned facilities (pipelines, pump stations and reservoirs) to be built throughout the District's service area. Facilities within the Project area are shown on Exhibit 4.13-7, *Existing and Proposed Facilities*. These facilities include the major infrastructure components anticipated for the Project area. The sizing of the master planned facilities as well as the distribution pipelines would require analysis when a future implementing project's request for water service are received and infrastructure to serve proposed future development is implemented, to ensure redundancy, hydraulic availability and constructability.

The RCWD 2005 Master Plan anticipated the construction of treatment facilities to deal with salinity and to make groundwater more useful for agricultural irrigation. In addition, the District anticipated the construction of additional groundwater wells. Expansion of RCWD recycled water conveyance and reuse facilities are discussed in the RCWD 2005 Water Facilities Master Plan. Wastewater collection and treatment facilities for the Project area would be owned and operated by EMWD.

### Construction-related Impacts (of Implementing Projects)

Implementing projects facilitated by the Project are expected to occur over a 25-year period. Temporary construction-related impacts are anticipated to involve grading to construct building pads, access roads, walls or other fencing, signage, lighting, landscaping, onsite utilities, trails and necessary infrastructure improvements to support implementing projects. Construction related impacts are not anticipated to significantly affect water supply resources above and beyond what is discussed above.

### Operational Impacts (of Implementing Projects)

Operational impacts are anticipated to include residential, equestrian, and winery activities within the Project area. Development of the Project would not of itself result in the need for additional or expanded treatment facilities over and above those already anticipated for the area prior to the implementation of the Project. Accordingly, the Project would not require or result in the construction of new water treatment facilities or the expansion of existing facilities, the construction of which could cause significant environmental effects and the Project's impact would be less than significant.

### Infrastructure Impacts (of Implementing Projects)

Infrastructure improvements may be necessary within and outside of the Project area. It is anticipated that a majority of these improvements will occur primarily within existing roadways and/or rights of way and would have relatively small footprints associated with trenches, such as linear facilities like sewer and water pipelines, or small areas adjacent to existing roadways or within properties, such as those associated with reservoirs, pump stations, traffic improvements, or storm drain improvements. The potential impact to water supply is anticipated to be less than significant.

### Summary of Applicable Existing Regulations and Policies

- a) General Plan policies OS 1.1, 1.2, and 1.3 provide guidance for meeting different demands for water.
- b) General Plan policies OS 2.1 through 2.5 address different methods of conserving water.
- c) General Plan policies LU 5.3 and 17.2 require projects to be consistent with the Urban Water Management Plan and that water resources must be available for a proposed land use.

### Mitigation Measures

**PSU WATER-1** All implementing projects shall be required to use graywater as a water conserving system (Riverside County Policy OS 2.1).

**PSU WATER-2** All implementing projects shall be required to use California-friendly, drought-resistant landscaping and landscape irrigation improvements consistent with County Ordinance No. 859 and Riverside County Policy OS 2.3 in consideration of Rancho California Water District Budget Based Tiered Rate Program.

**PSU WATER-3** All implementing projects shall be required to use graywater advanced water conservation pursuant to the intent of Riverside County Policy OS 2.5 through implementation of at least the following best management practices:

- Irrigation systems shall be designed, maintained, and managed to meet or exceed an irrigation system efficiency of 80%.
- The capacity of the irrigation system shall not exceed peak system capacity to meet crop-specific water requirements, water meter capacity, and backflow preventer device capacity.
- Irrigation systems shall be designed to prevent runoff, overspray, and low-head drainage.
- Irrigation systems shall be designed to ensure the dynamic pressure at each emission device is within the manufacturers recommended pressure range for optimum performance.
- Irrigation systems shall be designed to include a device(s), which provides site-specific soil moisture and/or evapotranspiration data that can be used to schedule irrigation events effectively.
- Care shall be taken to design irrigation systems so that irrigation blocks are contained within areas of uniform soil texture and solar orientation.
- Irrigation shall be scheduled to apply water at or below crop-specific water requirements.
- Crops with different water needs shall be irrigated separately.

