County of San Diego

PLANNING & DEVELOPMENT SERVICES
5510 OVERLAND AVENUE, SUITE 310, SAN DIEGO, CA 92123
www.sdcounty.ca.gov/pds

DAHVIA LYNCH
Director

December 29, 2022

CEQA Initial Study - Environmental Checklist Form
(Based on the State CEQA Guidelines, Appendix G)

1. Title; Project Number(s); Environmental Log Number:

   Rancho Guejito Wine Tasting Facility and Event Center; Project #PDS2020-MUP-20-001 and PDS2020-ER-20-09-001

2. Lead agency name and address:
   County of San Diego, Planning & Development Services
   5510 Overland Avenue, Third Floor
   San Diego, CA 92123

   a. Contact: Ashley Smith
   b. Phone number: (619) 857-8012
   c. E-mail: ashley.smith2@sdcounty.ca.gov

3. Project location:

   The approximately 404-acre Major Use Permit (MUP) area is located just north of San Pasqual Valley Road at 17224 San Pasqual Valley Road, in the North County Metro Subregional Plan area, within unincorporated San Diego County. The MUP is located within Rockwood Canyon. The proposed 5.5-acre footprint of the wine tasting facility and event center would be located at the southern end of the MUP area near San Pasqual Valley Road. The 0.1-acre footprint corrugated metal fire water storage would be located approximately 1,360 feet north of the wine tasting-event center complex adjacent to an existing farm road that runs the length of the permit area. Figure 1 shows the regional location and Figure 2 shows the project location on a USGS map, and Figure 3 shows the project location on an aerial photograph.

4. Project Applicant name and address:

Rancho Guejito Corporation
17224 San Pasqual Valley Road
Escondido, CA 92027
Contact: Hank Rupp

5. General Plan: Rural Lands Regional Category
Community Plan: North County Metro Subregional Plan
Land Use Designation: Rural Lands 40 (RL-40)

6. Zoning: A70 (Limited Agriculture)
Use Regulation: A72 (General Agriculture)

7. Description of project:

The project is a MUP to expand an existing Small Winery permit area to include a wine tasting facility and an event center. As depicted in the site plan (Figure 4), the project includes the construction of a wine tasting facility and event center, along with associated parking lots, outdoor areas, fire water storage, and storm water infiltration facilities.

The 4,283-square-foot wine tasting facility would include a wine bar and seating area, offices, restrooms, merchandise display areas, wine storage and refrigeration, a commercial kitchen, and food storage area. Rooftop solar is proposed on the wine tasting facility to offset the project's electricity needs. Outdoor areas would include a 1,500-square-foot covered patio and lawn area for events. The event center would include two buildings that would accommodate bathrooms, changing and lounge rooms, a catering kitchen, and banquet area that would allow amplified music. While the project impact footprint is limited to an approximately 5.6-acre area in the southern portion of the MUP boundary, the MUP would specify allowed activities within the remainder of the MUP area. Allowed activities would include hayrides, picnicking, or related uses associated with the wine tasting operations, subject to any permitting requirements that might be in effect at that time. Such activities would be secondary to the agricultural use and would not involve permanent structures, new impervious surfaces, or impacts.

The tasting facility would include a 1,612-square-foot future expansion area consisting of two additional rooms that could be used for merchandise sales, meetings, small events within the parameters of the permit, private wine tasting, or as an expansion of the proposed uses. These additions would require separate building permits. The parking lots, fire storage and pump house, and wastewater treatment system have been sized to include the 1,612-square-foot expansion area. Occupancy of the tasting facility would be 185 people, increasing to 201 people if the expansion areas are constructed.

The tasting facility would serve wine made using grapes from Rancho Guejito and elsewhere in compliance with the Tiered Winery Ordinance. The Tiered Winery Zoning Ordinance Amendment Environmental Impact Report (State Clearinghouse (SCH) No. 2008101047) is hereby incorporated by reference consistent with CEQA Guidelines

Section 15150. Tasting facility operations would be allowed from 10:00 a.m. until 10:00 p.m. seven days per week.

The project site is located at 17224 San Pasqual Valley Road, in the North County Metro Subregional Plan within unincorporated San Diego County. The MUP is located within Rockwood Canyon, with the proposed 5.5-acre project footprint of the wine tasting facility and event center located at the southern end of the MUP area near San Pasqual Valley Road. The site is subject to the General Plan Rural Lands Regional Category, Rural Lands 40 (RL-40) Land Use Designation. Zoning for the site is A70 (Limited Agriculture).

A Small Winery permit area currently exists within the MUP that was approved under an administrative permit. The Small Winery permit area would remain and the MUP would exclude the area regulated by the administrative permit. To accommodate the project, an existing abandoned home and associated farm buildings and an unoccupied modular office would be removed.

The project also includes construction of a 37,000-gallon corrugated metal fire water storage tank, approximately 15 feet high and 30 feet in diameter, approximately 1,360 feet north of the wine tasting-event center complex adjacent to an existing farm road that runs the length of the permit area. The tank would be at least 350 feet from any existing buildings and within a vacant area now being used for storage. Pipes from the fire water storage tank would be installed within existing disturbed farm roads. A fire pump and control system would be housed in a proposed pump house constructed midway between the tasting facility and event center. The tank and pump house would be installed on an elevated pad that would be approximately 36 inches higher than the surrounding grade. The pump house would be of masonry construction. Both the tank and pump house would be surrounded by a 5-foot-wide decomposed granite (DG) perimeter. Access to the fire water storage tank area would be provided by existing farm roads of DG. Turn-arounds would be provided as needed to meet County Fire Department standards. Fire department connections (FDCs) and fire hydrants would be located as required by the fire department. The storage tank would supply water to the fire protection system via a six-inch water line. The pump house would be connected to the FDCs and fire hydrants via six-inch PVC piping. All buildings in the wine tasting-event center complex would have fire sprinklers per current code. The furthest point of the tasting facility and event center buildings would be a 200-foot path from the adjacent roads for the fire department access. Fire water would be supplied to the fire storage tank from an existing agricultural well. Power to the pump house would come underground via an existing San Diego Gas and Electric (SDG&E) pole about 500 feet from the pump house. The fire pump would be on a separate electrical meter from the wine tasting facility and event center. A back-up, diesel power source or equivalent generator would be installed adjacent to the pump house in case SDG&E shuts off power to the project area during a wildfire.

Propane tanks would be added and placed to service outdoor fire pits and barbecues. Electricity would serve the remainder of the building energy needs and appliances. One propane tank would be placed at the east edge of the tasting facility parking lot. A second would be placed approximately 50 feet north of the banquet barn.

Forty-one standard sized parking spaces, three handicap-accessible, and eighteen overflow spaces would be provided for the tasting facility. The standard sized and handicap accessible spaces would be on an asphalt surface, and the overflow spaces would be located on a semi-pervious surface. The tasting facility building, patios, parking areas, and improvements to existing ingress and egress roads would cover approximately 2.9 acres of the total 5.6-acre disturbance area. A large fountain in front of the tasting facility would be surrounded by permeable pavers, allowing this area to be used to drop off passengers. Adjacent planted areas and Americans with Disabilities Act (ADA) accessible concrete walkways would provide a transition from the parking areas to the tasting facility. Low voltage lighting would be installed where needed for safety and decorative purposes.

The event center would consist of two buildings. The event logistics and lounge suite area would be a 1,519-square-foot building with restrooms, changing and lounging areas, and a small kitchenette. Low voltage lighting would be installed where needed for safety and decorative purposes. There would also be a lounge suite that would allow a guest or guests to spend the night before or after their event. Decks totaling 915 square feet would provide additional seating and lounging areas and would overlook a central plaza area that could be the site of event activities. The 3,700-square-foot banquet barn would be located on the other side of the central plaza. The banquet barn would include a catering kitchen to allow food to be brought in by an off-site caterer, undergo final preparation, and be served. Both the plaza and barn could accommodate amplified music, seating, dancing, food serving areas, and other activities that are generally associated with weddings, quinceañeras, anniversary parties, corporate events, and other similar types of functions. A driveway would be extended to this area from the existing central farm road. As with the tasting facility, event center operations would be allowed from 10:00 a.m. until 10:00 p.m. seven days per week.

