

1.1 INTRODUCTION AND BACKGROUND

In 2008, the Riverside County Board of Supervisors (BOS) directed County staff to undertake the development of the Temecula Valley Wine Country Community Plan (“Project”) in an effort to both preserve Temecula Valley’s distinct rural character and enhance its economic contribution to the County over the long term.

The Temecula Valley Wine Country Community Plan includes the adoption of General Plan Amendment No. 1077, as well as the accompanying Zoning Ordinance Amendment No. 348.4729 (“Project”), which will ensure consistency between the General Plan and Zoning Ordinance. The Project proposes a host of revisions to the Southwest Area Plan of the current County General Plan to update existing policies, maps, and implementing directions related to potential implementing projects within the Project area. Refer to Section 3.0 for a detailed description of the various Project characteristics.

1.2 PROJECT OBJECTIVES

The purpose of the Project is to provide a blueprint for growth to ensure that future development activities will enhance, not impede, the quality of life for existing and future residents, while providing opportunities for continued development and expansion of winery and equestrian operations within this part of the County.

The Project has been developed to achieve the following goals:

- Ensure that the Wine Country region develops in an orderly manner that maximizes the area’s viticulture and related uses, and balances the need to protect existing rural lifestyles in the area.
- Ensure that the Riverside County General Plan and its supporting regulatory documents, such as the Zoning Ordinance and Design Guidelines, provide a comprehensive blueprint that will achieve the community’s vision.
- Ensure adequate provisions for the establishment of wineries and equestrian operations, associated auxiliary uses, and other compatible uses, as deemed appropriate.

To achieve these goals, the Project incorporates the following objectives:

- To preserve and enhance the Wine Country region’s viticulture potential, rural life style and equestrian activities.
- To continue to allow for an appropriate level of commercial tourist activities that is incidental to viticulture activities.
- To coordinate where, and under what circumstances, future growth should be accommodated.
- To develop provisions to ensure that future growth is balanced and coordinated with the appropriate public services, infrastructure and other basic necessities for a healthy, livable community.

1.3 PROJECT COMPONENTS

The Project includes the adoption of General Plan Amendment No. 1077, as well as the accompanying Zoning Ordinance Amendment No. 348.4729, and Design Guidelines. Below is an outline of the various individual Project components:

- a) **An amendment of the existing Southwest Area Plan (SWAP) and other elements of the General Plan** including, but not be limited to:
 - Deletion of the policies of the Citrus Vineyard and Valle de Los Caballos Policy Areas, specifically policies SWAP 1.1 through SWAP 2.1; and the addition of the Temecula Valley Wine Country Policy Area;
 - Revisions to the SWAP Statistical Summary. Table 2;
 - Deletion of the boundaries of the Citrus Vineyard and Valle de Los Caballos Policy Areas (SWAP Policy Areas Figure 4) and addition of the boundary of the Temecula Valley Wine Country Policy Area [refer to Exhibit 3.0-4];
 - Revisions to the Circulation Network (SWAP Figure 7) [refer to Exhibit 3.0-7];
 - Revisions to the Trails and Bikeway Systems map (SWAP Figure 8) [refer to Exhibit 3.0-8];
 - Revisions to the General Plan Circulation Element Circulation Network (Figure C-1) [refer to Exhibit 3.0-7];
 - Revisions to the General Plan Circulation Element Trails Network (Figure C-7) [refer to Exhibit 3.0-8]; and
 - Amendment to any other portions of the General Plan reflecting changes arising from the proposed SWAP amendments.
- b) **An amendment to the Riverside County Zoning Ordinance No. 348** to add four new Zoning Classifications that implement the General Plan: Wine Country - Winery; Wine Country - Winery Existing; Wine Country - Residential; and Wine Country - Equestrian.
- c) **Replacement of the existing Citrus Vineyard Policy Area Design Guidelines with the Temecula Valley Wine Country Design Guidelines.**

1.4 PROJECT LOCATION

The Project is generally located in the Southwest Area Plan in the southwestern portion of unincorporated Riverside County, approximately three miles north of the border with San Diego County (refer to Exhibit 3.0-1, *Regional Location Map*). The Project covers approximately 18,990 acres of land located east of the City of Temecula, south of Lake Skinner, and northwest of Vail Lake (refer to Exhibit 3.0-2, *Policy Area Map*). This area contains some of Riverside County's prime agriculture lands within the Temecula Valley.

1.5 SUMMARY OF ENVIRONMENTAL IMPACTS AND MITIGATION MEASURES

The following table is a summary of impacts and mitigation measures associated with the Project as identified in this Programmatic Environmental Impact Report (EIR No. 524). Due to the programmatic nature of this EIR, some of the mitigation measures are designed to minimize, reduce or alleviate



1.0 Executive Summary

identified environmental impacts through implementing project (discretionary and ministerial) authorized pursuant to the Project. Refer to Section 4.2 through 4.14 and 5.0 for a detailed description of the environmental impacts and mitigation measures for the Project.

Table 1.0-1
Summary of Impacts and Mitigation Measures

Impact Statement	Significance	Mitigation Measure
Aesthetics, Light and Glare		
<p>Impact 4.1-1: Scenic Highways and Scenic Resources</p> <p>a) Would the project have a substantial effect upon a scenic highway corridor within which it is located?</p> <p>b) Would the project substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and unique or landmark features; obstruct any prominent scenic vista or view open to the public; or result in the creation of an aesthetically offensive site open to public view?</p>	<p>Less than Significant with Mitigation</p>	<p>AES-1 The County shall work with utility and infrastructure providers to make sure that all sewer, water, and storm drain infrastructure improvements located along the Highway 79 South corridor do not significantly detract from the scenic quality of this area, or affect the County’s ability to designate this roadway as a County Scenic Highway at a later date.</p> <p>AES-2 All implementing projects shall provide a signage plan for the project area prior to approval. This plan shall include the location of onsite buildings and structures, the location of existing buildings and structures within surrounding properties, the distance between existing buildings and structures and proposed signage, and other details of the proposed signage (i.e. type, size, lighting, and architectural design) during each phase of project development. No off-site signage shall be considered for an implementing project during any phase of project development without prior approvals per Article XIX of County Ordinance 348.</p>
<p>Impact 4.1-2: Mt. Palomar Observatory</p> <p>Would the project interfere with the nighttime use of the Mt. Palomar Observatory, as protected through Riverside County Ordinance No. 655?</p>	<p>Less than Significant</p>	<p>No additional mitigation is necessary.</p>
<p>Impact 4.1-3: Other Lighting Issues</p> <p>a) Would the project create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?</p> <p>b) Would the project expose residential property to</p>	<p>Less than Significant with Mitigation</p>	<p>AES-3 All implementing projects shall provide a lighting plan for the project area prior to approval. This plan shall include the location of onsite buildings and structures, the location of existing buildings and structures within surrounding properties, the distance between existing buildings and structures and proposed light sources, and other details of the proposed lighting (i.e., type, size, wattage, lumens, shielding type, etc.) during each phase of project development.</p>



1.0 Executive Summary

Impact Statement	Significance	Mitigation Measure
unacceptable light levels?		
Cumulative Impacts Would the project result in cumulative impacts associated with implementation of the Wine Country Community Plan?	Less than Significant	No additional mitigation is necessary.
Agricultural and Forestry Resources		
Impact 4.2-1: Conversion of Designated Farmland Would the Project convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency (and as shown in Exhibit 4.2-1 Farmland Resources), to non-agricultural use?	Potentially Significant Impact	Unavoidable impact; no mitigation proposed.
Impact 4.2-2: Encroachment and Conflicts with Existing Agriculture Would the Project conflict with existing zoning for agricultural use, or a Williamson Act contract.	Less than Significant with Mitigation	AG-1 Prior to project approval and in accordance with County Resolution No. 84-526, all implementing projects within an agricultural preserve shall cancel the applicable land conservation contract where incidental commercial uses are proposed within the Equestrian or Winery Districts or where clustered lots are proposed in the Residential District. All implementing projects shall also diminish or disestablish the subject site from the boundaries of such agricultural preserve prior to issuance of a grading permit for any of these uses.
Impact 4.2-3: Other Environmental Changes Would the Project involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use.	Less than Significant	No additional mitigation is necessary.
Cumulative Impacts	Less than	No additional mitigation is necessary.



Impact Statement	Significance	Mitigation Measure
<p>Would the Project result in cumulative impacts associated with implementation of the Wine Country Community Plan?</p>	<p>Significant</p>	
<p>Air Quality</p>		
<p>Impact 4.3-1: Air Quality Management Plan</p> <p>Would the Project conflict with or obstruct implementation of the applicable air quality plan?</p>	<p>Less than Significant with Mitigation</p>	<p>AQ-1 The County shall require new commercial and industrial implementing projects to develop a trip reduction program that promotes commuter-choices, employer transportation management, guaranteed ride home programs and commuter assistance and outreach-type programs intended to reduce commuter vehicle miles traveled. The program shall be submitted as part of Project’s implementing project’s discretionary review applications, and in place prior to Certificate of Occupancy.</p> <p>AQ-2 The County shall condition all implementing projects to implement the Trails and Bikeways Systems map (SWAP Figure 8) of the Project. This map is more conducive to this region’s destination places and multiple users’ (bikers, equestrian, pedestrians, visitors, etc.) needs. Hence, changing the focus of land use from automobile-centered transportation would result in a reduction in vehicle miles traveled.</p> <p>AQ-3 In addition, the County shall require implementing projects to incorporate bicycle parking areas and horse hitching posts where applicable.</p> <p>AQ-4 The County shall require implementing projects to incorporate a comprehensive parking program for private parking lots where applicable, to promote ultra-low or zero emission vehicle parking; provide larger parking spaces that can accommodate vans and limousines; include adequate passenger waiting/loading areas; and provide safe pedestrian/equestrian pathways through parking areas.</p> <p>AQ-5 The County shall promote the expanded use of renewable fuel and low-emission vehicles within implementing projects. Implementing projects may earn points in the GHG Mitigation Workbook Option Tables by making low-emissions or electric vehicle use more accessible by including one or both of the following project components: provide preferential</p>



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		<p>parking for ultra-low emission, zero-emission, and alternative-fuel vehicles; and provide electric vehicle charging stations within the development.</p> <p>AQ-6 The County shall require implementing projects to prohibit idling of on- and off-road heavy duty diesel vehicles for more than five minutes. This measure shall be implemented by new commercial and industrial projects with loading docks or delivery trucks. Such projects shall be required to post signage at all loading docks and/or delivery areas directing drivers to shut down their trucks after five minutes of idle time. Also, employers who own and operate truck fleets shall be required to inform their drivers of the anti-idling policy.</p> <p>AQ-7 The County shall work with the Winegrowers' Association and their partners to promote alternative modes of transportation, such as shuttles, cable-cars, trolley, etc. In addition, where feasible, the County shall work with the local transit provider – RTA – by adding or modifying existing transit service to enhance service near the Project site. This will encourage the use of transit and therefore reduce vehicle miles traveled (VMT). Unincorporated Riverside County hosts one Metrolink transit station; the County shall collaborate with in the neighboring cities to expand connections to this station as well as other Metrolink stations which will increase ridership and decrease vehicle miles traveled (VMT).</p>
<p>Impact 4.3-2: Air Quality Standards</p> <p>Would the Project violate any air quality standard or contribute substantially to an existing or projected air quality violation?</p>	<p>Potentially Significant Impact</p>	<p>AQ-8 The County shall require implementing projects to comply with the following SCAQMD Applicable Rule 403 Measures:</p> <ul style="list-style-type: none"> • Apply nontoxic chemical soil stabilizers according to manufacturers' specifications to all inactive construction areas (previously graded areas inactive for ten days or more). • Water active sites at least three times daily. (locations where grading is to occur will be thoroughly watered prior to earthmoving). • All trucks hauling dirt, sand, soil, or other loose materials are to be covered, or should maintain at least two feet of freeboard in accordance with the requirements of California Vehicle Code (CVC) Section 23114 (freeboard means vertical space