### Conclusion

As noted in Table 4.13-10, the RCWD's 2010 UWMP Update anticipated cumulative growth within its service area based on development pursuant to the 2003 Riverside Country General Plan and the adopted General Plans of the municipalities it serves. In normal, single dry and multiple dry years the RCWD's reliable water supply would exceed projected demands by a comfortable margin of 20 percent or more. Accordingly, cumulative impacts of development within the District's service area on water supply would be less than significant with mitigation.



## 4.13 Public Services, Recreation and Utilities

### Impact 4.13-7 Wastewater

**Threshold:** *Would the project require or result in the construction of new wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?*

Or

*Would the project result in a determination by the wastewater treatment provider, which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the providers existing commitments?*

**Determination:** *Treatment Facilities – Less than Significant with Mitigation*

### Wine Country Community Plan Overview of Programmatic Impacts

#### Treatment Facilities

As previously stated, the Project area currently relies on on-site wastewater treatment systems (OWTS) to handle wastewater and is not currently served by a public sewer provider. However, the Project area lies within the service area of the Eastern Municipal Water District, which has the ability to provide treatment for wastewater generated by implementing projects facilitated by the Project at its Temecula Valley Regional Water Reclamation Facility (TVRWRF). The facility has capacity to receive and treat up to 18 mgd of wastewater inflow while currently receiving approximately 12 mgd of inflow. Table 4.13-14, *Summarized Projected Wastewater Flows from EMWD Study*, indicates that the total potential daily wastewater flow from the Project area would be approximately 4.21 mgd.

Table 4.13-14  
Summarized Projected Wastewater Flows from EMWD Study

	Winery	Equestrian	Residential	Total
Equivalent Dwelling Unit (EDU)	12,774	1,411	1,711	<b>15,896</b>
Average Daily Flow (mgd)	3.385	0.374	0.453	<b>4.21</b>

The TVRWRF has approximately 4 mgd of excess capacity available with its existing facilities based on current inflow. Accordingly, the facility does not have the capacity to receive and treat the projected 4.21 mgd of new inflow from the Project area at full build-out and implementation of the Project would require the provision of additional capacity in the existing wastewater treatment facility. The TVRWRF has an ultimate design capacity of 30 to 31 mgd. Connection fees will allow EMWD to expand capacity as development occur within their service area.

#### Sewer Facilities

EMWD recently completed an infrastructure study for the Project area based on the land uses and development activity that would be possible pursuant to the Project. The study focused on existing sewer trunk lines located adjacent to the Project area. As shown in Table 4.13-6, *Summarized Available Capacity and Sewer Connections for Wine Country*, existing sewer trunk lines have the capacity to absorb wastewater equivalent to what would be produced by approximately 2,025 EDU's. As shown in Table 4.13-14 above, the projected wastewater generation from the Project area at build-out would be



approximately 15,896 EDU's. Accordingly, the existing sewer trunk line system does not have sufficient capacity to manage implementing projects proposed pursuant to the Project and additional facilities would be required to serve the Project area. In addition, some trunk lines and parallels outside of the Project area may also need to be updated.

Three Alternatives for providing sewer service to the Project area were studied by EMWD in its infrastructure analysis. These are illustrated in Exhibits 4.13-10, *Alignment Alternative A*; 4.13-11, *Alignment Alternative B*; and 4.13-12, *Alignment Alternative C*. The latest refinement of the EMWD preferred alignment using current flow projections is also shown in Exhibit 4.13-13, *EMWD Preferred Alignment*. At present, EMWD is moving forward in preparing a Preliminary Design Report that will update all information from EMWD's previous infrastructure analysis as it relates to the current Preferred Alignment. This Alignment is being considered in order to eliminate one of the proposed lift stations.

These various Alternatives consider various flow regimes using the main alignments of Nicolas Road, Rancho California Road, and Highway 79. Each would require construction of intermediate lift stations (including aboveground facilities) and gravity mains. Implementation would locate new and/or expanded truck line facilities within existing paved right of way. Temporary construction impacts associated with the construction could include impacts to Traffic, Air Quality, and Aesthetics; however, since the majority of the facilities would be located below ground surface, long term impacts associated with their construction would be minimal. Extension of sewer service from the trunk lines to proposed implementing projects within the Project area would be the responsibility of each individual developer and would ordinarily occur as part of the construction of each implementing project.