Thirty-five standard parking spaces, one handicap accessible, and ten overflow parking spaces would be provided for event attendees and service personnel. The standard and handicap spaces would be on asphalt, and the overflow spaces would be a permeable surface.

There are three existing driveways that provide access to the project site. The westernmost driveway (Driveway #1) is currently fenced off and it is not operational. The central driveway (Rockwood Grove/Driveway #2) is a gated access which serves as the primary access point for the project and its guests. The project would widen State Route 78 (SR-78) along the project frontage to construct a two-way left-turn lane and a westbound acceleration lane taper on SR-78 between Driveway #1 and Driveway #2. The easternmost driveway (Driveway #3) is gated and serves as access to an existing farmhouse and wine tasting area previously permitted.

Potable water would be provided from the existing potable water well and system that provides water to the ranch offices and employees. A water line would be extended from the existing terminus of the potable water system at the existing ranch house west to the tasting facility and event center. The ranch's potable water system is wholly independent of the irrigation wells and irrigation systems on the property. There are no cross connections between the irrigation water system and potable water system. The potable

water system would meet all applicable County and State standards for well construction, storage, pipeline separation, water quality, and other applicable requirements.

A wastewater treatment system (septic system) for the wine tasting facility would be located west and north of the tasting facility along the existing dirt farm road and would be sized to handle wastewater from the tasting facility at buildout. A similar system for the event center would be located just south of the facility in the existing vineyard, or as determined by the contractor who is responsible for designing the system. The leach fields would be a minimum of 75 feet from the event center, over 165 feet from the existing agricultural wells and over 380 feet east of the flow line of Rancho Guejito Creek. That system for the tasting facility was reviewed and approved by Department of Environmental Health (DEH; DEH2018-lowtf008608). An On-site Wastewater Treatment System permit from DEH would be needed prior to start of construction. A similar system for the event center would be reviewed and processed through the County separately.

Stormwater runoff from new impervious areas constructed for the site would be treated via impervious area dispersion in compliance with the San Diego County's Best Management Practices (BMP) design manual. Runoff from the buildings and parking lots would be directed towards the adjacent pervious areas and dispersed via splash block/riprap and flow spreaders. No changes in the current flow patterns are proposed. Widening of SR-78 would comply with the California Department of Transportation (Caltrans) Stormwater Management Program.

Approximately 5,500 cubic yards of dirt would be imported for construction of the tasting facility and event center, the road base, parking lot construction, and other associated structures. The area to be disturbed is 5.6 acres (5.5 acres for the tasting facility/event center and associated roads, parking, landscaped areas, fountain, and water line installation, and fire pump house and 0.1 acre for the fire water storage tank). The entire 5.6 acres to be graded has been used for various types of agriculture for decades with the exception of areas that have been used as farm roads or with existing structures to be demolished. No natural vegetation would be disturbed. As described in Section II.a) below, approximately 3.57 of the 5.6-acre project footprint is currently in agricultural use.

The tasting facility and event center may not be constructed at the same time. Either may be constructed first, with the other facility being constructed as the market dictates. For this reason, the tasting facility and event center would have separate sewer system connections and separate parking.

8. Surrounding land uses and setting (Briefly describe the project's surroundings):

Lands surrounding the project site include active agricultural operations and natural lands/open space. Two single-family residences are located south of the project site, south of San Pasqual Valley Road. Additional land uses surrounding the project site include low-density, scattered residential uses. The topography of the project site and adjacent land has a slope of 15 percent or less. The site is located directly off of California SR-78.

9. Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement):

No outside agency approvals would be required for this type of project. The project would require approval of the following building types:

Permit Type/Action	**Agency**
Major Use Permit	County of San Diego
Site Plan	County of San Diego
County Right-of-Way Permits Construction Permit Excavation Permit Encroachment Permit	County of San Diego
Grading Permit Grading Permit Plan Change	County of San Diego
Improvement Plans	County of San Diego
Septic Permit	County of San Diego
State Small Water Treatment System Permit	State of California
State Highway Encroachment Permit	Caltrans
Air Quality Permit to Construct	Air Pollution Control District (APCD)
National Pollutant Discharge Elimination System (NPDES) Permit	RWQCB
General Construction Storm Water Permit	RWQCB
Waste Discharge Requirements Permit	RWQCB
Fire District Approval	CAL FIRE / County Fire Authority

10. Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code §21080.3.1? If so, has consultation begun?

YES ☒ NO ☐

Note: Conducting consultation early in the California Environmental Quality Act (CEQA) process allows tribal governments, public lead agencies, and project proponents to discuss the level of environmental review, identify and address potential adverse impacts to tribal cultural resources, and to reduce the potential for delay and conflict in the environmental review process (see Public Resources Code §21083.3.2). Information is also available from the Native American Heritage Commission's Sacred Lands File per Public Resources Code §5097.96 and the California Historical Resources Information System administered by the California Office of Historic Preservation. Please also note that Public Resources Code §21082.3(e) contains provisions specific to confidentiality.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

☐ Aesthetics	☐ Agriculture and Forest Resources	☐ Air Quality
☒ Biological Resources	☐ Cultural Resources	☐ Energy
☐ Geology & Soils	☐ Greenhouse Gas Emissions	☐ Hazards & Hazardous Materials
☐ Hydrology & Water Quality	☐ Land Use & Planning	☐ Mineral Resources
☐ Noise	☐ Population & Housing	☐ Public Services
☐ Recreation	☒ Transportation	☒ Tribal Cultural Resources
☐ Utilities & Service Systems	☐ Wildfire	☒ Mandatory Findings of Significance

DETERMINATION (To be completed by the Lead Agency)
On the basis of this initial evaluation:

☐ On the basis of this Initial Study, Planning & Development Services finds that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

☒ On the basis of this Initial Study, Planning & Development Services finds 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 have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.

☐ On the basis of this Initial Study, Planning & Development Services finds that the proposed project MAY have a significant effect on the environment, and a SUPPLEMENTAL ENVIRONMENTAL IMPACT REPORT is required.

