

3.0 COUNTY OF RIVERSIDE SUPPLEMENTAL INITIAL STUDY/ ENVIRONMENTAL ASSESSMENT FORM:

Environmental Assessment (E.A.) Number: EA 43043

Project Case Type (s) and Number(s): TR37377, CUP3719, NE1800003

Lead Agency Name: Riverside County Planning Department

Address: P.O. Box 1409, Riverside, CA 92502-1409

Contact Person: Tim Wheeler, Project Planner

Telephone Number: 951-955-6060

Applicant's Name: Standard Portfolio Temecula, LLC

Applicant's Address: 488 E. Santa Clara Street, Suite 304, Arcadia, CA 91006

I. PROJECT INFORMATION

Project Description:

Tentative Tract Map No. 37377 is a Schedule B subdivision proposing to subdivide approximately 631 acres into 108 lots consisting of the following: 1) a 76 lot clustered subdivision (Lots 22 thru 97) with lots ranging from 1.0 gross acre to 5.7 gross acres; 2) a 21 lot village estate subdivision (Lots 1 thru 21) with lots ranging from 10 gross acres to 20.5 gross acre; 3) a 2 gross acre community center lot (Lot 98); 4) a 126 gross acre lot (Lot 99) for a Class VI Wine Country Resort; 5) 7 open space lots (Lots A thru G); and 2 lots (Lots J and K) consisting of a realignment parcel and a water reservoir parcel. An additional approximately 468 acres was previously dedicated to the Regional Conservation Authority (RCA) for the Western Riverside Multi-Species Habitat Conservation Plan (WRMSHCP) for conservation through the approved tentative tract map (TTM34466).

Conditional Use Permit No. 3719 (Lot 99 of TTM37377) will consist of a Class VI Winery. This Wine Country Resort is grouped into 5 Master Plan Areas: Area 1 - includes a winery with a wine tasting room building with retail sales included, wine production barn, barrel storage buildings, an administration building and a picnic area with a lawn and outdoor kitchen area; Area 2 - a wedding pavilion building, a bride's dressing room and restroom building, and event barn. Area 3 - a marketplace area consisting of a specialty restaurant, formal dining restaurant, private lounge, and a wine country resort retail/event hall building. Area 4 - consists of a three-story 247 guest room hotel with 4 vineyard suites, a restaurant, an adult pool with pool bar, a kid's pool/play area and spa/fitness center with yoga area and a salon. Area 5 - an event center including two ballrooms, a reception hall, and three meeting rooms all for special occasions. The special occasion facility events include, but are not limited to, weddings, public events, private events, and corporate events. Special occasions or events would be located within the proposed buildings or outdoors with amplified sound subject to the County's noise restrictions. Total building area for the Wine Country Resort is approximately 358,724 sq. ft. The project will provide 957 parking spaces, including 20 ADA parking spaces and 20 electrical vehicle parking spaces with stations. Subdivision or winery signage is not a part of this entitlement.

Noise Exception No. 1800003 is in relation to the special occasion facility (outdoor events, weddings, and/or live music with amplified sound) to allow for continuous event exceptions as it pertains to noise as required per Ordinance No. 348, Section 14.93.C.4.

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

B. Total Project Area: 4 parcels containing 631 acres

Residential Acres: 388.5

Lots: 98

Units: 97

Projected No. of Residents: 307

Commercial Acres: 126.6

Lots: 1

Sq. Ft. of Bldg. Area: 358,724

Est. No. of Employees: 100+

Industrial Acres: NA

Lots:

Sq. Ft. of Bldg. Area:

Est. No. of Employees:

Other: Open Space, Roads, Community Center and Water Reservoir: 116.2

C. Assessor's Parcel No(s): 964-160-004, 964-160-005, 964-160-007, 964-160-009

Street References: North of Buck Road, south of Borel Road, west of Rancho California Road and Warren Road, and northeast of Anza Road.

D. Section, Township & Range Description or reference/attach a Legal Description: Section 13, Township 7 South, and Range 2 West.

E. Brief description of the existing environmental setting of the project site and its surroundings: The project area is located in the vicinity of Auld Valley (formerly Los Alamos Valley) in the Temecula area of unincorporated southwestern Riverside County. The parcel lies within the Winery District of the Wine Country Community Plan, approximately a mile south of Skinner Reservoir, between Buck Mesa to the southeast and Bachelor Mountain to the northwest. Tributaries of Santa Gertrudis Creek cross the project area.

The project site is relatively flat with rolling hills gaining elevation just north of the perimeter of the project area and east of the northeastern portion that abuts Borel Road. Within the project site, elevation ranges from about 1,400 feet above mean sea level (AMSL) to approximately 1,600 feet AMSL, with knolls and small ridges throughout the project area. The vast majority of the project site has been used as vineyard (or supported other agricultural use) and retains little native vegetation; much of this area is now non-native grassland. Native vegetation communities mapped within the project area include southern riparian woodland, southern willow scrub, alkali marsh, disturbed wetland, coastal scrub, and annual grassland. In addition, the site contains 87.1 acres of vineyards, various dirt roads, and an abandoned corral in the southwestern portion of the site.