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		<p>between the top of the load and top of the trailer).</p> <ul style="list-style-type: none"> • Pave construction access roads at least 100 feet onto the site from main road. • Traffic speeds on all unpaved roads shall be reduced to 15 mph or less. • Stockpiled dirt may be covered with a tarp to reduce the need for watering or soil stabilizers. <p>AQ-9 The County shall require implementing projects to comply with the following additional SCAQMD CEQA Air Quality Handbook Dust Control Measures:</p> <ul style="list-style-type: none"> • Revegetate disturbed areas as quickly as possible. • All excavating and grading operations shall be suspended when wind speeds (as instantaneous gusts) exceed 25 mph. • All streets shall be swept once a day if visible soil materials are carried to adjacent streets (recommend water sweepers with reclaimed water). • Install wheel washers where vehicles enter and exit unpaved roads onto paved roads, or wash trucks and any equipment leaving the site each trip. <p>AQ-10 The County shall require implementing projects to comply with the following Mitigation Measures for Construction Equipment and Vehicles Exhaust Emissions:</p> <ul style="list-style-type: none"> • The County shall require implementing projects to select construction equipment to be used on site based on low emission factors (equipment which releases little atmospheric pollutants) and high energy efficiency (equipment which requires less energy to do the same work). Examples of low emission and high energy efficiency equipment include use of EPA Tier 2 (or better) emission compliant construction equipment and use of alternative fueled construction equipment (natural gas) if available. • The County shall require implementing projects to include a statement on grading plans that all construction equipment will be tuned and maintained in accordance with the manufacturer's specifications. • The County shall require implementing projects to



1.0 Executive Summary

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		<p>utilize electric- or diesel-powered equipment, in lieu of gasoline-powered engines, where feasible.</p> <ul style="list-style-type: none"> • The County shall require implementing projects to include a statement on grading plans that work crews will shut off equipment when not in use. During smog season (May through October), the overall length of the construction period will be extended, thereby decreasing the size of the area prepared each day, to minimize vehicles and equipment operating at the same time. • The County shall require implementing projects to time construction activities so as to not interfere with peak hour traffic and minimize obstruction of through traffic lanes adjacent to the site; if necessary, a flag person shall be retained to maintain safety adjacent to existing roadways. • The County shall require implementing projects to use EPA-rated engines of Tier 3 or better. • As soon as electric utilities are available at construction sites, the County shall require implementing projects to supply the construction site with electricity from the local utility and all equipment that can be electrically operated shall use the electric utility rather than portable generators. • The County shall require implementing projects to retain on site dust generated by the development activities, and keep dust to a minimum by following the dust control measures listed below: <ul style="list-style-type: none"> a) During clearing, grading, earthmoving, excavation, or transportation of cut or fill materials, water trucks or sprinkler systems shall be used to prevent dust from leaving the site and to create a crust after each day's activities cease. b) During construction, water trucks or sprinkler systems shall be used to keep all areas of vehicle movement damp enough to prevent dust from leaving the site. At a minimum, this would watering at least three times per day which include wetting down such areas in the late morning, mid-day after work is completed for the day, and whenever wind exceeds 15 miles per hour. Soil stabilizers may also be



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		<p>used instead of watering.</p> <ul style="list-style-type: none"> c) Immediately after clearing, grading, earthmoving, or excavation is completed, the entire area of disturbed soil shall be treated until the area is paved or otherwise developed so that dust generation will not occur. d) Soil stockpiled for more than two days shall be covered, kept moist, or treated with soil binders to prevent dust generation. e) Trucks transporting soil, sand, cut or fill materials, and/or construction debris to or from the site shall be tarped from the point of origin. <p>AQ-11 Where applicable, the County shall require implementing projects to apply Conservation Management Practices for Confined Animal Facilities:</p> <ul style="list-style-type: none"> 1) Manure Handling <ul style="list-style-type: none"> a) Cover manure prior to removing material off-site; and b) Spread the manure before 11:00 AM and when wind conditions are less than 25 miles per hour; and c) Utilize coning and drying manure management by removing manure at laying hen houses at least twice per year and maintain a base of no less than 6 inches of dry manure after clean out; or in lieu of complying with conservation management practice (1c) comply with conservation management practice (1d). d) Utilize frequent manure removal by removing the manure from laying hen houses at least every seven days and immediately thin bed dry the material. 2) Feedstock Handling <ul style="list-style-type: none"> a) Utilize a sock or boot on the feed truck auger when filling feed storage bins. 3) Disturbed Surfaces <ul style="list-style-type: none"> a) Maintain at least 70 percent vegetative cover on vacant portions of the facility; or b) Utilize conservation tillage practices to manage the amount, orientation and distribution of crop and other plant residues on the soil surface year-round, while growing crops (if applicable) in narrow slots or tilled strips; or



1.0 Executive Summary

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		<ul style="list-style-type: none"> c) Apply dust suppressants in sufficient concentrations and frequencies to maintain a stabilized surface. 4) Unpaved Roads <ul style="list-style-type: none"> a) Restrict access to private unpaved roads either through signage or physical access restrictions and control vehicular speeds to no more than 15 miles per hour through worker notifications, signage, or any other necessary means; or b) Cover frequently traveled unpaved roads with low silt content material (i.e., asphalt, concrete, recycled road base, or gravel to a minimum depth of four inches); or c) Treat unpaved roads with water, mulch, chemical dust suppressants or other cover to maintain a stabilized surface 5) Equipment Parking Access <ul style="list-style-type: none"> d) Apply dust suppressants in sufficient quantity and frequency to maintain a stabilized surface; or e) Apply material with low silt content (i.e., asphalt, concrete, recycled road base, or gravel to a depth of four inches). <p>AQ-12 Proponents of non-residential implementing projects shall prepare appropriate air quality studies which demonstrate that emissions resulting from project construction and operation do not result in significant localized impacts, or are mitigated to the extent feasible.</p>
<p>Impact 4.3-3: Sensitive Receptors</p> <p>Would the Project expose sensitive receptors to substantial pollutant concentrations?</p>	<p>Potentially Significant Impact</p>	<p>Refer to Mitigation Measures AQ-1 through AQ-11 above. No additional mitigation is necessary.</p>
<p>Impact 4.3-4: Objectionable Odors</p> <p>Would the Project create objectionable odors affecting a substantial number of people?</p>	<p>Less than Significant</p>	<p>No additional mitigation is necessary.</p>
<p>Impact 4.3-3: Cumulative Impacts</p>	<p>Potentially Significant</p>	<p>Unavoidable Impact. Refer to Mitigation Measures AQ-1 through AQ-11 above. No</p>



1.0 Executive Summary

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<p>Would the Project result in a cumulatively considerable net increase of any criteria pollutant for which the Project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions that exceed quantitative thresholds for ozone precursors)?</p>	<p>Impact</p>	<p>additional mitigation is proposed.</p>
<p>Biological Resources</p>		
<p>Impact 4.4-1: Conflict with any Conservation Plan</p> <p>Would the project conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan?</p>	<p>Less than Significant with Mitigation</p>	<p>Refer to Mitigation Measure LU-1 below. No additional mitigation is necessary.</p>
<p>Impact 4.4-2: Adverse Effect on Endangered or Threatened Species</p> <p>Would the project have a substantial adverse effect, either directly or through habitat modifications, on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations Section 670.2 or 670.5) or in Title 50 Code of Federal Regulations (Section 17.11 or 17.12)?</p>	<p>Less than Significant</p>	<p>No additional mitigation is necessary.</p>
<p>Impact 4.4-3: Adverse Effect on Candidate, Sensitive, or Special Status Species</p> <p>Would the project have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status</p>	<p>Less than Significant</p>	<p>No additional mitigation is necessary.</p>



1.0 Executive Summary

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<p>species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?</p>		
<p>Impact 4.4-4: Interfere with the Movement of Migratory Species Would the project interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites.</p>	<p>Less Than Significant</p>	<p>No additional mitigation is necessary.</p>
<p>Impact 4.4-5: Adverse Effect on Riparian or Sensitive Natural Communities Would the project have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?</p>	<p>Less than Significant with Mitigation</p>	<p>Refer to Mitigation Measure LU-1 below. No additional mitigation is necessary.</p>
<p>Impact 4.4-6: Adverse Effect on Federally Protected Wetlands Would the project have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?</p>	<p>Less than Significant</p>	<p>No additional mitigation is necessary.</p>
<p>Impact 4.4-7: Conflict with Local Policies or Ordinances Would the project conflict with any local policies or ordinances</p>	<p>Less than Significant</p>	<p>No additional mitigation is necessary.</p>



Impact Statement	Significance	Mitigation Measure
protecting biological resources, such as a tree preservation policy or ordinance.		
<p>Cumulative Impacts</p> <p>Would the project result in cumulative impacts associated with implementation of the Wine Country Community Plan?</p>	Less than Significant	No additional mitigation is necessary.
Cultural Resources		
<p>Impact 4.5-1: Historical Resources</p> <p>Would the Project cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5?</p>	Less than Significant with Mitigation	<p>Refer to Mitigation Measure LU-1 below.</p> <p>CUL-1 For all implementing projects, the necessary archeological field surveys/studies/monitoring shall be required as part of the County’s permitting approval process. Prior to discretionary project approval or issuance of a grading permit for ministerial projects, the County Archaeologist and/or architectural historian shall do the following:</p> <ul style="list-style-type: none"> Review, and if evidence suggests the potential for historic resources on a future implementing project site, require a County-certified qualified archaeologist (retained by the future project applicant) to conduct a field survey for historical resources on specific sites not previously surveyed for cultural resources. Review, and if evidence suggests the potential for historic resources on a future implementing project site, require a County-certified qualified archaeologist to conduct an appropriate records search to obtain information on historical property records. Review, and if evidence suggests that potential for subsurface cultural deposits, consider archaeological monitoring during grading, trenching, and related construction activities, to facilitate appropriate mitigation treatment. Consider Tribal observation and consultation during archaeological monitoring when requested by local tribal government(s) or individual(s) recognized by the Native American Heritage Commission (NAHC), when that entity provides specific information suggesting the potential for subsurface cultural



1.0 Executive Summary

Impact Statement	Significance	Mitigation Measure
		<p>deposits may be present. Tribal monitoring shall not replace archaeological monitoring as they serve different purposes and have different responsibilities under different authorities.</p> <ul style="list-style-type: none"> • Review, and if evidence suggests the potential for sacred land or cultural places resources, contact the Native American Heritage Commission. • Evaluate the significance and integrity of all historical resources identified on implementing project sites within the Project area, using criteria established in the CEQA Guidelines for important archaeological resources (eligibility for listing on the California Register of Historical Resources [CRHR]), and/or 36 CFR 60.4 for eligibility for listing on the National Register of Historic Places. • Propose recommended mitigation measures and conditions of approval for implementing projects (if a local government action is required) to reduce adverse project effects on significant, important, and/or unique historical resources, following appropriate CEQA and/or National Historic Preservation Act Section 106 guidelines. • Require from the designated project-specific County-certified Project Archaeologist documentation of all required mitigation treatments and the results of those treatments for previously known and inadvertent finds according to current County reporting requirements to document environmental mitigation compliance. <p>CUL-2 If previously unknown unique cultural resources are identified during grading activities associated with the implementing projects, the following procedures shall be followed. For this Project, unique cultural resources are defined as being multiple artifacts in close association with each other, but may include fewer artifacts if the area of the find is determined to be of significance due to its sacred or cultural importance.</p> <ul style="list-style-type: none"> • All ground disturbance activities within 100 feet of the discovered cultural resources shall be halted until a meeting is convened between the developer, the archaeologist, the Native American tribal representative and the Planning Director to discuss the significance of the find. • At the meeting, the significance of the discoveries