	December 29, 2022
Signature	Date
Ashley Smith	Chief
Printed Name	Title

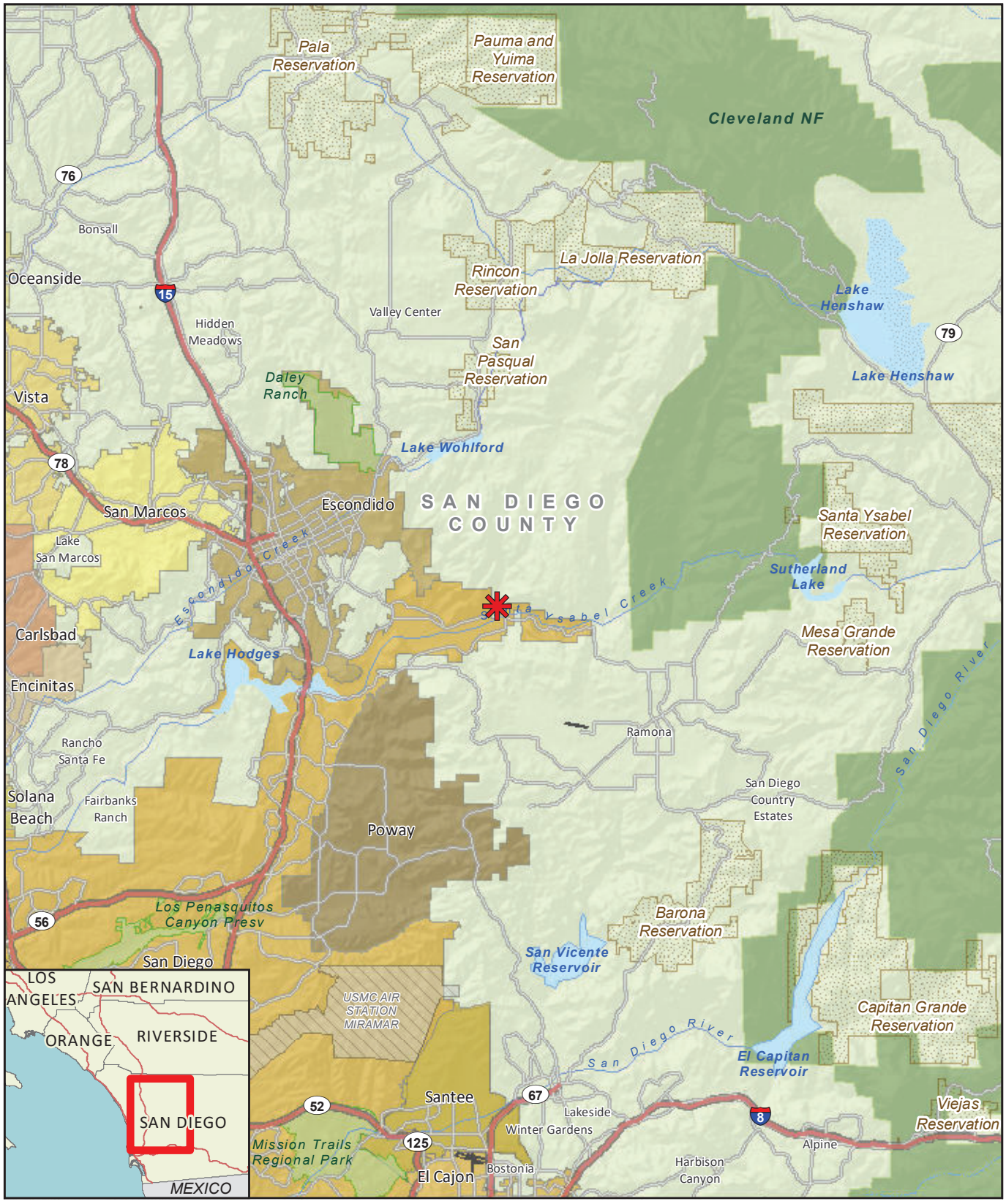

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FIGURE 1
Regional Location

Map Source: USGS 7.5 minute topographic map series, San Pasqual quadrangle, 1997, T12S R01W