Implementation of the Project would require improvements of the existing sewer infrastructure. The San Diego Regional Water Quality Control Board could grant waivers permitting use of some OWTS; however, soils analysis of the area indicates that much of the area within the Project does not have soils that percolate sufficiently to allow the effective use of septic systems. In addition, as discussed in Section 4.9, Hydrology and Water Quality, the Project area is currently under a septic moratorium due to high basin Total Dissolved Solids, making reliability on onsite wastewater treatment systems unlikely. Accordingly, the Project would require the construction and expansion of sewer facilities associated with the transport of wastewater to the local treatment facility and impacts associated with implementation could be potentially significant. The Advisory Committee is currently working with EMWD in developing a sewer facility financing and construction plan.

### **Construction-related Impacts (of Implementing Projects)**

Implementing projects facilitated by the Project is expected to occur over a 25-year period. Temporary construction related impacts are anticipated to involve grading to construct building pads, access roads, walls or other fencing, signage, lighting, landscaping, onsite utilities, trails and necessary infrastructure improvements to support implementing projects. Construction related impacts are not anticipated to significantly affect wastewater treatment facilities above and beyond what is discussed above.

### **Operational Impacts (of Implementing Projects)**

Operational impacts are anticipated to include residential, equestrian, and winery activities within the Project area. Additional wastewater resulting from implementing projects facilitated by the Project would exceed the capacity of existing wastewater treatment facilities. However, with the required

construction and expansion of sewer facilities as described above, less than significant impacts would occur.

### **Infrastructure Impacts (of Implementing Projects)**

Infrastructure improvements are necessary within and outside of the Project area. It is anticipated that a majority of these improvements will occur primarily within existing roadways and/or rights of way and would have relatively small footprints associated with trenches, such as linear facilities like sewer and water pipelines, or small areas adjacent to existing roadways or within properties, such as those associated with reservoirs, pump stations, traffic improvements, or storm drain improvements. The potential impact to wastewater treatment facilities from these improvements is anticipated to be less than significant.

### **Summary of Applicable Existing Regulations and Policies**

- a) General Plan Policy LU 5.1 ensures that development does not exceed the ability to adequately provide supporting wastewater infrastructure and services.
- b) General Plan Policy LU 5.2 monitors the capacity of the wastewater infrastructure and services in coordination with service providers, outside agencies, and jurisdictions to ensure that projected growth does not exceed acceptable levels of service.
- c) General Plan Policy LU 9.1 requires new development to contribute its "fair share" to fund wastewater infrastructure and public facilities.
- d) General Plan Policy OS 3.1 encourages innovative and creative techniques for wastewater treatment, including the use of local water treatment plants.

### **Mitigation Measures**

Refer to Mitigation Measure HYD-2 in Section 4.9, *Hydrology and Water Quality*.

**PSU SEWER-1** Interim to sewer services in this region, all implementing projects proposed for construction in the Project area shall provide onsite wastewater treatment to meet compliance with the Basin Plan Groundwater Quality Objectives, as well as, additional conditions for salinity management to the satisfaction of the County Department of Environmental Health and the San Diego Regional Water Quality Control Board (SDRWQCB).

**PSU SEWER-2** All implementing projects shall make a fair share contribution toward proposed sewer improvements, as set forth in the phasing and financing plan being developed by EMWD. In addition, all implementing projects shall be responsible for extending sewer lines from available trunk lines as a condition of approval for the project.