Impact Statement	Significance	Mitigation Measure
		<p>shall be discussed and after consultation with the Native American tribal representative and the archaeologist, a decision shall be made, with the concurrence of the Planning Director, as to the appropriate mitigation (documentation, recovery, avoidance, etc.) for the cultural resources.</p> <ul style="list-style-type: none"> Grading of further ground disturbance shall not resume within the area of the discovery until an agreement has been reached by all parties as to the appropriate mitigation.
<p>Impact 4.5-2: Archaeological Resources Would the Project cause a substantial adverse change in the significance of an archaeological resource?</p>	<p>Less than Significant with Mitigation</p>	<p>Refer to Mitigation Measure LU-1 below and CUL-1 through CUL-2 above. No additional mitigation is necessary.</p>
<p>Impact 4.5-3: Human Remains Would the Project disturb any human remains, including those interned outside of formal cemeteries?</p>	<p>Less than Significant with Mitigation</p>	<p>Refer to Mitigation Measure LU-1 below.</p> <p>CUL-3 If previously unknown cultural resources, including human remains, are identified during grading activities associated with implementing projects, a County-certified qualified archaeologist shall be retained to assess the nature and significance of the find. If human remains are encountered, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the County Coroner has made a determination of origin and disposition pursuant to Public Resources Code Section 5097.98. The County Coroner shall be notified of the find immediately. If the remains are determined to be prehistoric, the Coroner shall notify the Native American Heritage Commission (NAHC), which shall determine and notify a Most Likely Descendant (MLD). With the permission of the landowner or his/her authorized representative, the MLD may inspect the site of the discovery. The MLD shall complete the inspection within 24 hours of notification by the NAHC. The MLD may recommend scientific removal and nondestructive analysis of human remains and items associated with Native American burials. The MLD may recommend reburial somewhere within the Project boundaries where they can be protected in perpetuity.</p>
<p>Cumulative Impacts (Cultural</p>	<p>Less than Significant</p>	<p>Refer to Mitigation Measure CUL-1 through CUL-3 above. No</p>



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<p>Resource) Would the project result in cumulative impacts associated with implementation of the Wine Country Community Plan?</p>	<p>with Mitigation</p>	<p>additional mitigation is necessary.</p>
<p>Impact 4.5-4: Paleontological Resources Would the Project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature</p>	<p>Less than Significant with Mitigation</p>	<p>Refer to Mitigation Measure LU-1 below.</p> <p>CUL-4 For all implementing projects, the necessary paleontological field surveys/studies/monitoring would be required as part of the permitting approval process. Prior to grading for ministerial projects, and prior to approval of discretionary projects, the County Geologist shall do the following:</p> <ul style="list-style-type: none"> • Review and, if evidence suggests the potential for paleontological resources on a future implementing project site, require a County-certified qualified paleontologist (retained by the future project applicant) to conduct a field survey for paleontological resources on specific sites not previously surveyed for paleontological resources. • Review and, if evidence suggests the potential for paleontological resources on a future implementing project site, require a County-certified qualified paleontologist to conduct an appropriate records search to obtain information on paleontological resource records. • Review and, if evidence suggests that potential for subsurface paleontological deposits, consider paleontological monitoring during grading, trenching, and related construction activities, to facilitate appropriate mitigation treatment. • Evaluate the significance and integrity of all paleontological resources identified on implementing project sites within the Project area, using criteria established in the CEQA Guidelines for important paleontological resources. • Propose recommended mitigation measures and recommend conditions of approval for implementing projects (if a local government action is required) to reduce adverse project effects on significant, important, and/or unique paleontological resources. • Require from the designated project-specific County-certified Project Paleontologist



1.0 Executive Summary

Impact Statement	Significance	Mitigation Measure
		<p>documentation of all required mitigation treatments and the results of those treatments for previously known and inadvertent finds according to current County reporting requirements to document environmental mitigation compliance.</p> <p>CUL-5 If previously unknown paleontological resources are identified during grading activities associated with the implementing projects, the following procedures shall be followed:</p> <ul style="list-style-type: none"> • All ground disturbance activities within 100 feet of the discovered paleontological resources shall be halted until a meeting is convened between the developer, the project paleontologist, and the Planning Director to discuss the significance of the find. • At the meeting, the significance of the discoveries shall be discussed and after consultation with the paleontologist, a decision shall be made, with the concurrence of the Planning Director, as to the appropriate mitigation (documentation, recovery, avoidance, etc.) for the paleontological resources. • Grading of further ground disturbance shall not resume within the area of the discovery until the fossil has been properly recovered/removed from the area to be graded and/or the fossil has been determined to be insignificant.
<p>Cumulative Impacts (Paleontological Resource)</p> <p>Would the project result in cumulative impacts associated with implementation of the Wine Country Community Plan?</p>	<p>Less than Significant with Mitigation</p>	<p>Refer to Mitigation Measure CUL-4 and CUL-5 above. No additional mitigation is necessary.</p>
<p>Geology, Soils, and Seismicity</p>		
<p>Impact 4.6-1: Fault Rupture, Ground Shaking, Ground Failure and Landslides</p> <p>Would the project expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:</p>	<p>Less than Significant</p>	<p>No additional mitigation is necessary.</p>



1.0 Executive Summary

Impact Statement	Significance	Mitigation Measure
<p>Rupture of a known earthquake fault, as delineated in the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault;</p>		
<p>Strong Seismic Ground Shaking</p>	<p>Less than Significant with Mitigation</p>	<p>Refer to Mitigation Measure LU-1 below. GEO-1 All implementing projects shall prepare a site-specific assessment as determined by the County Geologist to ascertain all site-specific geologic/geotechnical information, including, but not limited to, ground shaking potential, liquefaction potential, fault rupture potential and landslide/slope instability potential. This assessment and report shall be prepared by a California-licensed geologist and/or geotechnical engineer and shall be submitted to the County Geologist for review and approval prior to approval of the implementing project. This report shall include site-specific measures such as grading recommendations, foundation design recommendations, slope stability recommendations, and the alternative siting of structures, as appropriate, to reduce the significance of potential geologic and/or geotechnical hazards associated with the proposed implementing project.</p>
<p>Seismic-Related Ground Failure, Including Liquefaction</p>	<p>Less than Significant with Mitigation</p>	<p>Refer to Mitigation Measure LU-1 below and GEO-1 above.</p>
<p>Landslides</p>	<p>Less than Significant with Mitigation</p>	<p>Refer to Mitigation Measure LU-1 below and GEO-1 above.</p>
<p>Impact 4.6-2: Soil Erosion/Loss of Topsoil Would the project result in substantial soil erosion or the loss of topsoil?</p>	<p>Less than Significant</p>	<p>No additional mitigation is necessary.</p>
<p>Impact 4.6-3: Landslide, Lateral</p>	<p>Less than</p>	<p>Refer to Mitigation Measure GEO-1 above.</p>



Impact Statement	Significance	Mitigation Measure
<p>Spreading, Subsidence, Liquefaction, or Collapse</p> <p>Would the project be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?</p>	<p>Significant with Mitigation</p>	
<p>Impact 4.6-4: Expansive Soils</p> <p>Would the project be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code, creating substantial risks to life or property?</p>	<p>Less than Significant</p>	<p>No additional mitigation is necessary.</p>
<p>Impact 4.6-5: Soils Incapable of Supporting Wastewater Disposal Systems</p> <p>Would the project have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?</p>	<p>Less than Significant</p>	<p>Refer to Mitigation Measures PSU SEWER 1 through 2. No additional mitigation is necessary.</p>
<p>Cumulative Impacts</p> <p>Would the project result in cumulative impacts associated with implementation of the Wine Country Community Plan?</p>	<p>Less than Significant</p>	<p>No additional mitigation is necessary.</p>
<p>Greenhouse Gas Emissions</p>		
<p>Impact 4.7-1: Greenhouse Gas Emissions</p> <p>Would the project generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment, based on any applicable threshold of</p>	<p>Potentially Significant Impact</p>	<p>Unavoidable impact.</p> <p>GHG-1 All implementing projects shall use the following mitigation measures to reduce impacts from construction activities as related to construction equipment and vehicle exhaust emissions:</p> <ul style="list-style-type: none"> The County shall require implementing projects to use low-emission and high energy efficiency



1.0 Executive Summary

Impact Statement	Significance	Mitigation Measure
significance?		<p>construction equipment on site. Examples of low-emission and high energy efficiency equipment include use of EPA Tier 2 (or better) emission compliant construction equipment and use of alternative-fuel construction equipment (natural gas), if available.</p> <ul style="list-style-type: none"> • The County shall require implementing projects to include a statement on grading plans that all construction equipment will be tuned and maintained in accordance with the manufacturer's specifications. • The County shall require implementing project to utilize electric- or diesel-powered equipment, in lieu of gasoline-powered engines, where feasible. • The County shall require implementing projects to include a statement on grading plans that work crews shall shut off equipment when not in use. During smog season (May through October), the overall length of the construction period shall be extended, thereby decreasing the size of the area prepared each day, to minimize vehicles and equipment operating at the same time. • The County shall require implementing projects to time construction activities so as to not interfere with peak hour traffic and minimize obstruction of through traffic lanes adjacent to the site; if necessary, a flag person shall be retained to maintain safety adjacent to existing roadways. • The County shall require implementing projects to use EPA-rated engines of Tier 3 or better for construction equipment. • As soon as electric utilities are available at construction sites, the County shall require implementing projects to supply the construction site with electricity from the local utility and all equipment that can be electrically operated shall use the electric utility rather than portable generators. <p>GHG-2 Individual implementing projects shall have the option to use the Option Tables or project-specific GHG analysis in order to demonstrate that GHG emissions from the implementing project are less than significant.</p> <ul style="list-style-type: none"> • Implementing projects which implement enough



1.0 Executive Summary

Impact Statement	Significance	Mitigation Measure
		<p>reduction measures from the Option Tables and achieve a 100/70 points shall be considered to be consistent with the County’s GHG reduction goals for the Project area. Refer to <i>Temecula Valley Wine Country Greenhouse Gas Reduction Workbook</i> (refer to Appendix E of this Draft EIR).</p> <ul style="list-style-type: none"> Those implementing projects that do not garnish the minimum points using the Option Tables (presented in the <i>Temecula Valley Wine Country Greenhouse Gas Reduction Workbook</i>, Appendix A [refer to Appendix E of this Draft EIR]) shall require quantification of project-specific GHG emissions and shall provide mitigation measures to reduce GHG emissions at least 28.5% below Business As Usual (BAU) emissions.
<p>Impact 4.7-2: Consistency with Applicable Plans, Policies, and Regulations</p> <p>Would the project conflict with any applicable plan, policy or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gases?</p>	<p>Less than Significant with Mitigation</p>	<p>Refer to Mitigation Measures GHG-1 and GHG-2. No additional mitigation is necessary.</p>
<p>Cumulative Impacts</p> <p>Would implementation of the proposed Wine Country Community Plan result in cumulative impacts?</p>	<p>Potentially Significant Impact</p>	<p>Unavoidable Impact.</p> <p>Refer to Mitigation Measures GHG-1 and GHG-2. No additional mitigation is proposed.</p>
<p>Hazards and Hazardous Materials</p>		
<p>Impact 4.8-1: Transport of Hazardous Materials</p> <p>Would the project create a significant hazard to the public or the environment through the routine transport, use or disposal of hazardous materials?</p>	<p>Less than Significant with Mitigation</p>	<p>HAZ-1: During development of implementing projects, if underground storage tanks (UST) or other potential environmental concerns associated with the implementing project site are encountered, these areas of concern shall be handled as follows:</p> <ul style="list-style-type: none"> The contractor/property owner shall retain all responsibility associated with activities surrounding the safe and legal removal of the tank(s); The contractor/ property owner shall notify the local Fire Department jurisdiction prior to removal of the UST as local fire restrictions may be more stringent than County Department of Environmental Health (DEH), Hazardous Materials