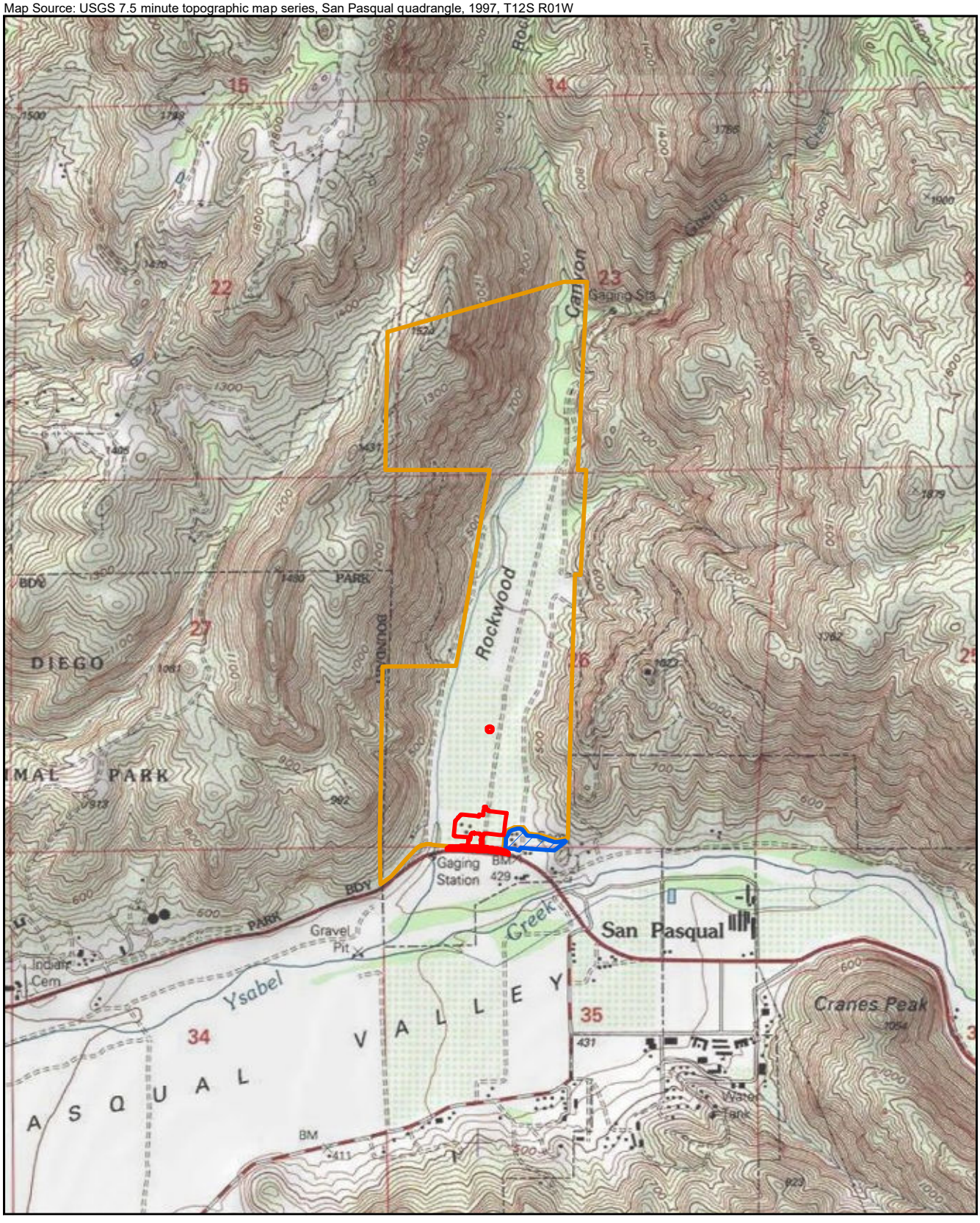

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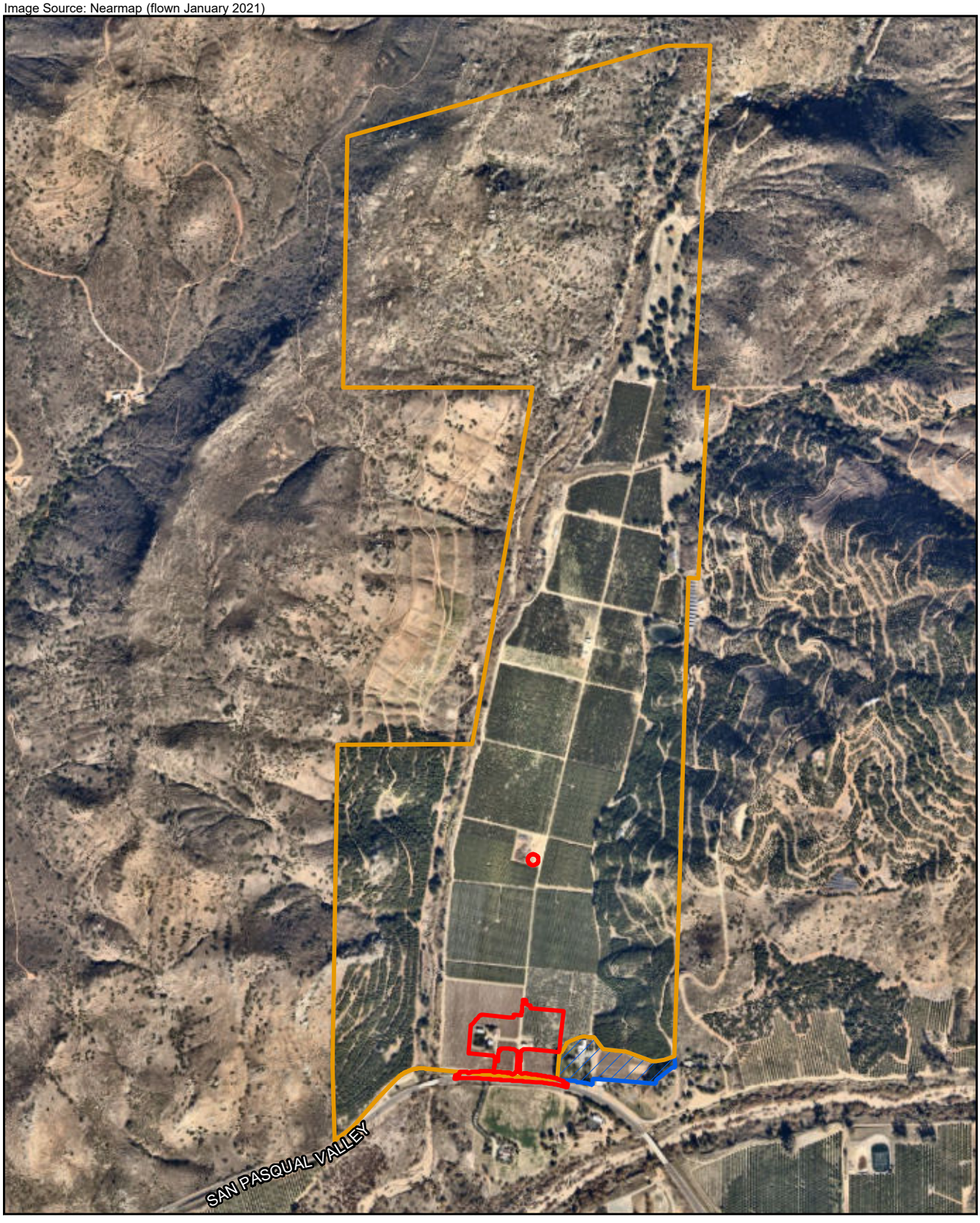
FIGURE 2
Project Location on USGS Map

Image Source: Nearmap (flown January 2021)



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Project Footprint
MUP Boundary
Not A Part (Portion of Existing Admin Permit)

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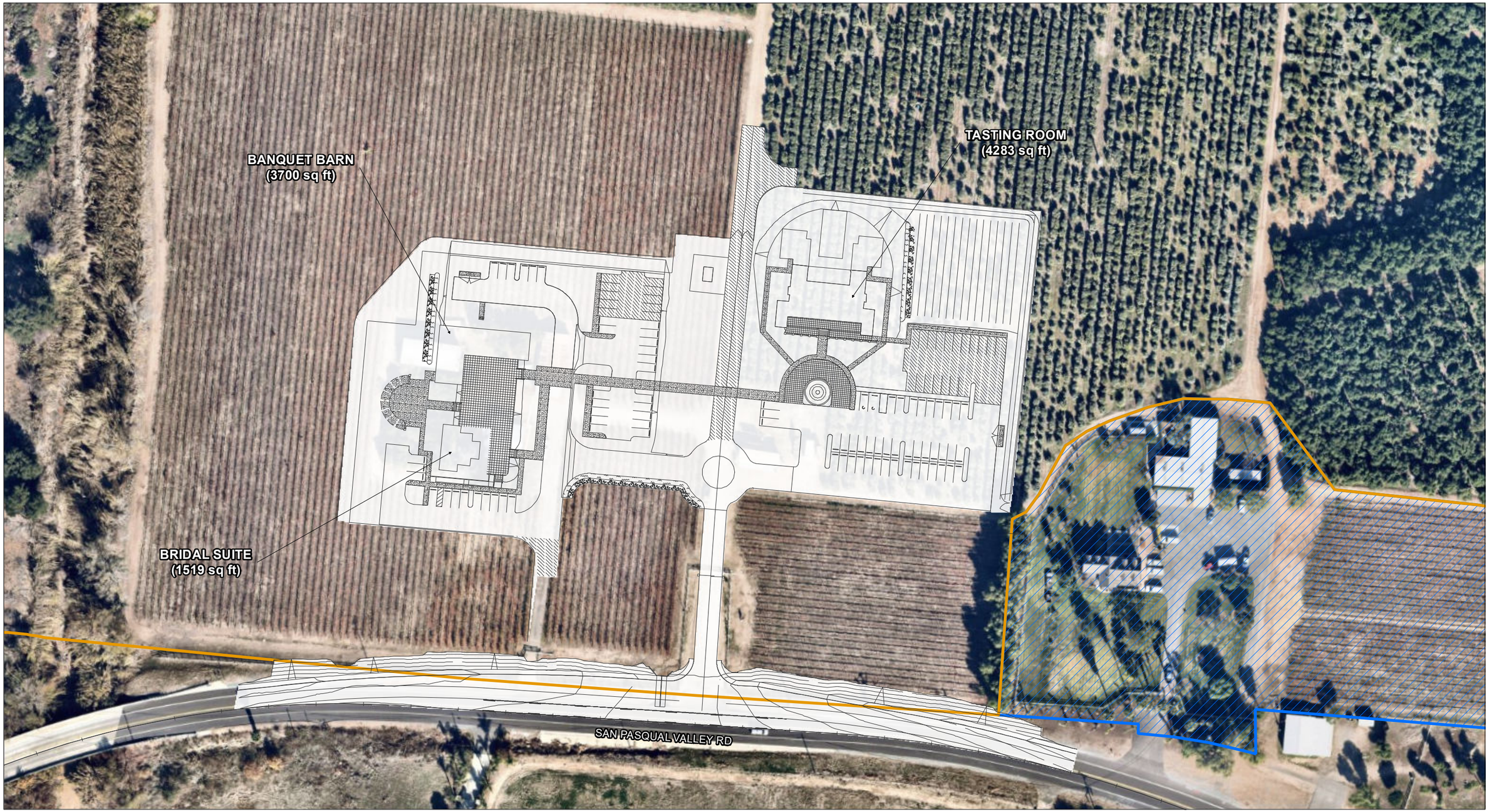
FIGURE 3
Project Location on Aerial Photograph

Image source: Nearmap (flown January 2021)



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Site Plan

MUP Boundary

Not A Part (Portion of Existing Admin Permit)

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FIGURE 4
Site Plan

INSTRUCTIONS ON EVALUATION OF ENVIRONMENTAL IMPACTS

1. A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).

2. All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.

3. Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, Less Than Significant With Mitigation Incorporated, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.

4. "Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level.

5. Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:
   a) Earlier Analysis Used. Identify and state where they are available for review.
   b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
   c) Mitigation Measures. For effects that are "Less Than Significant With Mitigation Incorporated," describe the mitigation measures that were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.

6. Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.

7. The explanation of each issue should identify:
   a) The significance criteria or threshold, if any, used to evaluate each question; and
   b) The mitigation measure identified, if any, to reduce the impact to less than significance

I. AESTHETICS

Would the project:

a) Have a substantial adverse effect on a scenic vista?

☐ Potentially Significant Impact ☒ Less than Significant Impact
☐ Less Than Significant With Mitigation Incorporated ☐ No Impact

Discussion/Explanation:

A vista is a view from a particular location or composite views along a roadway or trail. Scenic vistas often refer to views of natural lands but may also be compositions of natural and developed areas, or even entirely of developed and unnatural areas, such as a scenic vista of a rural town and surrounding agricultural lands. What is scenic to one person may not be scenic to another, so the assessment of what constitutes a scenic vista must consider the perceptions of a variety of viewer groups.

The items that can be seen within a vista are visual resources. Adverse impacts to individual visual resources or the addition of structures or developed areas may or may not adversely affect the vista. Determining the level of impact to a scenic vista requires analyzing the changes to the vista as a whole and also to individual visual resources.

As described in the General Plan Update Environmental Impact Report (GPU EIR; County of San Diego 2011a), the County contains visual resources affording opportunities for scenic vistas in every community. Resource Conservation Areas (RCAs) are identified within the GPU EIR and are the closest that the County comes to specifically designating scenic vistas. Many public roads in the County currently have views of RCAs or expanses of natural resources that would have the potential to be considered scenic vistas. Numerous public trails are also available throughout the County. New development can often have the potential to obstruct, interrupt, or detract from a scenic vista.