The project site is bound on three sides by roads. Buck Road, which is unpaved west of the intersection with Rancho California Road, forms the entirety of the southern boundary and a portion of the eastern boundary. Buck Road becomes Warren Road north of the intersection with East Benton Road. Borel Road forms the Project's northern boundary.

Beyond these roadways, the project site is surrounded by undeveloped land, agricultural uses, open space, wineries and vineyards, and low-density residential uses. Chapin Family Vineyards and Doffo Winery are located immediately east of the project site, and a plant nursery is located to the southeast. Vineyards, an orchard, and greenhouses are located directly south of the project site. Low density residential uses are located to the south along Buck Road and Rancho California Road, to the southeast along Camino del Vino, and east of Warren Road. In addition, open space is located northeast across Warren Road, and northwest of the project site.

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

- 1. Land Use:** The proposed project is consistent with the Riverside County General Plan Land Use Designation of Agriculture: Agriculture (A: AG) (10 Acre minimum) and Rural: Rural Residential (R: RR), the Southwest Area Plan (SWAP), and is an "implementing project" of the Wine Country Community Plan. The project implements Policy LU 4.1, requiring new developments to be located and designed to visually enhance, not degrade the character of the surrounding area. The proposed project is consistent with the Agriculture land use designation and the Temecula Valley Wine Country Policy Area.
- 2. Circulation:** Adequate circulation facilities exist and are proposed to serve the proposed project. The proposed project meets with all applicable circulation policies of the General Plan.
- 3. Multipurpose Open Space:** The proposed project includes open space areas within the residential subdivision and winery resort. In addition, 486 acres of land was previously dedicated as open space. Hence, the project would support the General Plan Multipurpose Open Space Policies.

4. **Safety:** The proposed project is not located within any special hazard zone (including FEMA flood zone, fault zone, high fire hazard area, dam inundation zone, area with high liquefaction potential, etc.). The proposed project has allowed for sufficient provision of emergency response services to the future residents of this project through the project design and payment of development impact fees. The proposed project meets with all other applicable Safety element policies.
5. **Noise:** Mitigation to reduce foreseeable noise sources in the area has been provided for in the construction and design of the project. The proposed project meets all other applicable Noise element policies.
6. **Housing:** The project provides 97 single-family residences and does not result in adverse impacts to housing.
7. **Air Quality:** Compliance with AQMD Rules and Wine Country Community Plan (WCCP) Environmental Impact Report (EIR) No. 524 Mitigation Measures would ensure that the proposed project would not result in emissions that exceed criteria pollutant thresholds. In addition, the project is compliant with all applicable Air Quality Element policies.
8. **Healthy Communities:** The project is consistent with the policies of the Healthy Communities Element of the General Plan by creating a compact resort design that encourages pedestrian walkability throughout the resort area and connection to trails that circulate around the entire site. In addition, the project maintains the limited footprint area that allows for the dedication of 468 acres of open space.

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

C. Foundation Component(s): Agriculture and Rural

D. Land Use Designation(s): Agriculture and Rural Residential

E. Overlay(s), if any:

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

G. Adjacent and Surrounding:

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

2. **Foundation Component(s):** Agriculture, Rural, Open Space, and Rural Community

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

North: Agriculture and Rural Residential

South: Agriculture

East: Agriculture and Rural Community Estate Residential

West: Conservation Habitat

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

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

H. Adopted Specific Plan Information

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

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

I. Existing Zoning: Wine Country-Winery Zone (WC-W)

J. Proposed Zoning, if any: No zone change is proposed

K. Adjacent and Surrounding Zoning:

North: Citrus/Vineyard (C/V), Open Area Combining Zone-Residential Developments (R-5), and Light Agriculture (A-1)

South: Commercial Citrus/Vineyard (C-C/V) and Citrus Vineyard (C/V)

East: Wine Country-Winery Existing (WC-WE), Wine Country-Winery (WC-W), Citrus Vineyard (C/V), and Light Agriculture (A-1)

West: Open Area Combining Zone-Residential Developments (R-5)

III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

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

IV. DETERMINATION

On the basis of this initial evaluation:

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED

☐ I find that the proposed project **COULD NOT** have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared.

☒ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project, described in this document, have been made or agreed to by the project proponent. **A MITIGATED NEGATIVE DECLARATION** will be prepared. I further find that: (1) the project is consistent with the plans for which the WCP EIR was prepared; (2) new effects which had not previously been considered in the WCCP EIR have been reduced to less than significant by mitigation measures or revisions incorporated into the project; and (3) the project incorporates all applicable mitigation measures and alternatives identified in the WCCP EIR.

☐ I find that the proposed project **MAY** have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required.

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED

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

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

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

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

Signature

Date

Tim Wheeler, Project Planner

For Charissa Leach, P.E. Assistant TLMA Director

Printed Name