1.0 Executive Summary

Impact Statement	Significance	Mitigation Measure
		<p>Management Division requirements;</p> <ul style="list-style-type: none"> The contractor (licensed in accordance with the requirements of the State Contractors License Board) shall submit an Underground Storage Tank Closure by Removal completed permit application (or similar permit application as deemed appropriate) to the County Hazardous Materials Management Division along with applicable closure fees; The contractor shall submit a work plan (with the permit application) to the Hazardous Materials Management Division prior to UST removal, which shall demonstrate compliance with the required closure procedures as set forth in the UST closure application currently in effect; and The Division will inspect the tank removal, as necessary, evaluate all sample results, determine whether or not an unauthorized release has occurred, and determine if any further corrective actions are required.
<p>Impact 4.8-2: Release of Hazardous Materials into the Environment</p> <p>Would the project create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials in the environment?</p>	<p>Less than Significant</p>	<p>No additional mitigation is necessary.</p>
<p>Impact 4.8-3: Emergency Response or Evacuation Plan</p> <p>Would the project impair implementation of, or physically interfere with an adopted emergency response plan or emergency evacuation plan?</p>	<p>Less than Significant</p>	<p>No additional mitigation is necessary.</p>
<p>Impact 4.8-4: School Safety</p> <p>Would the project emit hazardous emissions or handle hazardous or acutely hazardous materials, substances or waste</p>	<p>Less than Significant with Mitigation</p>	<p>Refer to Mitigation Measure HAZ-1 above. No additional mitigation is necessary.</p>



1.0 Executive Summary

Impact Statement	Significance	Mitigation Measure
<p>within one-quarter mile of an existing or proposed school?</p>		
<p>Impact 4.8-5: Hazardous Materials Site</p> <p>Would the project be on a site which is included on a list of hazardous materials site complied pursuant to Government Code Section 65962.5 and as a result, would it create a significant hazard to the public or the environment?</p>	<p>Less than Significant with Mitigation</p>	<p>HAZ-2 All implementing projects located within a one-mile radius of the Temecula Bomb Site 107 shall be required to perform an Unexploded Ordnance Survey to verify presence/ absence of unexploded ordnance prior to any earth disturbing activities (including preliminary site studies such as geotechnical investigations and biological surveys). Upon completion of this survey, the results will be provided to the Riverside County Planning Department and Riverside County Fire Department (Hazardous Materials Emergency Response Team), and appropriate pre-construction measures will be incorporated into the implementing project's grading and development plans, including removal of any identified hazards.</p> <p>HAZ-3 If unexploded ordinances are identified during earth disturbance activities associated with implementing projects, the Riverside County Fire Department (Hazardous Materials Emergency Response Team) will be notified and all safety and remediation actions contained within the U.S. Department of Defense Ammunition and Explosives Safety Standards (U.S. Department of Defense 2004) will be implemented.</p>
<p>Impact 4.8-6: Wildland Fires</p> <p>Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?</p>	<p>Less than Significant with Mitigation</p>	<p>HAZ-4 During the entitlement process, all implementing projects located within areas of wildfire susceptibility shall be evaluated by the Fire Department to determine whether the Department's Urban-Wildland Interface requirements should be implemented as part of the development. If the Department determines that either an interim or permanent condition of high fire risk would be present, a Fuel Modification Plan that meets the current requirements of the Fire Department shall be prepared and shall be approved by the Fire Department prior to approval of the implementing project.</p>
<p>Cumulative Impacts</p> <p>Would the project result in cumulative impacts associated with implementation of the Wine Country Community Plan?</p>	<p>Less than Significant with Mitigation</p>	<p>Refer to Mitigation Measure HAZ-1 through HAZ-4 above. No additional mitigation is necessary.</p>



Impact Statement	Significance	Mitigation Measure
Hydrology and Water Quality		
<p>Impact 4.9-1: Water Quality Standards</p> <p>Would the project violate any water quality standards or waste discharge requirements?</p>	<p>Less than Significant with Mitigation</p>	<p>Refer to Mitigation Measure LU-1 and PSU SEWER 1 through 2 below.</p> <p>HYD-1 All implementing projects shall utilize the County’s Water Quality Management Plan (WQMP) checklist to determine if a project-specific WQMP is required. All implementing projects, regardless of the need for a WQMP, shall incorporate the appropriate Best Management Practices (BMPs) to maintain conformance to the County’s active MS4 permit.</p> <p>Depending upon the location of the implementing project and whether it is considered a “Significant Redevelopment” or “New Development”, the County shall require the project proponent to submit the necessary additional information and condition those project accordingly.</p> <p>HYD-2 All implementing projects exceeding a discharge of average aggregate wastewater flow that exceeds the San Diego Regional Water Quality Control Board (SDRWQCB) threshold shall be required to connect to sewer services when it is made available by the Eastern Municipal Water District (EMWD). Most single-family residences may be exempted from average aggregate wastewater flow requirements regardless of family units.</p> <p>HYD-3 Prior to issuance of grading permits, implementing projects shall prepare the necessary Stormwater Pollution Prevention Program (SWPPP) and comply with the National Pollutant Discharge Elimination System (NPDES) General Construction Storm Water Permit from the State Water Resources Control Board.</p> <p>HYD-4 Infiltration may be utilized by implementing projects for maintaining water quality standards. However, any implementing projects proposing onsite stormwater runoff infiltration shall conduct individual percolation tests, prepared by a soils engineer, to determine the feasibility of using infiltration onsite, as well as to provide design recommendations for the chosen BMP’s. If infiltration is not feasible based on a specific site’s soils properties, some form of on-site detention should be considered to mitigate any additional stormwater runoff that exceeds the existing calculated flows. In this</p>



Impact Statement	Significance	Mitigation Measure
		<p>case other BMP’s should be evaluated to meet the water quality requirements for the project. Maintaining the use of existing roadside swales in compliance with the current MS4 permit is also recommended to help maintain existing drainage patterns and help with water quality.</p> <p>HYD-5 All implementing projects shall include measures designed to increase infiltration and reduce impacts to water quality within the upper aquifer. Depending upon project location, the applicable measures shall include the following:</p> <ul style="list-style-type: none"> • Require that all wastewater discharges conform to the Regional Water Quality Control Board Basin Plan groundwater quality objectives. • Requires the use of cisterns and infiltrators to capture and reuse rainwater as a water conserving system (Riverside County Policy OS 2.1). • Require the use of natural drainage systems, permeable parking bays and porous parking lots to provide rainwater detention (Riverside County Policy OS 2.2 and 4.4). • Require that adequate aquifer water recharge areas are preserved and protected and that rainwater is used to recharge the aquifers (Riverside County Policy OS 4.2 and 4.3). • Restrict pollutant discharge into the drainage systems and aquifer (Riverside County Policy OS 3.3). • Prohibit the use of fertilizing, manure spreading, pesticide application, and runoff from animal/horse corrals within all drainage courses, especially Temecula Creek.
<p>Impact 4.9-2: Groundwater Supplies</p> <p>Would the project substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop</p>	<p>Less than Significant with Mitigation</p>	<p>HYD-6 All implementing projects shall provide a plan of service analysis in determining the needs for water distribution, fire protection, service pressures and connection into the Rancho California Water District’s (RCWD) master planned system. These plans must show requirements of off-site transmission mains to be constructed to serve certain areas of the project. It will be the responsibility of each implementing project proponent to ensure water system reliability/redundancy for domestic, irrigation, and emergency needs, as determined appropriate through the County’s</p>



1.0 Executive Summary

Impact Statement	Significance	Mitigation Measure
<p>to a level that would not support existing land uses or planned uses for which permits have been granted)?</p>		<p>discretionary review process, and RCWD staff review.</p>
<p>Impact 4.9-3: Erosion or Siltation Would the project substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or offsite?</p>	<p>Less than Significant with Mitigation</p>	<p>HYD-7 All implementing projects that fall within the Murrieta Creek Area Drainage Plan shall be subject to Area Drainage Plan (ADP) fees, as enforced by the Riverside County Flood Control and Water Conservation District (RCFCWCD).</p> <p>HYD-8 All implementing projects shall consider the following flood control measures and shall use them, as applicable:</p> <ul style="list-style-type: none"> • Minimize encroachment into floodplains and watercourses to the satisfaction of the Riverside County Flood Control and Water Conservation District prior to applicable plan/permit approval. • Phase so that 100-year flood protection is ensured in all areas of development. Provide protection against flooding, erosion, siltation, and water quality impacts through interim improvements (such as temporary debris basins, earthen channels/berms, check dams, sand bag barriers, or other temporary BMPs and flood control protection measures). • Keep building pad construction from flood hazard for the 100-year frequency storm by elevating finished floor elevations above the 100-year level of flood protection. • Detain any incremental increase in drainage within the implementing project’s boundaries. For the portion of the project site within the Murrieta Creek Area Drainage Plan (ADP), detain incremental increases in drainage until the Murrieta Creek ADP is fully implemented downstream of the implementing project site.
<p>Impact 4.9-4: Surface Runoff Would the project substantially alter the existing drainage pattern of the Site or area, including through the alteration of the course of a stream or river, or substantially increase the rate</p>	<p>Less than Significant with Mitigation</p>	<p>Refer to Mitigation Measure HYD-7 through HYD-8 and LU-1. No additional mitigation is necessary.</p>



1.0 Executive Summary

Impact Statement	Significance	Mitigation Measure
<p>or amount of surface runoff in a manner that would result in flooding onsite or offsite?</p>		
<p>Impact 4.9-5: Stormwater Would the project create or contribute runoff water, which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff? From Public Utilities: Would the project 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?</p>	<p>Less than Significant with Mitigation</p>	<p>Refer to Mitigation Measure HYD-1 through HYD-5, HYD-7, and HYD-8. No additional mitigation is necessary.</p>
<p>Impact 4.9-6: Water Quality Would the project otherwise substantially degrade water quality?</p>	<p>Less than Significant with Mitigation</p>	<p>Refer to Mitigation Measure HYD-1 through HYD-5. No additional mitigation is necessary.</p>
<p>Impact 4.9-7: Flooding and Housing Would the project place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?</p>	<p>Less than Significant with Mitigation</p>	<p>Refer to Mitigation Measure HYD-8 and LU-1. No additional mitigation is necessary.</p>
<p>Impact 4.9-8: Flooding and Structures Would the project place structures within a 100-year flood hazard area that would impede or redirect flood flows?</p>	<p>Less than Significant with Mitigation</p>	<p>Refer to Mitigation Measure HYD-8 and LU-1. No additional mitigation is necessary.</p>
<p>Impact 4.9-9: Flooding Risk Would the project expose people</p>	<p>Less than Significant with</p>	<p>Refer to Mitigation Measure HYD-8 and LU-1. No additional mitigation is necessary.</p>



1.0 Executive Summary

Impact Statement	Significance	Mitigation Measure
or structures to a significant risk of loss, injury, or death involving flooding, including flooding as a result of the failure of a levee or dam (dam inundation area)?	Mitigation	
Impact 4.9-10: Seiche, Tsunami, or Mudflow Would the project be inundated by seiche, tsunami, or mudflow?	No Impact	No additional mitigation is necessary.
Cumulative Impacts Would the project result in cumulative impacts associated with implementation of the Wine Country Community Plan?	Less than Significant with Mitigation	No additional mitigation is necessary.
Land Use and Relevant Planning		
Impact 4.10-1: Divide a Community Would the project physically divide an established community?	Less than Significant	No additional mitigation is necessary.
Impact 4.10-2: Plan Consistency Would the project conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	Less than Significant with Mitigation	LU-1 All implementing projects (ministerial and discretionary) within the Project boundary shall be required to: <ul style="list-style-type: none"> • Apply for and obtain a Change of Zone (CZ) to benefit from the implementing zones of the Wine Country Policy Area. As part of the review process, the County shall conduct a project-specific CEQA analysis for the CZ Application. Depending upon the location of the implementing project, Planning staff shall require the project proponent to conduct the necessary studies (e.g., Archeology, Geology, Biology, Hydrology, etc.). Depending upon the findings of those studies, Planning staff shall recommend that a restrictive zoning classification (such as an open space zone) be placed on areas where sensitive resources require protection. • Apply for and obtain the necessary grading permit. Such grading permit shall go through the appropriate environmental analysis and identify the necessary mitigations, if any (e.g., cultural monitoring during grading, biological restoration,