Less than Significant Impact: The project site is located within the North County Metropolitan Subregional Plan Area, directly off SR-78 or San Pasqual Valley Road. The project would expand an existing Small Winery permit area to include a wine tasting facility and an event center. The proposed tasting facility would be a single-story building of a design inspired by the haciendas of the Mexican period in San Diego County. The aesthetic quality of the event center would be consistent with a barn that you would find in a hacienda setting. Both the tasting facility and event center structures would be single-story buildings 23 feet in height, while the fire water storage tank would be 15 feet in height. Therefore, all project structures would be consistent with the 35-foot height limit of the Zoning Ordinance. Uses in the area, both on the rest of the property and on adjacent parcels, consist of various agricultural crops, storage buildings, and single-family homes that are common in rural agricultural areas. These buildings vary in architectural style and range from 100 to 20,000 square feet in size. In addition, there are several other wine tasting venues located throughout the San Pasqual Valley area which also host various types of events. As the agricultural appearance throughout the area would be retained, and for the other

reasons stated above, the project would be compatible with its surrounding uses and visual landscape. Therefore, the project would not have a substantial adverse effect on a scenic vista, and impacts would be less than significant.

b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?

☐ Potentially Significant Impact	☐ Less than Significant Impact
☐ Less Than Significant With Mitigation Incorporated	☒ No Impact

Discussion/Explanation:

State scenic highways refer to those highways that are officially designated by the California Department of Transportation (Caltrans) as scenic (Caltrans - California Scenic Highway Program). Generally, the area defined within a State scenic highway is the land adjacent to and visible from the vehicular right-of-way. The dimension of a scenic highway is usually identified using a motorist's line of vision, but a reasonable boundary is selected when the view extends to the distant horizon. The scenic highway corridor extends to the visual limits of the landscape abutting the scenic highway.

No Impact: The project site is located directly off SR-78 or San Pasqual Valley Road. This portion of SR-78 is not listed as an eligible or officially designated state scenic highway by Caltrans (2019). Therefore, the project would not result in impacts within a state scenic highway. No impact would occur.

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

☐ Potentially Significant Impact	☒ Less than Significant Impact
☐ Less Than Significant With Mitigation Incorporated	☐ No Impact

Discussion/Explanation:

Less than Significant Impact: The existing visual character and quality of the project site and surrounding area consists of land in active agricultural cultivation and other associated uses. The project would expand the existing Small Winery permit area to include a wine tasting facility and an event center. The visual character of the proposed structures would be consistent with and complement structures associated with the existing vineyard. As described in Section I.a) above, the proposed tasting facility would be a single-story building of a design inspired by the haciendas of the Mexican period in San Diego County. The aesthetic quality of the event center would be consistent with a barn that you would find in a hacienda setting. These designs would be consistent with other existing structures on site and the agricultural character of the site and surrounding area. Additionally, the project would convert only 3.57 acres of the 153.9 acres that

are currently in agricultural production to other uses, thereby preserving the agricultural character of the MUP. Therefore, the project would not degrade the existing visual character or quality of public views and its surroundings, and impacts would be less than significant.

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

☐	Potentially Significant Impact	☒	Less than Significant Impact
☐	Less Than Significant With Mitigation Incorporated	☐	No Impact

Discussion/Explanation:

Less than Significant Impact: The project would use outdoor lighting and is not located within Zone A or 15 miles of the Mount Laguna Observatory or Palomar Observatory as identified in Figure 2.1-8 of the County of San Diego GPU EIR (2011a). The project would not adversely affect nighttime views or astronomical observations, because the project would conform to the Light Pollution Code (Section 51.201-51.209), including the Zone B lamp type and shielding requirements per fixture and hours of operation limitations for outdoor lighting and searchlights.

The project would not contribute to significant impacts on day or nighttime views because the project would conform to the Light Pollution Code (Code). The Code was developed by the San Diego County Planning & Development Services Department and Department of Public Works in cooperation with lighting engineers, astronomers, land use planner from SDG&E, Palomar and Mount Laguna observatories, and local community planning and sponsor groups to effectively address and minimize the impact of new sources light pollution on nighttime views. The standards in the Code are the result of this collaborative effort and establish an acceptable level for new lighting. Compliance with the Code is required prior to issuance of any building permit for any project. Mandatory compliance for all new building permits ensures that this project in combination with all past, present, and future projects would not contribute to a cumulatively considerable impact. Therefore, compliance with the Code would ensure that the project would not create a significant new source of substantial light or glare that would adversely affect daytime or nighttime views in the area, on a project or cumulative level. Therefore, the project would not create a significant new source of substantial light or glare, and impacts would be less than significant.

II. AGRICULTURE AND FORESTRY RESOURCES

Would the project:

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

☐	Potentially Significant Impact	☒	Less than Significant Impact
☐	Less Than Significant With Mitigation Incorporated	☐	No Impact

Discussion/Explanation:

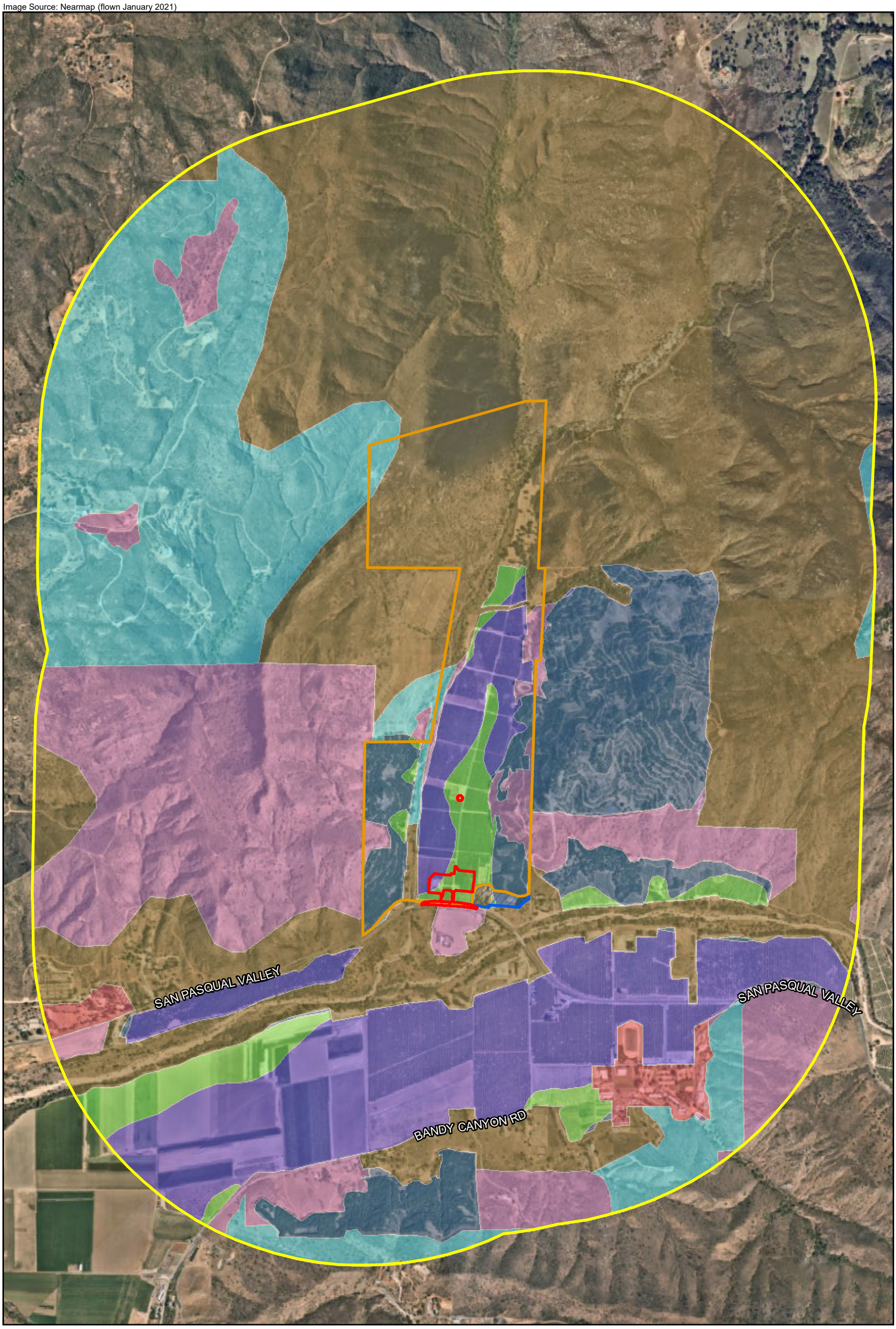
Less than Significant Impact: An Agricultural Resources Report was prepared for the approximately 404-acre MUP area on November 1, 2021 by RECON Environmental (Appendix A). Approximately 153.9 acres of the 404-acre project site is in agricultural production. Figure 5 presents the distribution of California Department of Conservation (CDC) Farmland Mapping and Monitoring Program (FMMP) resources within the MUP boundary and surrounding one-mile buffer. According to the Important Farmlands Inventory Map, the overall MUP boundary and vicinity includes the following farmland classifications: Prime Farmland, Unique Farmland, Farmland of Statewide Importance, Farmland of Local Importance, Grazing Land, Other Land, and Urban and Built-up Land.