### **Conclusion**

The Temecula Valley and surrounding communities served by the TVRWRF have seen a significant slowdown in growth since the collapse of the housing market in 2008. Existing facilities, designed to accommodate pre-2008 levels of growth, currently have existing unused capacity, which could be made available to support implementing projects within the Project area for years. However, the downturn in the housing market is unlikely to continue and ultimately area growth will resume, diminishing the current excess capacity and potentially requiring expansion of existing facilities for treatment and transport of wastewater within the service area. That growth would potentially occur concurrent with the development of implementing projects within the Project area and the cumulative need for

wastewater treatment and transport facilities would likely be sufficient to require expansion of these facilities beyond existing capacity. However, required sewer connection fees (which fund ongoing expansion and modification of EMWD's treatment facilities) as well as individual and Project level mitigation noted above, are anticipated to reduce Project and cumulative impacts to less than significant levels.

### ***Impact 4.13-8 Solid Waste***

**Threshold:** Would the project be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?

**Determination:** *Less than Significant with Mitigation*

### **Wine Country Community Plan Overview of Programmatic Impacts**

RCWMD oversees solid waste activities in the County. The Riverside Countywide Integrated Waste Management Plan (CIWMP) outlines the goals, policies, and programs the County of Riverside and its cities would implement to create an integrated and cost-effective waste management system that complies with the provisions of AB 939 and its diversion mandates. The CIWMP is composed of the Riverside Countywide Summary Plan and the Riverside Countywide Siting Element, a Source Reduction and Recycling Element (SRRE), a Non-Disposal Facility Element (NDFE), and a Household Hazardous Waste Element (HHWE) for the County and each provides information with regard to solid waste and hazardous waste disposal and recycling.

### **Construction-related Impacts (of Implementing Projects)**

Construction of implementing projects would involve grading and building, which would result in the generation of construction waste. A limited amount of waste could be produced from the demolition of existing buildings, residential units, farmhouses, and farming-related buildings located within the Project site to make way for new construction or the renovation and expansion of existing facilities. As the development of implementing projects would generate construction and demolition debris, landfill capacity could be consumed which could displace available space for non-recyclable solid waste.

According to the California Integrated Waste Management Board (CIWMB) Jurisdiction Profile for Riverside County (Unincorporated), construction, and demolition (C&D) debris constitutes approximately 15.6 percent of business-related solid waste and 4.5 percent of household solid waste disposed in California. Common construction and demolition materials include lumber, drywall, metals, masonry (brick, concrete, etc.), carpet, plastic, pipe, rocks, dirt, paper, cardboard, or green waste related to land development. Of these, metals are the most commonly recycled material while lumber makes up the majority of debris that still goes to a landfill.

To address this issue, RCWMD requires projects to prepare and implement a Construction and Demolition Waste Diversion Program (WRP). The program requires the recycling, reuse, compost, and/or salvage of a minimum of 50 percent by weight of the material or waste generated on a site during construction. All projects developed within the Project area would be required to implement a WRP and would be required to meet current County requirements to represent a less than significant portion of the construction waste stream. Impacts would be assessed on a project-by-project basis and appropriate mitigation measures would be imposed during the County's entitlement process. However,

it is impossible to estimate the amount of construction waste that could be generated as a result of construction associated with implementation of the Project.

To reduce long-term demand that could ultimately deplete landfill capacity, the Riverside County General Plan policies require efforts to reduce waste generation at the source. As shown in Table 4.13-7, existing capacity within the regional County landfill system is sufficient to serve the waste disposal requirements of the Project. Since the Project area could be served by these landfills without a large increase in the intake of solid waste at these facilities, impacts would be considered less than significant in the near term. Expansion potential exists at the Badlands and Lamb Canyon landfills; therefore, while the Project would increase demand for waste disposal services, with the solid waste mitigation discussed below, both Project-level and cumulative-level impacts are considered less than significant.

### **Operational Impacts (of Implementing Projects)**

During operation, projects developed pursuant to the Project would generate solid waste, which would require landfill space that would result in decreasing current capacities and require future space to be identified and provided beyond that which is currently permitted and available.