1.0 Executive Summary

Impact Statement	Significance	Mitigation Measure
		<p>etc.), prior to approval of the grading permit.</p> <ul style="list-style-type: none"> Apply for and obtain the necessary building permit. The County shall ensure the necessary reviews of building permits by the Riverside County Flood Control and Water Conservation District (RCFCWCD), Environmental Programs Division (EPD), County Archeologist, County Geologist, etc.
<p>Impact 4.10-3: Habitat Plan Consistency</p> <p>Would the project conflict with any applicable habitat conservation plan or natural community conservation plan?</p>	<p>Less than Significant with Mitigation</p>	<p>Refer to Mitigation Measure LU-1 above.</p>
<p>Cumulative Impacts</p> <p>Would implementation of the proposed Wine Country Community Plan result in cumulative impacts?</p>	<p>Less than Significant</p>	<p>No additional mitigation is necessary.</p>
<p>Mineral Resources</p>		
<p>Impact 4.3-1: Loss of Availability of Known Mineral Resources</p> <p>Would the project result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?</p>	<p>Less than Significant with Mitigation</p>	<p>MIN-1 Pursuant to Public Resources Code, the Surface Mining and Reclamation Act, Chapter 9, Article 4, Section 2762(e), prior to approval of a future implementing project on lands classified by the State Geologist as MRZ-3, the County Geologist shall make a site-specific determination as to the site’s potential to contain or yield important or significant mineral resources of value to the region and the residents of the State of California.</p> <ul style="list-style-type: none"> If it is determined by the County Geologist that lands classified as MRZ-3 have the potential to yield significant mineral resources which may be of “regional or statewide significance” and the proposed use is considered “incompatible” (as defined by Section 3675 of Title 14, Article 6 of the California Code of Regulations) and could threaten the potential to extract said minerals, the project proponent shall prepare an evaluation of the area in order to ascertain the significance of the mineral deposit located therein. This site-specific mineral resources study shall be performed to, at a minimum, document the site’s known or inferred geological conditions; describe the existing levels of

Impact Statement	Significance	Mitigation Measure
		<p>development on or near the site which might preclude mining as a viable adjacent use; and analyze the State standards for designating land as having “regional or Statewide significant” under the Surface Mining and Reclamation Act. The results of such evaluation shall be transmitted to the State Geologist and the State Mining and Geological Board (SMGB).</p> <ul style="list-style-type: none"> Should significant mineral resources be identified, future implementing projects shall either avoid said resource or shall incorporate appropriate findings subject to a site-specific discretionary review and CEQA process.
<p>Cumulative Impacts Would the project result in cumulative impacts associated with implementation of the Wine Country Community Plan?</p>	<p>Less than Significant with Mitigation</p>	<p>Refer to Mitigation Measure MIN-1 above. No additional mitigation is necessary.</p>
<p>Noise</p>		
<p>Impact 4.12-1: Temporary Noise Increases Would the project result in a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?</p>	<p>Less than Significant with Mitigation</p>	<p>NOI-1 All implementing projects shall comply with the following noise reduction measures during grading and building activities:</p> <ul style="list-style-type: none"> If construction occurs within one-quarter mile of an inhabited dwelling, construction activities shall be limited to the daytime hours of 6:00 a.m. to 6:00 p.m. during the months of June through September, and to 7:00 a.m. to 6:00 p.m. during the months of October through May. To minimize noise from idling engines, all vehicles and construction equipment shall be prohibited from idling in excess of three minutes when not in use. Best efforts should be made to locate stockpiling and/or vehicle staging area as far as practicable from existing residential dwellings. Equipment and trucks shall utilize the best available noise control techniques (e.g., improved mufflers, equipment redesign, use of intake silencers, ducts, engine enclosures, and acoustically-attenuating shields or shrouds, wherever feasible). Impact tools (e.g., jack hammers, pavement breakers, and rock drills) shall be hydraulically or electronically powered wherever possible to avoid



1.0 Executive Summary

Impact Statement	Significance	Mitigation Measure
		<p>noise associated with compressed air exhaust from pneumatically powered tools. However, where use of pneumatic tools is unavoidable, an exhaust muffler shall be used; this muffler can lower noise levels from the exhaust by up to about ten dBA. External jackets on the tools themselves shall be used where feasible, and this could achieve a reduction of five dBA. Quieter procedures shall be used, such as drills rather than impact equipment, whenever feasible.</p> <ul style="list-style-type: none"> Stationary construction noise sources shall be located as far from adjacent receptors as possible, and they shall be muffled and incorporate insulation barriers, or other measures to the extent feasible. <p>NOI-2 Implementing project proponents shall submit a list of measures to respond to and track complaints pertaining to construction noise, ongoing throughout demolition, grading, and/or construction. These measures may include the following:</p> <ul style="list-style-type: none"> A sign posted on-site pertaining the permitted construction days and hours and complaint procedures and who to notify in the event of a problem. The sign may also include a listing of both the County and construction contractor’s telephone numbers (during regular construction hours and off-hours); and A pre-construction meeting may be held with the job inspectors and the general contractor/on-site project manager to confirm that noise measures and practices (including construction hours, neighborhood notification, posted signs, etc.) are completed.
<p>Impact 4.12-2: Permanent Noise Increases</p> <p>Would the project result in a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?</p>	<p>Potentially Significant Impact</p>	<p>Unavoidable impact.</p> <p>NOI-3 All implementing projects involving a new winery or expansion of an existing winery shall be reviewed by the Riverside County Office of Industrial Hygiene and include at least the following conditions:</p> <ul style="list-style-type: none"> The hours of operation for tasting rooms associated with wineries shall be limited to 9:00 a.m. to 7:00 p.m. Monday through Sunday in the Wine Country - Winery District and 10:00 a.m. to 6:00 p.m. Monday through Sunday in the Wine Country - Equestrian



1.0 Executive Summary

Impact Statement	Significance	Mitigation Measure
		<p>and Residential Districts.</p> <ul style="list-style-type: none"> • Mechanical equipments including but not limited to, de-stemming, crushing, and refrigeration equipment shall be enclosed or shielded for noise attenuation. Alternatively, the proponent may submit a Noise Study prepared by a qualified acoustical analyst that demonstrates that the unenclosed/unshielded equipment would not exceed the County’s allowable noise levels. • The hours of operation for shipping facilities associated with wineries shall be limited to 9:00 a.m. to 7:00 p.m. Monday through Sunday in the Wine Country - Winery District and 10:00 a.m. to 6:00 p.m. Monday through Sunday in the Wine Country - Equestrian and Residential Districts. • Shipping facilities and parking areas which abut residential parcels shall be located away from sensitive land uses and be designed to minimize potential noise impacts upon nearby sensitive land uses. • Site-specific noise-attenuating features such as hills, berms, setbacks, block walls, or other measures shall be considered for noise attenuation in noise-producing areas of future wineries including, but not limited to, locations of mechanical equipment, locations of shipping facilities, access, and parking areas. <p>NOI-4 All implementing projects involving a special occasion facility shall be required to conduct a noise study prior to its approval. Similarly, all implementing projects involving an outdoor special occasion facility shall be required to conduct an acoustical analysis (that shows the noise contours outside the property boundary) prior to its approval.</p> <ul style="list-style-type: none"> • The said noise study or acoustical analysis shall be submitted to the Office of Industrial Hygiene for review and comments. • Based on those comments, the implementing project shall be conditioned to mitigate noise impacts to the applicable County noise standards through site design and buildings techniques. • Prior to the issuance of any building permit for the special occasion facility, those noise mitigation



Impact Statement	Significance	Mitigation Measure
		<p>measures shall have received the necessary permits from Building and Safety Department.</p> <ul style="list-style-type: none"> • Prior to issuance of occupancy permit for the special occasion facility, those noise mitigation measures shall be constructed/implemented. <p>NOI-5 All implementing projects involving a special occasion facility shall be reviewed by the Riverside County Office of Industrial Hygiene and include at least the following conditions:</p> <ul style="list-style-type: none"> • All special event vendors (e.g. DJs, musical bands, etc.) shall be notified regarding noise conditions of approval . • Outdoor special events and associated audio equipment, sound amplifying equipment, and/or performance of live music shall be limited to the hours of 8:00 a.m. to 10:00 p.m. Monday through Sunday. • Noise levels shall be kept below levels prescribed in the County’s General Plan Noise Element and County noise Ordinances No. 847 by using a decibel-measuring device to measure music sound levels when amplified music is used. • Clean-up activities associated with special events shall terminate no later than midnight. • Outdoor speakers for all scheduled events shall be oriented toward the center of the property and away from adjoining land uses. • Padding/carpeting shall be installed under music speakers for early absorption of music. <p>NOI-6 All implementing projects involving a special occasion facility shall include at least the following conditions to ensure proper enforcement of the County Ordinances and project conditions:</p> <ul style="list-style-type: none"> • After issuance of two Code Violation Notices for excessive noise, noise measurements shall be performed by the Office of Industrial Hygiene for every event at the property line, to determine if the Noise Ordinance and project conditions are being followed during the special events. • If violations of the Noise Ordinance or project conditions are found, the County shall reconsider allowed hours of operation, number of guests,



1.0 Executive Summary

Impact Statement	Significance	Mitigation Measure
		<p>amount of special events per year, or approval of the specific facility.</p> <ul style="list-style-type: none"> The proponents shall be required to pay fees assessed per the Department's hourly rate pursuant to Ordinance No. 671.
<p>Impact 4.12-3: Local Noise Standards</p> <p>Would the project expose persons to or result in the generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?</p>	<p>Potentially Significant Impact</p>	<p>Unavoidable impact. Refer to Mitigation Measures NOI-1 through NOI-6, above.</p>
<p>Impact 4.12-4: Groundborne Noise and Vibration</p> <p>Would the project result in the exposure of persons to or generation excessive ground-borne vibration or ground-borne noise levels?</p>	<p>Less than Significant with Mitigation</p>	<p>NOI-7 Prior to the issuance of each grading permit, all implementing projects shall demonstrate compliance with the following measures to reduce the potential for human annoyance and architectural/structural damage resulting from elevated groundborne noise and vibration levels:</p> <ul style="list-style-type: none"> Pile driving within a 50-foot radius of occupied units or historic or potentially historic structures shall utilize alternative installation methods where possible (e.g., pile cushioning, jetting, pre-drilling, cast-in-place systems, resonance-free vibratory pile drivers). If no alternative to pile driving is deemed feasible, the preexisting condition of all designated historic buildings within a 50-foot radius of proposed construction activities shall be evaluated during a preconstruction survey. The preconstruction survey shall determine conditions that exist before construction begins for use in evaluating damage caused by construction activities. Fixtures and finishes within a 50-foot radius of construction activities susceptible to damage shall be documented (photographically and in writing) prior to construction. All damage shall be repaired back to its preexisting condition. Vibration monitoring shall be conducted prior to and during pile driving operations occurring within 100 feet of the historic structures. Every attempt shall be made to limit construction-generated