Approximately 3.57 acres of the 5.6-acre project footprint associated with the proposed wine tasting and event center is currently in agricultural production, including wine grapes, avocados, and various types of citrus fruit. Other areas within the project footprint contain existing farm roads, an existing abandoned home and associated farm buildings, and an unoccupied modular office that would be removed.

Rockwood Canyon has a long history of agricultural production. Rockwood Ranch was founded in 1881 by Bernard B. Rockwood. Mr. Rockwood built his farmhouse in 1883, now referred to as the Rockwood Ranch house. The Rockwood Ranch house operates as a private residence and as the Rancho Guejito headquarters within the existing administrative permit area. The existing Rancho Guejito Vineyard tasting room is located adjacent to the Rockwood Ranch house. Both of these facilities are outside the project footprint and would not be altered by the project. No natural vegetation exists within 330 feet of the tasting facility-event center area.

Figure 6 presents the distribution of existing agricultural resources within the MUP boundary as mapped by SANGIS. Agricultural resources within the MUP boundary include land classified as citrus groves and vineyards, avocados, and pasture (hay/oat). The remainder of the MUP area includes natural undisturbed land.

Image Source: Nearmap (flown January 2021)



Project Footprint
MUP Boundary
Not A Part (Portion of Existing Admin Permit)
One-Mile Buffer

FMMP Categories
Farmland of Local Importance
Farmland of Statewide Importance
Grazing Land
Prime Farmland
Unique Farmland
Urban and Built Up Land
Other Land

0 Feet 1,500

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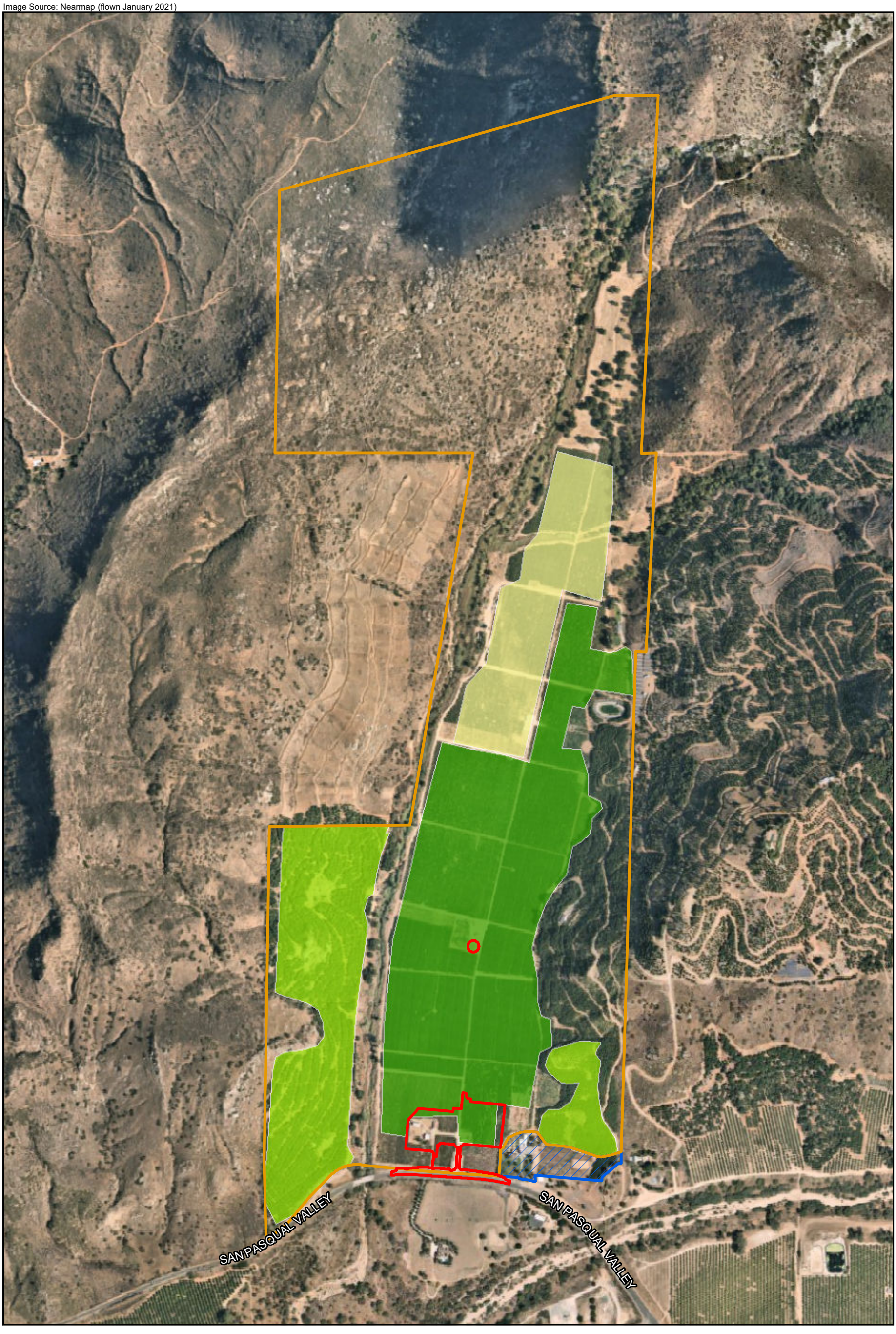
FIGURE 5
Regional FMMP Resources

Image Source: Nearmap (flown January 2021)



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Project Footprint
MUP Boundary
Not A Part (Portion of Existing Admin Permit)

Agricultural Resources
Avocado
Citrus Groves and Vineyards
Pasture (Hay/Oat)

RECON

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FIGURE 6
Existing On-site Agricultural Resources

The Agricultural Resources Report included preparation of a Local Agricultural Resources Assessment (LARA) Model, which is a County-approved methodology used to determine the importance of agricultural resources in the unincorporated area of San Diego County. The LARA Model takes into account three Required Factors, including water, climate, soil quality and three Complementary Factors including surrounding land uses, land use consistency, and slope, in determining the importance of agricultural resources. A summary of the LARA model results is presented below. See Appendix A for the complete LARA model.