However, as shown in Table 4.13-7, *Sanitary Landfills Serving Wine Country Area*, there appears to be adequate capacity and expansion potential within the regional landfill system to accommodate the solid waste that might be generated by implementing projects. In addition, the majority of the solid waste generated within the project area would consist of green waste or other organic waste, which can be recycled or composted onsite. Many existing wineries implement “green” policies with regard to the generation and disposal of green waste. Implementation of state-of-the-art green waste reduction and disposal programs could be imposed as a condition of approval for any winery or equestrian use developed pursuant to the Project. Therefore, while implementing projects would increase demand for waste disposal services, with mitigation, operational impacts would be less than significant.

### **Infrastructure Impacts (of Implementing Projects)**

Infrastructure improvements may be necessary within and outside of the Project area. It is anticipated that a majority of these improvements will occur primarily within existing roadways and/or rights of way and would have relatively small footprints associated with trenches, such as linear facilities like sewer and water pipelines, or small areas adjacent to existing roadways or within properties, such as those associated with reservoirs, pump stations, traffic improvements, or storm drain improvements. The potential impact to solid waste disposal facilities is anticipated to be less than significant.

### **Summary of Applicable Existing Regulations and Policies**

- a) Compliance with State and federal RCRA requirements would ensure that Riverside County continues to implement programs for the proper identification and collection/diversion of hazardous wastes away from sanitary landfills
- b) General Plan policy LU 5.1 directs Riverside County to take action to ensure that development does not cause growth to exceed acceptable levels of service
- c) General Plan policy LU 5.2 monitors the capacity of infrastructure and services in coordination with service providers to ensure that growth does not exceed acceptable levels of service.
- d) Standard Conditions or Requirements. six mitigation measures prepared for the 2003 General Plan were adopted to set specific levels of services for solid waste disposal.
  1. Riverside County shall work with its franchise hauling companies to expand curbside and commercial recycling services throughout the unincorporated area of the County.

#### 4.13 Public Services, Recreation and Utilities

2. Riverside County shall follow State regulations in implementing the goals, policies, and programs identified in the Riverside County Integrated Waste Management Plan in order to achieve and maintain a 50% reduction in solid waste disposal through source reduction, reuse, recycling and composting.
3. Riverside County shall prepare an annual report of progress for the CIWMB to determine the County's progress toward meeting its diversion goals and objectives, to project the County's waste disposal needs, and to determine if any of the elements that comprise the Riverside CIWMP require revision to include additional disposal capacity, reflect new or changed local and regional solid waste management issues, or reflect new or changed goals and objectives.
4. Riverside County shall review the Riverside CIWMP every five years to determine if the County's waste management practices remain consistent with waste diversion goals and objectives and to assess if revision is required.
5. Riverside County shall require all future commercial, industrial and multi-family residential implementing projects to provide adequate areas for the collection and loading of recyclable materials (i.e., paper products, glass and other recyclables) in compliance with the State Model Ordinance, implemented on September 1, 1994, in accordance with AB 1327, Chapter 18, California Solid Waste
6. Riverside County shall require all development projects to coordinate with appropriate County departments and/or agencies to ensure that there is adequate waste disposal capacity to meet the waste disposal requirements of the project, and the County shall recommend that all development projects incorporate measures to promote waste reduction, reuse, recycling and composting.

#### Mitigation Measures

**PSU WASTE-1** All implementing project proponents shall make every effort feasible to recycle, reuse, and/or reduce the amount of construction and demolition materials (i.e., concrete, asphalt, wood, etc.) generated by implementing projects of the Project that would otherwise be taken to a landfill. This diversion of waste must exceed a 50 percent reduction by weight. The project shall complete the Riverside County Waste Management Department Construction and Demolition Waste Diversion Program Form B or and Form C process as evidence to ensure compliance. Form B (Recycling Plan) must be submitted and approved by the Riverside County Waste Management Department and provided to the Department of Building and Safety prior to the issuance of building permits. Form C (Reporting Form) must be approved by the Riverside County Waste Management Department and submitted to the Department of Building and Safety prior to the issuance of certificate of occupancy/final inspection.

**PSU WASTE-2** All implementing project proponents shall dispose of any hazardous wastes, including paint, used during construction and grading at a licensed facility in accordance with local, state, and federal guidelines.