Impact Statement	Significance	Mitigation Measure
		vibration levels during pile driving and impact activities in the vicinity of the historic structures.
<p>Cumulative Impacts</p> <p>Would the project result in cumulative impacts associated with implementation of the Wine Country Community Plan?</p>	Potentially Significant Impact	Unavoidable impact. Refer to Mitigation Measures NOI-1 through NOI-7, above.
Public Services, Recreation, and Utilities		
<p>Impact 4.13-1: Law Enforcement</p> <p>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?</p>	Less than Significant	No additional mitigation is necessary.
<p>Impact 4.13-2: Fire Protection Services</p> <p>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?</p>	Potentially Significant Impact	<p>Unavoidable impact.</p> <p>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).</p> <p>PSU FIRE - 2 All implementing projects shall participate in a fire mitigation fee program pursuant to County Ordinance No. 659, <i>Development Impact Fees</i>, which would allow one-time capital improvements such as land and equipment purchases (e.g. fire suppression equipment) and construction development.</p> <p>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</p>



1.0 Executive Summary

Impact Statement	Significance	Mitigation Measure
		<p>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.</p> <p>PSU FIRE - 4 Flag lots will not be permitted without adequate secondary access or alternative measures as deemed appropriate by the Fire Chief.</p> <p>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.</p>
<p>Impact 4.5-3: Public Education</p> <p>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?</p>	<p>Less than Significant</p>	<p>No additional mitigation is necessary.</p>
<p>Impact 4.13-4: Libraries</p> <p>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?</p>	<p>Potentially Significant Impact</p>	<p>Unavoidable impacts. No mitigation proposed.</p>
<p>Impact 4.13-5: Parks and Recreation</p> <p>Would the Project increase the</p>	<p>Less than Significant with</p>	<p>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.</p>



Impact Statement	Significance	Mitigation Measure
<p>use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?</p>	<p>Mitigation</p>	<p>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.</p> <p>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.</p>
<p>Impact 4.13-6: Water and Water Supply</p> <p>Would the Project have sufficient water supplies available to serve the project with existing entitlements and resources or are new or expanded entitlements needed?</p> <p>Or</p> <p>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?</p>	<p>Less than Significant with Mitigation</p>	<p>PSU WATER-1 All implementing projects shall be required to use graywater as a water conserving system (Riverside County Policy OS 2.1).</p> <p>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.</p> <p>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:</p> <ul style="list-style-type: none"> • 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



1.0 Executive Summary

Impact Statement	Significance	Mitigation Measure
		<p>backflow preventer device capacity.</p> <ul style="list-style-type: none"> • 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.
<p>Impact 4.13-7: Wastewater</p> <p>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?</p> <p>Or</p> <p>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?</p>	<p>Less than Significant with Mitigation</p>	<p>Refer to Mitigation Measure HYD-2 above.</p> <p>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).</p> <p>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.</p>
<p>Impact 4.13-8: Solid Waste</p> <p>Would the project be served by a landfill with sufficient permitted capacity to accommodate the project’s solid waste disposal needs?</p>	<p>Less than Significant with Mitigation</p>	<p>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</p>



1.0 Executive Summary

Impact Statement	Significance	Mitigation Measure
		<p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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</p>



1.0 Executive Summary

Impact Statement	Significance	Mitigation Measure
		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.
<p>Cumulative Impacts</p> <p>Would the project result in cumulative impacts associated with implementation of the Wine Country Community Plan?</p>	Potentially Significant Impact	Unavoidable impact. Refer to Mitigation Measures PSU FIRE 1 through 3; PSU REC 1 through 3; PSU WATER 1 through 3; PSU SEWER 1 through 2; and PSU WASTE 1 through 5; above.
Traffic and Circulation		
<p>Impact 4.15-1: Conflict with an Applicable Plan, Ordinance, or Policy</p> <p>Would the project conflict with an applicable plan, ordinance, or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?</p>	Potentially Significant Impact	Unavoidable impact. Refer to mitigation measures TRF-1 through TRF-3, below.
<p>Impact 4.15-2: Conflict with Congestion Management Program</p> <p>Would the project conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?</p>	Potentially Significant Impact	<p>Unavoidable impact.</p> <p>TRF-1 Proposed implementing projects within the Project area shall be required to complete a comprehensive transportation impact assessment consistent with County Transportation Impact Analysis (TIA) guidelines. To be consistent with the Project, all analyses shall utilize the Wine Country Traffic Demand Forecasting (TDF) model to forecast cumulative impacts associated with the implementing projects.</p> <p>TRF-2 The County shall require wineries and equestrian facilities to prepare a Traffic Management Plan (TMP) for County’s review and approval for large special events, including but not limited to weddings, concerts,</p>



1.0 Executive Summary

Impact Statement	Significance	Mitigation Measure
		<p>festivals, and equestrian events. The TMP shall provide detail such as traffic management strategies (such as traffic coordinators, event signage, staggered arrival/departure times, etc) for events that cause a substantial increase of vehicles entering or exiting the Project during a small period of time. The TMP may also be required to include parking strategies to aid traffic management such as a drop-off/pick-up zone and/or offsite shuttle arrangements, including potential use of the City of Temecula’s old town parking structure on Main Street.</p> <p>TRF-3 The County shall implement a Traffic Impact Fee (TIF) Program for the Project area. This Program shall collect fair share contributions toward identified mitigation measures (as outlined in the <i>WCP Fair Share and Phasing Assessment</i> conducted by Fehr and Peers) within the Project area and within the City of Temecula, and the County shall enter into an agreement with the City of Temecula to implement the identified improvements. Implementing projects shall also make fair share contributions to revise the Adaptive Traffic Signal Timing Program through the above-mentioned TIF as well, for those intersection locations that would experience improved levels of service with implementation of this Program. In addition, implementing projects shall also make fair share contributions for the Transportation Uniform Mitigation Fee (TUMF) Program for those facilities that are eligible for improvements through the TUMF Program.</p> <p>Although participation in these Programs would reduce the impacts to most locations to a less than significant level, some measures are considered infeasible, and the impact would remain significant and unavoidable. The specific locations, impact levels, identified improvements, and basis for those locations that would experience significant and unavoidable impacts, are described below.</p> <p><u>Roadways</u></p> <p>Impacts to the following roadways would be less than significant following implementation of the identified improvements:</p> <ul style="list-style-type: none"> • Anza Road south of Rancho California Road (widen



Impact Statement	Significance	Mitigation Measure
		<p>from two to four lanes)</p> <p>The following roadway segment improvements are also recommended; however, these were found to be potentially infeasible as discussed above in Impact 4.14-2, and therefore, impact levels would remain significant and unavoidable:</p> <ul style="list-style-type: none"> • Rancho California Road West of Anza (widen from two to four lanes); however, widening would be inconsistent with policy and plan direction for the Project. • Rancho California Road East of Anza (widen from two to four lanes); however, widening would be inconsistent with policy and plan direction for the Project. • I-15 from south of SR-79 to north of Rancho California Road (freeway expansion); however, remaining funding has not yet been identified and there is limited right-of-way in the corridor for freeway expansion. • I-15 Freeway ramps to Rancho California (northbound on and off ramps/southbound off ramp); however, the remaining funding has not yet been identified and there is limited right-of-way in the corridor for ramp expansion. <p><u>Intersections</u></p> <p>Impacts to the following intersections would be less than significant following implementation of the identified improvements:</p> <ul style="list-style-type: none"> • Winchester Road at Ynez Road (optimize cycle length and signal timing splits) • Temecula Parkway at I-15 Southbound Ramps (optimize cycle length and signal timing splits for LOS D, and add second southbound left- and right-turn lanes for LOS C) • Margarita Road at Rancho Vista Road (add a second westbound through lane) • Margarita Road at Pauba Road (add a second westbound through lane) • Butterfield Stage Road at La Serena Way (install a traffic signal) • Butterfield Stage Road at Rancho California Road (install a large roundabout, two to three lanes per



1.0 Executive Summary

Impact Statement	Significance	Mitigation Measure
		<p>approach with bypass right-turn lanes, or widen intersection)</p> <ul style="list-style-type: none"> • Butterfield Stage Road at Rancho Vista Road (install traffic signal) • Butterfield Stage Road at Pauba Road (optimize signal timings) • Butterfield Stage Road at Temecula Parkway (re-stripe the southbound approach to include two left-turn lanes, add a westbound right-turn lane with overlap right-turn phase) • La Serena Way at Rancho California Road (install a two-lane roundabout) • Calle Contento at Rancho California Road (install a two-lane roundabout) • Anza Road at Borel Road (future) (install a traffic signal) • Anza Road at Buck Road (future) (install traffic signal) • Anza Road at Rancho California Road (install a large roundabout with a minimum of two lanes on each approach) • Anza Road at Madera de Playa (install a traffic signal and widen the intersection) • Anza Road at Pauba Road (install a traffic signal and widen the intersection) • Anza Road at De Portola Road (install a traffic signal and widen the intersection) • Anza Road at Temecula Parkway (install a traffic signal and widen the intersection) • Rancho California Road at Camino del Vino (install a traffic signal and add a southbound left-turn lane, or install a single-lane roundabout) • Rancho California Road at Monte De Oro (install a two-lane roundabout) <p>The following intersection improvements are also recommended; however, these were found to be potentially infeasible as discussed above in Impact 4.14-2, and therefore, impact levels would remain significant and unavoidable:</p> <ul style="list-style-type: none"> • Winchester Road at Nicolas Road (widen Winchester Road to an 8-lane facility; add a second southbound left-turn lane; add a northbound and southbound dedicated right-turn lane; and provide an overlap right-turn phase for the northbound and



1.0 Executive Summary

Impact Statement	Significance	Mitigation Measure
		<p>westbound right-turn movements); however, there is development on all four quadrants of this intersection which limits the ability to widen the roadway.</p> <ul style="list-style-type: none"> • Rancho California Road at Ynez Road (two left-turn lanes, three through lanes and a right-turn lane at the northbound approach; two left-turn lanes, three through lanes and dual right-turn lanes [with overlap right-turn phasing] at the southbound and westbound approaches; and three left-turn lanes, three through lanes and a right-turn lane [with overlap right-turn phasing] at the eastbound approach); however, there is development on all four quadrants of this intersection resulting in limited right-of-way, and the improvements would encroach onto the adjacent pond/park on the southwest quadrant. • Winchester Road at I-15 Northbound Ramps (signal modifications to allow “free” westbound right-turn movement; and add a second dedicated northbound right-turn lane); however, the remaining funding outside of the TIF has not been guaranteed. In addition, this ramp is controlled by Caltrans and is in the City of Temecula; as such, the County cannot guarantee implementation of this improvement. • Margarita Road at Rancho California Road (add two left-turn lanes, two through lanes and a dedicated right-turn lane); however, this intersection is controlled by the City of Temecula and the County cannot guarantee implementation of this improvement. • Los Caballos Road at Temecula Parkway (install a traffic signal); however, given the rural nature of this area, this intersection will remain unsignalized in the future. • Camino del Vino at Glen Oaks Road (install a traffic signal); however, given the rural nature of this area, this intersection will remain unsignalized in the future. • Camino del Vino at Monte De Oro (install a traffic signal); however, given the rural nature of this area, this intersection will remain unsignalized in the future. • De Portola Road at Pauba Road (install a traffic



1.0 Executive Summary

Impact Statement	Significance	Mitigation Measure
		<p>signal); however, given the rural nature of this area, this intersection will remain unsignalized in the future.</p> <ul style="list-style-type: none"> • Pauba Road at Temecula Parkway (install a traffic signal); however, given the rural nature of this area, this intersection will remain unsignalized in the future.
<p>Impact 4.15-3: Air Traffic Patterns</p> <p>Would the project result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?</p>	<p>Less than Significant</p>	<p>No additional mitigation is necessary.</p>
<p>Impact 4.15-4: Design Features</p> <p>Would the project substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?</p>	<p>Less than Significant with Mitigation</p>	<p>TRF-4 All future transportation related improvements in the Project area shall be consistent with the County ordinances (i.e. Ordinance No. 348, 460, 461, 499, 512, 585 etc.) and the Project (i.e., revised SWAP Figure 7 – Circulation Network, development standards of the implementing zones, Temecula Valley Wine Country Design Guidelines, etc.). All implementing project designs, including site access points, turning lanes, etc. shall be reviewed by the County Transportation Department staff to determine that proposals are consistent with appropriate design standards.</p>
<p>Impact 4.15-5: Emergency Access</p> <p>Would the project result in inadequate emergency access?</p>	<p>Less than Significant with Mitigation</p>	<p>TRF-5 All implementing projects in the Project area shall be reviewed by appropriate emergency services personnel to ensure adequate emergency access is provided, as part of the County’s discretionary application review process.</p>
<p>Impact 4.15-6: Public Transit</p> <p>Would the project conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance of safety of such facilities?</p>	<p>Less than Significant with Mitigation</p>	<p>No additional mitigation is necessary.</p>



1.0 Executive Summary

Impact Statement	Significance	Mitigation Measure
Cumulative Impacts Would the project result in cumulative impacts associated with implementation of the Wine Country Community Plan?	Potentially Significant Impact	Unavoidable impact.