Required Factors

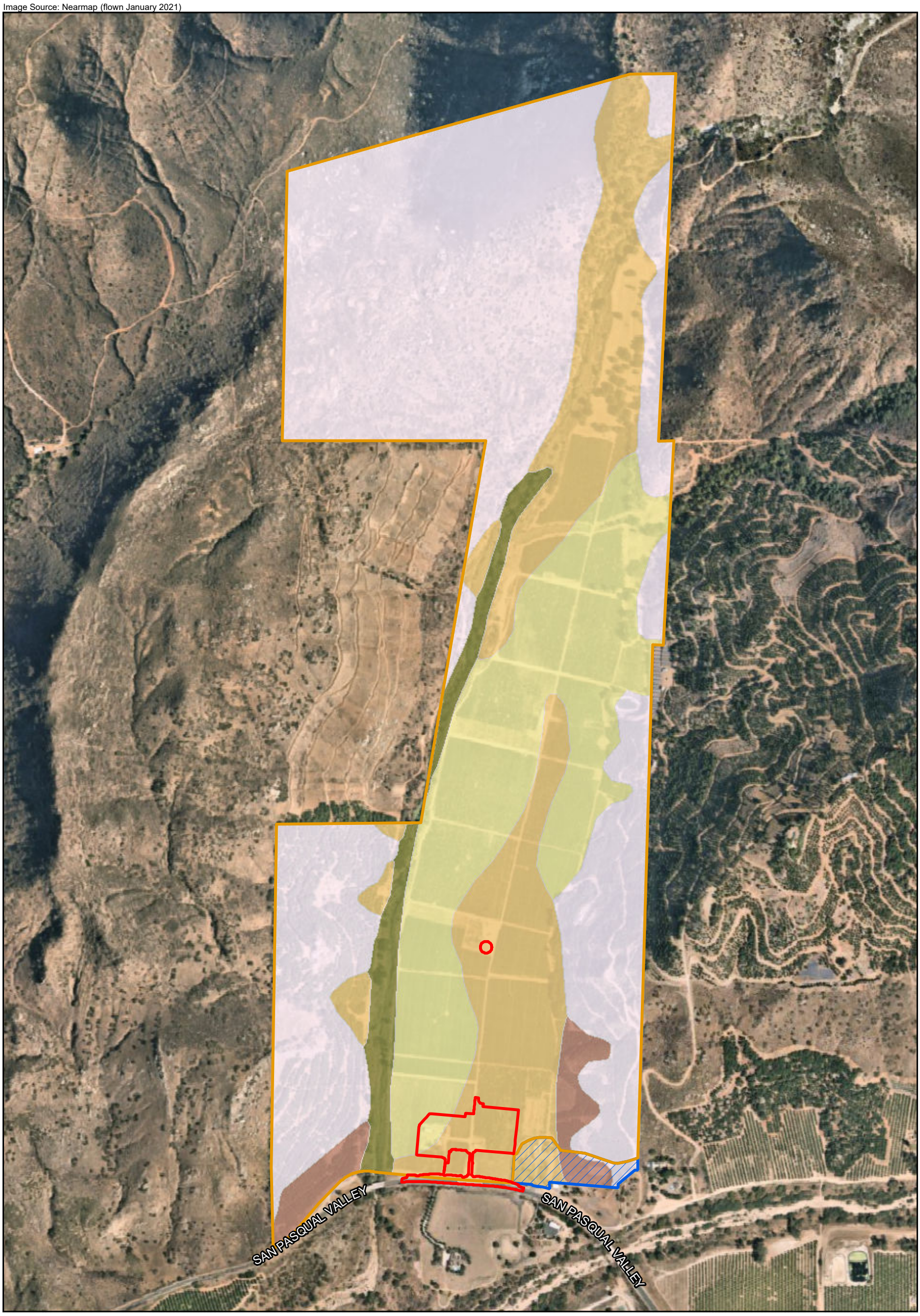
- Water: The MUP area is not located within the service boundaries of the San Diego County Water Authority (SDCWA). Properties located immediately west and east of the MUP area are served by the SDCWA, but the project site obtains water solely from on-site groundwater wells for both potable use and irrigation of the on-site agricultural use. Therefore, the project received a **Moderate** rating.

- Climate: The project site lies within Zone 21 of the Sunset Zone plant climates. Sunset Zone 21 is rated high because of the mild year-round temperatures and lack of freezing temperatures that allow year-round production of high value crops. Therefore, the project received a **High** rating.

- Soil Quality: Figure 7 presents the distribution of soil types within the project footprint and the larger MUP boundary. The LARA Model rating for soil quality is based on the presence of soil candidates for Prime Farmland or Farmland of Statewide Importance as identified by the FMMP. County Guidelines Section 3.1.3 Soil Quality states, “The project’s soil quality rating is based on the presence of Prime Farmland Soils or Soils of Statewide Significance (Attachment C [as defined in of the County Guidelines for Determining Significance]) that are available for agricultural use and that have been previously used for agriculture.” All lands that have been previously used for agriculture are available for agricultural use and are considered in this rating consistent with County Guidelines. In determining the soil quality rating, Step 3 of the guidelines under Section 3.1.3 Soil Quality requires applicants to “Calculate the acreage of each soil type that is unavailable for agricultural use.” As detailed in Footnote 9 of the County Guidelines, soils unavailable for agricultural use include:

  > (1) lands with existing structures (paved roads, homes, etc.) that preclude the use of the soil for agriculture, (2) lands that have been disturbed by activities such as legal grading, compaction, and/or placement of fill such that soil structure and quality have likely been compromised (e.g., unpaved roads and parking areas), (3) lands that are primarily a biological habitat type that have never been used for agriculture, and (4) lands constrained by biological conservation easements, biological preserve, or similar regulatory or legal exclusion that prohibits agricultural use.

Image Source: Nearmap (flown January 2021)



Project Footprint
MUP Boundary
Not A Part (Portion of Existing Admin Permit)

Soil Classification

Cieneba-Fallbrook rocky sandy loams
30 to 65 % slopes, eroded - 203.2 ac (50.3%)

Ramona sandy loam
9 to 15 % slopes, eroded - 9.98 ac (2.5%)

Tujunga sand
0 to 5 % slopes - 88.47 ac (21.9%)

Visalia sandy loam
0 to 2 % slopes - 86.33 ac (21.3%)

Riverwash - 15.73 ac (4%)

0 Feet 700

RECON

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FIGURE 7
Soil Types within the Project Site

A total of 212.5 acres of the 403.7-acre project site were identified as being available for agriculture and that meet the soil quality criteria. The soil quality rating is obtained by determining the proportion of the "available for agriculture" soils that are Prime Farmland soils or soils of Statewide Importance. As detailed in Table 1, the project received a 0.623 rating out of a possible 1.0 maximum. Soil quality matrix scores ranging from 0.33 to 0.66, or that have more than 10 acres of contiguous Prime Farmland or Statewide Importance soils receive a moderate rating pursuant to the LARA Model. The project's soil rating of 0.623 falls within the range that qualifies for a moderate rating. Therefore, the soil quality on the project site receives a **Moderate** rating.

Table 1
Soil Quality

Soil Map Unit	Project Acres	LCC	Storie Index	Available for Ag Use	Unavailable for Ag Use	Proportion of site Available	Prime or Statewide 1 for Yes; 0 for No	Matrix Score
Cieneba-Fallbrook rocky sandy loams, 30 to 65 percent slopes	203.2	Vie VIIe VIII	9 23 N/A	69.1	134.2	0.325	0	0.000
Ramona sandy loam, 9 to 15 percent slopes, eroded	10.0	IVe	83	9.7	0.2	0.046	0	0.000
Visalia sandy loam, 0 to 2 percent slopes	86.3	IIc	86	78.5	7.8	0.370	1	0.370
Tujunga sand, 0 to 5 percent slopes	88.4	IVe	48	53.8	34.6	0.253	1	0.253
Riverwash	15.7	VIII	N/A	1.3	0.2	0.006	0	0.000
Grand Total	**403.7**			**212.5**	**177.0**	**1.000**		**0.623**
LCC = Land Compatibility Classification								

Complementary Factors

- Surrounding Land Uses: The more compatible a site is with the surrounding land uses, the more likely it is to avoid nuisance complaints and other issues from non-farm neighbors. Within the project's 3,442.3-acre Zone of Influence (ZOI), 1,006.4 acres of land (29.2 percent of the ZOI) were determined to be consistent with agriculture. Therefore, the project receives a **Moderate** rating.