**PSU WASTE-3** All implementing projects with a residential Homeowners Association (HOA) shall establish green waste recycling through its yard maintenance or waste hauling contracts. Green waste recycling includes such things as grass recycling (where lawn clippings from a mulching-type mower are left on the lawn) and on- or off-site composting. This measure shall be implemented to reduce green waste going to

landfills. If such services are not available through the yard maintenance or waste haulers in the area, the implementing project's HOA shall provide individual homeowners with information about ways to recycle green waste individually and collectively and provisions shall be included in the CC&R's.

**PSU WASTE-4** Prior to issuance of Building Permits for any commercial or agricultural facilities, clearance from the Riverside County Waste Management Department is needed to verify compliance with California Solid Waste Reuse and Recycling Act of 1991 (AB 1327), which requires the local jurisdiction to require adequate areas for collecting and loading recyclable materials.

**PSU WASTE-5** Prior to implementing project approval, applicant(s) shall submit for review and approval landscape plans that provide for the use of xeriscape landscaping to the extent feasible and consistent with the Temecula Valley Wine Country Community Plan Design Guidelines and provide for the use of drought tolerant low maintenance vegetation in all landscaped areas of the Project.

### Conclusion

The Southern California Association of Governments projects that Riverside County build out would occur by the year 2040. While some of the currently active landfills have estimated closure dates that predate the build-out year of 2040, expansions of the Badlands and Lamb Canyon landfills are planned that may extend the life of these landfills. In addition, the County of Riverside has guaranteed disposal capacity of 2,000 tons of solid waste per day at the Eagle Mountain Landfill. The Eagle Mountain Landfill has an estimated closure date of 2085, with expansion capability that adds approximately 38 more years of life. However, the approved permits for the Eagle Mountain Landfill are subject to pending litigation and the site is not yet operational.

As discussed in the Riverside County General Plan EIR No. 441, by the build-out of Riverside County, the County will need to dispose of 4,148,156 tons of solid waste in landfills each year (includes waste generated from the Project). The amount of landfill capacity needed to accommodate this solid waste is directly in line with the County's projected increased landfill need (4 percent per year). Hence, the build-out of the County, which includes waste generated from the Project area, would not create demands for waste management services that exceed the capabilities of the County's waste management system.

It is not possible to determine at a program level of analysis the total potential generation of construction or operational solid wastes that could be generated by implementing projects implemented pursuant to the Project. It is, however, possible to characterize the majority of the operational wastes as green waste and/or organic wastes that could be captured, composted on site, or otherwise diverted from landfills.

The Project and related implementation projects would contribute to the cumulative amount of solid waste that is disposed of within the Riverside County landfill system. However, the Project, in conjunction with other projects within the area, would generate a total amount of waste that could be accommodated by existing landfills and would not contribute to cumulatively significant impacts to landfill capacity such that all landfills exceed their capacity. Therefore, due to available capacity and implementation of mitigation measures, which provide for recycling on site to reduce Project

operational waste, cumulative impacts to the existing landfills resulting from waste generated by the Project are considered less than significant.

### 4.13.6 CUMULATIVE IMPACTS

**Threshold:** *Would the project result in cumulative impacts associated with implementation of the Wine Country Community Plan?*

**Determination:** *Potentially Significant Impact*

Cumulative impacts to public services, recreation and utilities are addressed in both the Riverside County General Plan Final EIR No. 441 and the City of Temecula's General Plan Final EIR, which are both incorporated by reference into this EIR. As discussed above, the Project may, in combination with existing conditions and other future implementing projects, result in unavoidable significant cumulative impacts in the areas of:

- Fire protection services
- Library services

The Project has incorporated various Project Design Features to avoid or reduce these potential impacts, which are best addressed at a regional level through the County's General Plan and development review process.

### 4.13.7 LEVEL OF SIGNIFICANCE AFTER MITIGATION

The Project will support new and existing rural residential, winery, and equestrian uses, as well as other commercial activities that encourage tourism. The goal of the Project is to expand development opportunities and attract tourists to the area. Significant impacts to public services and utilities would remain after implementing mitigation. After mitigation, significant impacts to fire protection services and library services would remain significant.



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