1.6 SIGNIFICANT AND UNAVOIDABLE ENVIRONMENTAL IMPACTS

While the specific mitigation measures summarized above would reduce the level of many significant impacts to a less than significant level, the Draft EIR identified the following areas where, after implementation of feasible mitigation, the Project may nonetheless result in impacts which cannot be fully mitigated. Various benefits would accrue from implementation of the Project, which must be weighed against the potential adverse effects of Project implementation in deciding whether to approve the Project. These potential benefits will be set forth in a “Statement of Overriding Considerations”, which is required by CEQA prior to approving a project with unavoidable significant impacts. In addition, as discussed in the Draft EIR, the proposed “Project”, while representing a substantial increase in new development compared to existing conditions, it is considerably less dense than currently allowed in the County’s General Plan Policies and zoning classifications.

PROJECT IMPACTS

Agricultural and Forestry Resources

While the Project policies and implementing zoning classifications would increase the acreage of designated Agricultural land uses and may in turn increase the acreage of agricultural uses, it is possible that implementing project sites could be located on Prime Farmland (or another designation indicating agricultural suitability) and would allow development of up to 25 percent of the total Project area based on proposed Policy SWAP 1.2 which allows up to 25 percent of a subject site to be developed with winery and other associated facilities (e.g., delicatessens, tasting rooms, special event facilities, etc.).

Additionally, under the Project, active agricultural land would be allowed to convert 25 percent of its land to non-agricultural uses. Therefore, the Project could convert agriculturally suitable farmland, such as Prime Farmland, and active agricultural land to non-agricultural uses. As such, this potential conversion would generate a significant, unavoidable impact on agricultural resources.

Air Quality

Unavoidable significant impacts have been identified for Project-level and cumulative air quality impacts related to construction and operations activities (i.e., stationary and mobile source emissions) as well as air quality impacts on sensitive receptors.

Greenhouse Gas Emissions

Implementation and compliance with the County’s policies will ensure that impacts from GHG emissions are minimized. However, construction and operation of implementing projects would create an increase in GHG emissions that are above South Coast Air Quality Management District’s (SCAQMD) draft mass emission thresholds and CARB’s per capita threshold.

Compliance with proposed County of Riverside SWAP policies will ensure consistency with the numeric GHG-reduction goals of AB 32 and be consistent with promulgated plans, policies, and regulations governing the reduction of GHG emissions. Because these features and measures would meaningfully reduce Project GHG emissions and are consistent with the state and local goals, the Project is supportive of the State’s goals regarding global climate change. However, Project impacts to global climate change, both at the Project level and cumulative level, are still potentially significant and unavoidable, due to the overall increase in emissions as compared to existing conditions.

Noise

Given that it is not possible to predict the specific nature, frequency or location of all of the wineries or all of the special events, some stationary source activity may still represent unacceptable noise exposure within the Wine Country, particularly for existing sensitive receptors. This unavoidable impact will be reduced through compliance with policies, ordinances and Mitigation Measures NOI-1 through NOI-6 noted above, and will be implemented by the County on a project-by-project basis.

In addition, due to the amount of traffic trips that would be generated in association with the proposed permitted land uses, mobile source noise impacts would be significant and unavoidable.

Public Services and Utilities

Fire Protection Services

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 and a decreased level of service due to the increased presence of structures, traffic, and population (including transient tourists).

The availability of sufficient funding to equip and staff 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. Accordingly, even with the implementation of the proposed mitigation, the Project could result in an indirect, cumulatively considerable contribution to a potentially significant cumulative impact.

Libraries

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. 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.

Traffic

The Project would generally improve operations compared to the adopted General Plan; however, long-term operational traffic resulting from operation of the Project would still contribute to a potentially significant and unavoidable impact related to degradation of levels of service in the Project area.

The Project would contribute a fair share contribution toward improving affected roadway segments and intersections through a Community Facilities District (CFD) financing plan, as well as a fair share contribution, which would allow the segments and intersections to operate at acceptable levels of service. However, since some segments and/or intersections are controlled by the City of Temecula, the Pechanga Band of Luiseño Indians and/or Caltrans, the County cannot guarantee implementation of the identified improvements. In addition, remaining funding outside the CFD has not been guaranteed and there is limited right-of-way to facilitate freeway and ramp expansion. Therefore, the levels of service impacts are considered potentially significant and unavoidable.

Growth-inducing Impact

The Project will allow for various onsite and offsite infrastructure improvements that could remove impediments to growth and/or provide for additional capacity. The Project could also result in direct job growth through increased employment opportunities as a result of the proposed update of the existing Southwest Area Plan (SWAP) and other elements of the General Plan. Due to its size, its incremental implementation, its impact on infrastructure, and the potential direct and indirect economic growth associated with it, the Project would be viewed as growth-inducing pursuant to CEQA.

CUMULATIVE IMPACTS

Air Quality

Unavoidable significant impacts have been identified for Project-level and cumulative air quality impacts related to construction and operations activities (i.e., stationary and mobile source emissions) as well as air quality impacts on sensitive receptors. If the County of Riverside approves the Project, the County shall be required to adopt findings of fact in accordance with Section 15091 of the CEQA Guidelines, as well as adopt a Statement of Overriding Considerations in accordance with Section 15093 of the CEQA Guidelines.

Greenhouse Gases

Implementation and compliance with the County's policies will ensure that impacts from GHG emissions are minimized. However, construction and operation of implementing projects would create an increase in GHG emissions that are above SCAQMD's draft mass emission thresholds and CARB's per capita threshold. Compliance with proposed County of Riverside SWAP policies will ensure consistency with the numeric GHG-reduction goals of AB 32 and be consistent with promulgated plans, policies, and regulations governing the reduction of GHG emissions. Because these features and measures would meaningfully reduce Project GHG emissions and are consistent with the state and local goals, the Project is supportive of the State's goals regarding global climate change. However, Project impacts to global climate change, both at the Project level and cumulative level, are still potentially significant and unavoidable, due to the overall increase in emissions as compared to existing conditions.

Noise

Buildout of the Project would result in potential cumulative noise level increases along major roadways. Project implementation would result in significant cumulative noise impacts that could not be mitigated with the implementation of the proposed policies and mitigation measures. Thus, the Project would substantially contribute to cumulative mobile source noise impacts.

It may also be possible for multiple stationary sources such as special events or wineries to operate concurrently and in close proximity, which could further add to cumulative noise impacts. The Project may result in significant stationary source impacts, even with implementation of mitigation measures and applicable policies and ordinances.

Public Services and Utilities

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 and library services.

Traffic

The Project may, in combination with existing conditions and other future implementing projects, result in a conflict with an applicable plan, ordinance, or policy establishing measures of effectiveness for the performance of the circulation system and level of service degradation to unacceptable levels. The Project may result in significant traffic-related impacts, even with implementation of mitigation measures and applicable policies and ordinances.

1.7 SUMMARY OF PROJECT ALTERNATIVES

This is a summary of the Project alternatives described in Section 6.0, *Alternatives*, which contains a detailed discussion. The Project alternatives have been designed to achieve the Project objectives and to minimize/reduce/alleviate identified environmental impacts, or were specifically requested for consideration during the preparation of the EIR.

The Project alternatives considered in EIR No. 524 are:

- No Project/Existing General Plan Policies and Zoning Classifications Alternative
- Reduced Density (25% Reduction) Alternative

Alternatives rejected from further consideration:

- Pending General Plan Amendments Approval Alternative (“Pending Amendments Alternative”)
- Alternative Location Alternative
- One Policy Area / One Zone Alternative
- No Build Scenario/Existing Condition Alternative

Descriptions of the first three rejected alternatives (i.e., Pending General Plan Amendments Approval, Alternative Location, and One Policy/One Zone Alternatives) are provided in Section 6.4 of this Draft EIR. However, a description of the No Build Scenario/Existing Condition Alternative is provided, as it describes the CEQA baseline against which the Project is analyzed (an alternative in which only existing development occupies the site).

NO BUILD SCENARIO/EXISTING CONDITION ALTERNATIVE

The No Build Scenario/Existing Condition Alternative (“No Build Scenario”) assumes that the future implementing projects envisioned under the Project would not occur, and the Project site would remain in its existing condition. This alternative assumes the breakdown of land use acreages listed in Table 3.0-1, *Existing Land Use Acreages*, provided in the Project Description. Essentially, this alternative assumes that only the existing development that is presently on the ground would occupy the Project site into the future.

No additional implementing projects would be considered/approved/developed within the Project site. The existing wineries, residential, equestrian and vacant, open space would remain, and property owners may continue to utilize their parcel as they are currently being used.

It is important to note that this alternative does not reflect the future growth envisioned in the Southwest Area Plan, existing Citrus Vineyard Policy Area, or the Project objectives. The site is currently

designated for development in a manner relatively similar to the Project (albeit with more development intensity and density and more incompatibility in land uses). The County's General Plan reflects this designation, and there have been no indications by County staff, elected officials or the public through the EIR scoping process that there is a desire to preserve the site in its current state and without additional infrastructure support.

The No Build Alternative does not meet many of the basic Project objectives because it does not implement a comprehensive and cohesive plan for the physical and economic development of the Project area, does not enhance the Wine Country region's viniculture potential, rural lifestyle and equestrian activities, does not continue to allow for an appropriate level of commercial tourist activities, does not coordinate where and under what circumstances future growth should be accommodated, and does not develop provisions to ensure that future growth is balanced and coordinated with appropriate public services, infrastructure and other basic necessities for a healthy, livable community.

It does not provide for adequate water distribution, sewer, flood control, circulation, and water quality improvements. The No Build Alternative would also be inconsistent with the County General Plan, would fail to provide increased revenue, employment and entertainment opportunities within the County, and would not provide the various infrastructure and service improvements associated with the Project. For these reasons, this Alternative is not under consideration by the County.

NO PROJECT/EXISTING GENERAL PLAN POLICIES AND ZONING CLASSIFICATIONS ALTERNATIVE

In accordance with CEQA Guidelines, the No Project Alternative for a project on an identifiable property or set of properties consists of the circumstance under which the project does not proceed. Section 15126.6(e)(3)(A) of the Guidelines states that, "when the project is the revision of an existing land use or regulatory plan, policy or ongoing operation, the 'no project' alternative will be the continuation of the existing plan..." For purposes of this analysis, the No Project/Existing General Plan Policies and Zoning Classifications Alternative ("No Project Alternative") assumes this condition. Accordingly, the No Project Alternative assumes that development of implementing projects as allowed under the Project would not occur, and that the Project site would instead remain subject to the provisions contained within the current, non-amended General Plan and Zoning Ordinance. Each parcel within the site would be subject to the requirements of its corresponding General Plan land use designation for those properties outside of the Citrus/Vineyard and Valle de los Caballos Policy Area. For parcels within these Policy Areas, the General Plan land use designation would apply, in conjunction with the applicable zoning classifications. This alternative also assumes that most of the entitlements applications currently on file with the County would be approved and constructed as proposed within the Project site.

The existing General Plan and Policy Areas (i.e., No Project Alternative) in their current state are anticipated to provide a mix of uses which would include a larger number of acres within the Rural and Rural Community Foundation Components (as displayed in Table 3.0-3). However, with these existing regulations, the build-out of the Project area is anticipated to include less acres under the Agriculture and Open Space Foundation Components. The existing General Plan would not establish the proposed three Districts (i.e., Winery, Residential, and Equestrian) as proposed under the Project and, thus, would not ensure to the same degree the long-term viability of the wine industry and would not serve to protect the community's equestrian and rural lifestyle.

The existing General Plan in its current state (i.e., pursuant to the existing Citrus/Vineyard Policy Area) would require incidental commercial uses for wineries on a minimum of 10 acres. The Project would



1.0 Executive Summary

require a minimum of 10 acres only for these uses on existing wineries identified in the SWAP (Figure 4a). For all other wineries incidental commercial uses a 20-acre minimum lot size would be required.

Based on the existing land uses designation and Policy Areas within the Project area, this alternative would result in a 58.4% increase in dwelling units and population, while generating a 25.4% increase in employment/other (which is the category used to quantify the number of employees and tourists anticipated to visit the Project area) compared to the Project.

The existing General Plan would not include the circulation improvements identified in the traffic study prepared for the Project (i.e., traffic signalization, re-striping, addition of lanes, dedication of lanes, creation of intersections, creation of new roadway linkages). While nothing in the existing General Plan or zoning would preclude these improvements from developing at a later date with the appropriate permits and approvals (e.g., GPA), this alternative does not propose or plan for these updates to the circulation network. The General Plan, Trails and Bicycle System map (Figure 8) would also remain as is, meaning compared to the Project, the Project area would not provide the same level of pedestrian, equestrian, and bicycle circulation options.

This Alternative, due to its substantially greater density than the proposed Project, would result in substantially greater impacts in nearly all environmental topical areas, particularly for traffic, air quality, noise, aesthetics, and public services and utilities. A detailed quantitative comparison of the No Project Alternative with the proposed Project is provided below in Table 1.0-2 of this Draft EIR, and in Appendix J of this Draft EIR. For these reasons, this Alternative is not under consideration by the County.

Table 1.0-2
Comparison of Land Uses between the No Project/Existing General Plan Policies and Zoning Classifications Alternative and the Project¹

Land Use Designation by Foundation Component	No Project Alternative				Proposed Wine Country Land Uses			
	Acres	DU	Population	Employees ²	Acres	DU	Population	Employees / Others
AGRICULTURE FOUNDATION COMPONENT								
Agriculture (AG)	6167	308	929	308	9,644	482	1,452	482
Agriculture Foundation Sub-Total:	6167	308	929	308	9,644	482	1,452	482
RURAL FOUNDATION COMPONENT								
Rural Residential (RR)	6,457	969	2,917	NA	3,102	465	1,401	NA
Rural Mountainous (RM)	589	29	89	NA	370	19	56	NA
Rural Desert (RD)	0	0	0	NA	0	0	0	NA
Rural Foundation Sub-Total:	7,046	998	3,005	0	3,472	484	1,457	0
RURAL COMMUNITY FOUNDATION COMPONENT								
Estate Density Residential (RC-EDR)	3,287	1,150	3,465	NA	2,714	950	2,861	NA
Very Low Density Residential (RC-VLDR)	0	0	0	NA	0	0	0	NA
Low Density Residential (RC-LDR)	0	0	0	NA	0	0	0	NA
Rural Community Foundation	3,287	1,150	3,465	0	2,714	950	2,861	0



1.0 Executive Summary

Land Use Designation by Foundation Component	No Project Alternative				Proposed Wine Country Land Uses			
Sub-Total:								
OPEN SPACE FOUNDATION COMPONENT								
Open Space-Conservation (OS-C)	0	NA	NA	NA	0	NA	NA	NA
Open Space-Conservation Habitat (OS-CH)	444	NA	NA	NA	985	NA	NA	NA
Open Space-Water (OS-W)	0	NA	NA	NA	0	NA	NA	NA
Open Space-Recreation (OS-R)	0	NA	NA	0	0	NA	NA	0
Open Space-Rural (OS-RUR)	0	0	0	NA	0	0	0	NA
Open Space-Mineral Resources (OS-MIN)	0	NA	NA	0	0	NA	NA	0
Open Space Foundation Sub-Total:	444	0	0	0	985	0	0	0
COMMUNITY DEVELOPMENT FOUNDATION COMPONENT								
Estate Density Residential (EDR)	0	0	0	NA	0	0	0	NA
Very Low Density Residential (VLDR)	6	5	14	NA	0	0	0	NA
Low Density Residential (LDR)	0	0	0	NA	0	0	0	NA
Medium Density Residential (MDR)	164	574	1,729	NA	0	0	0	NA
Medium-High Density Residential (MHDR)	0	0	0	NA	0	0	0	NA
High Density Residential (HDR)	0	0	0	NA	0	0	0	NA
Very High Density Residential (VHDR)	0	0	0	NA	0	0	0	NA
Highest Density Residential (HHDR)	0	0	0	NA	0	0	0	NA
Commercial Retail ² (CR)	0	NA	NA	0	0	NA	NA	0
Commercial Tourist (CT)	1,876	NA	NA	54,889	2,175	NA	NA	43,522
Commercial Office (CO)	0	NA	NA	0	0	NA	NA	0
Light Industrial (LI)	0	NA	NA	0	0	NA	NA	0
Heavy Industrial (HI)	0	NA	NA	0	0	NA	NA	0
Business Park (BP)	0	NA	NA	0	0	NA	NA	0
Public Facilities (PF)	0	NA	NA	0	0	NA	NA	0
Community Center (CC)	0	0	0	0	0	0	0	0
Mixed Use Planning Area (MUPA)	0	0	0	0	0	0	0	0
CD Foundation Sub-Total:	2,046	579	1,742	54,899	2,175	0	0	43,522
Sub-total for All Foundation Uses	18,990	3,035	9,141	55,207	18,990	1,916	5,770	44,004
Notes: DU – dwelling units Popn – Population Emp/Others – Employment/Others (category used to quantify the number of employees and tourists anticipated to visit the Project area) [1] No Project Alternative scenario in Winery District assumes business as usual development pattern, thus converting AG into CTs while other land use designations reflect current General Plan land use designations. [2] No Project Alternative does not take into account the tourist generated by this alternative as does the Project's figures. Source: Draft EIR Appendix J, General Plan Land Use Build-Out Analysis								

REDUCED DENSITY (25% REDUCTION) ALTERNATIVE

The purpose of the Reduced Density Alternative is to reduce impacts from the Project related to the number of units developed and the intensity of commercial development, including wineries. Under this alternative, the total number of residential dwelling units anticipated is assumed to be reduced from 1,916 to 1,437 representing a reduction of 479 units, or approximately 25%. In addition, it is anticipated that commercial square footage would be reduced by 25% under this alternative.

This reduced density alternative may not have the same design features as the Project, and therefore, the impacts of this alternative could be greater than or less than the impacts of the Project with regard to specific issue areas. As a variation of this alternative, the site could be developed with higher density product in a “cluster development” fashion, leaving increased natural open space and reducing the extent and cost of infrastructure improvements and site grading.

The Reduced Density Alternative may not require the same level of circulation, water, sewer, flood control and other infrastructure improvement based on a reduction in population, employment, and tourists within the Project site (due to the lower allowable intensity of use in the Project site).

This alternative may partially accomplish the objectives enumerated for the Project. However, the future growth of the Project area would be reduced compared to the Project. The level of commercial tourist activities envisioned under the current General Plan and this Project would not be reached as effectively through implementation of this alternative, due to less density and interactive synergy produced by the Project’s balance of wineries/commercial tourism, equestrian and residential uses. Feasibility and funding of required infrastructure would also be more challenging under this Alternative due to a reduced development base from which to derive fees and other funding sources, and much of this infrastructure would be similar to that required for the Project. Finally, it should be noted that the “Project” already represents a reduced density from what is currently allowed in the General Plan and Policy Areas.

ALTERNATIVES COMPARISON

Table 1.0-3, *Comparison of Impacts Resulting from Project Alternatives as Compared to the Project*, compares the potential impacts of the Project with each of the alternatives evaluated in this EIR. A side-by-side comparison of the issues as evaluated in the EIR is provided in Table 1.0-3 for each of the following Project alternatives.

Table 1.0-3
Comparison of Impacts Resulting from Project Alternatives as Compared to the Project

Environmental Issue	No Build Scenario/ Existing Condition Alternative	No Project/ Existing General Plan Policies and Zoning Classifications Alternative	Reduced Density (25%) Alternative
Aesthetics	Less	Same/Slightly Greater	Same/Slightly Less
Agriculture and Forestry Resources	Less	Greater	Same/Slightly Less
Air Quality	Less	Greater	Less
Biological Resources	Less	Same/Slightly Greater	Same
Cultural Resources	Less	Same/Slightly Greater	Same/Slightly Less
Geology/Soils	Less	Slightly Greater	Same
Greenhouse Gas Emissions	Less	Slightly Greater	Less
Hazardous Materials	Less	Greater	Same
Hydrology	Less	Greater	Same/Slightly Less
Land Use	Greater	Greater	Same/Slightly Less
Mineral Resources	Same	Same/Slightly Greater	Same/Slightly Less
Noise	Less	Greater	Same/Slightly Less
Public Services, Recreation & Utilities	Less	Greater	Same/Slightly Less
Transportation/Circulation	Less	Greater	Same/Slightly Less

ENVIRONMENTALLY SUPERIOR ALTERNATIVE

Section 15126(d) of the State CEQA Guidelines indicates that an analysis of alternatives to the Project shall identify one alternative to the project as the environmentally superior alternative. Table 1.0-3 below provides a summary matrix that compares the impacts associated with the Project with the impacts of each of the proposed alternatives. Of the alternatives analyzed in this EIR, the Reduced Density (25%) Alternative is considered environmentally superior overall. Even with a 25% reduction, there would still be significant and unavoidable project impacts associated with air, greenhouse gas emissions, agricultural resources, noise, traffic, and growth-inducing impacts.

1.8 AREAS OF CONTROVERSY AND ISSUES TO BE RESOLVED

Section 15123 (b)(2) and (3) requires that the EIR summary identify areas of controversy known to the lead agency, issues raised by agencies and the public, and issues to be resolved, including the choice among alternatives and whether, or how to, mitigate significant adverse physical impacts. Based on

County staff's review of available information and comments received from the general public and other public agencies in response to the Notice of Preparation and public scoping meetings (Appendix A), the following issues may be either controversial or require further resolution:

- Total Dissolved Solids (salinity) in basin groundwater, which is currently limiting new development
- Specific timing and funding for infrastructure is in the process of development for wastewater and transportation, and is yet to be developed for potable/reclaimed water and drainage.
- Noise impacts, both from existing operations and potential future operations, particularly related to special event noise.
- Traffic impacts, on both a local community level and a regional level.
- There are numerous development proposals currently in various stages of County review, some of which may be approved prior to the new Wine Country Community Plan zoning taking effect.
- The ultimate timing, location and nature of future development in the Wine Country is uncertain. County staff has made estimates of future land uses based on detailed review of parcel data using County GIS technologies and community participation.

These issues have been considered in this EIR, where applicable.