- Land Use Consistency: The Land Use Consistency analysis consists of comparing the project's median parcel size with the median parcel size of all the parcels within the ZOI. The median parcel size of the MUP was calculated to be 6.0 acres, while the median parcel size of all the parcels within the ZOI is 30.1 acres. Therefore, pursuant to LARA Model, the project receives a **High** rating.

- Slope: Slope is a Complementary Factor in the LARA model to account for the role that topography plays in the viability of a parcel for agricultural production. The majority of the land within the MUP that is available for agricultural production (126.48 of 212.5 acres) has a slope of 15 percent or less. Therefore, the project receives a **High** rating.

Based on the results of the LARA Model, the site is considered an important agricultural resource. The results of the model analysis, which are discussed above, are summarized in Table 2. The site received a high rating for climate and a moderate rating for water resources and soil quality. These three criteria are Required Factors, pursuant to the LARA Model. Since

one of the three Required Factors was rated high and two were rated moderate, the Complementary Factors were also analyzed pursuant to the LARA Model requirements. The site received a high rating for the Land Use Consistency and Slope factors and a moderate rating for the Surrounding Land Use factor. Therefore, the results of the LARA Model meet the criteria of Scenario 3 (Table 3) and qualifies the project as an **important agricultural resource**.

Table 2
LARA Model Results

	LARA Model Rating		
	High	Moderate	Low
Required Factors			
Climate	✓		
Water		✓	
Soil Quality		✓	
Complementary Factors			
Surrounding Land Uses		✓	
Land Use Consistency	✓		
Slope	✓		

Table 3
Interpretation of LARA Model Results

Scenario	Required Factors	Complementary Factors	LARA Interpretation
Scenario 1	All three factors rated high	At least one factor rated high or moderate	**The site is an important agricultural resource**
Scenario 2	Two factors rated high, one factor rated moderate	At least two factors rated high or moderate	
Scenario 3	**One factor rated high, two factors rated moderate**	**At least two factors rated high**	
Scenario 4	All factors rated moderate	All factors rated high	
Scenario 5	At least one factor rated low importance	N/A	The site is not an important agricultural resource
Scenario 6	All other model results		

Of the 404-acre MUP area, the proposed wine tasting facility and event center would impact a 5.6-acre area in the southern portion of the project site. The impact area currently has some existing abandoned structures including an abandoned home, farm buildings, and an unoccupied modular office. Additionally, farm roads are located within the project footprint. After subtracting these non-agricultural areas, the wine tasting facility and event center footprint would impact 3.57 acres of land that have soils that meet the criteria for Prime Farmland and Farmland of Statewide Importance. None of the remaining agricultural land within the 404-acre MUP area would be disturbed. The proposed water storage area would be located within an existing disturbed area and would not impact any active agricultural operation. Consistent with the County's threshold for direct impacts to important agricultural resources, the 3.57-acre impact to active agricultural resources within the proposed footprint of the wine tasting facility and event center would substantially avoid impacts to Prime and Statewide Importance Soils on the project site and maintain agricultural viability and therefore would not substantially impair the ongoing viability of the site for agricultural use. The vast majority of the MUP project area would remain in agricultural use. Furthermore, the proposed wine tasting facility and event center would be

developed as a complementary use to the existing agricultural use and would provide an important income stream that would support the ongoing economic viability of maintaining the site in agriculture. Overall, the proposed wine tasting facility and event center would support and retain the existing on-site agricultural uses and would not substantially impair the ongoing viability of the site for agricultural use. Therefore, impacts related to direct impacts to on-site agricultural resources would be less than significant.

b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?

☐	Potentially Significant Impact	☒	Less than Significant Impact
☐	Less Than Significant With Mitigation Incorporated	☐	No Impact

Discussion/Explanation:

Less than Significant Impact: The project requires an evaluation of consistency with both County Zoning Ordinance and Williamson Act Contract, which are presented separately below.

County Zoning Ordinance

The project site is subject to the General Plan Rural Lands Regional Category and Rural Lands 40 (RL-40) Land Use Designation within the North County Metro Subregional Plan area. The Use Regulations are A70 (Limited Agriculture) and A72 (General Agriculture). The project would demolish an old existing house, farm implement building (barn), and associated sheds that currently exist within the proposed footprint of the wine tasting facility and event center. The project site has an "A" Special Area Designator related to the on-site Agricultural Preserve. The County Zoning Ordinance Section 5110 requires findings to be made for any use permit requested within an area subject to the "A" Special Area Designator. The required findings are as follows:

> *5110 REQUIRED FINDINGS.*
> *No use permit shall be granted unless the following findings are made:*
> *a. State Statute. The proposed use complies with all provisions of the California Land Conservation Act of 1965; and*
> *b. Compatibility with Agricultural Use. The proposed use would not be incompatible with the continued agricultural use of any land within the agricultural preserve. This determination shall include a consideration of the following:*
> *1. Possible Increase in vandalism*
> *2. Possible damage from pets*
> *3. Possibility that use will lead to restrictions on agricultural spraying, noise or smell*
> *4. Possible interference with the movement of farm machinery or agricultural products*

Regarding consistency with the provisions of the California Land Conservation Act of 1965, the property owner has filed a notice of non-renewal for the existing Williamson Act Contract. The proposed event center use requested under the MUP application would not proceed until the contract is terminated on January 1, 2024. Thus, there would be no conflict with the provisions

of the California Land Conservation Act of 1965. It is possible the wine tasting facility may be constructed ahead of the contract termination date, which is a use consistent with Williamson Act Contracts. Wine tasting facilities have been found consistent with Williamson Act Contracts throughout wine producing regions in California (see Appendix A, Attachment 2). Additionally, the wine tasting facility would not conflict with these provisions of Government Code Section 51238.1:

(a) Uses approved on contracted lands shall be consistent with all of the following principles of compatibility:

(1) The use will not significantly compromise the long-term productive agricultural capability of the subject contracted parcel or parcels or on other contracted lands in agricultural preserves.

(2) The use will not significantly displace or impair current or reasonably foreseeable agricultural operations on the subject contracted parcel or parcels or on other contracted lands in agricultural preserves. Uses that significantly displace agricultural operations on the subject contracted parcel or parcels may be deemed compatible if they relate directly to the production of commercial agricultural products on the subject contracted parcel or parcels or neighboring lands, including activities such as harvesting, processing, or shipping.

(3) The use will not result in the significant removal of adjacent contracted land from agricultural or open space use.

As described in Section II.a) above, the wine tasting facility would support the long-term productive capability of the remaining agricultural land through diversification of farm income. While the tasting facility would displace some existing agricultural land, the tasting facility would be directly related to the production of commercial agricultural products by providing an end use for the agricultural commodities produced on-site, consistent with the Williamson Act Contract.

Regarding compatibility of the event center with the provisions discussed above, while the event center would remove land from agricultural production and the event center use would not relate directly to agriculture (other than the supporting income it would provide), the event center use would not compromise the long-term productive agricultural capability of the land because the event center structure could ultimately be used for agricultural purposes in the future. For example, with applicable permits the structure could ultimately be converted to a certified farmers' market, used for additional winery space, or for agricultural product processing, for example. Use of the land as an event center would not permanently remove the land from the ability to be used for purposes directly supportive of agriculture.

Furthermore, the proposed wine tasting facility and event center would be compatible with the on-site agricultural operations as the proposed use encourages continuation the existing agricultural activities on the project site. A key feature of the wine tasting facility and event center would be retaining the existing rural, agricultural surroundings that are part of the allure and character of wineries and event centers in an area such as this one. Further, the wine tasting facility and event center is under a single ownership and would provide an important source of income to maintain the continued economic viability of the site.

While the proposed wine tasting facility and event center would bring customers onto the site that may not be accustomed to agricultural activity, the schedule of winery events and hours of peak use would be coordinated with agricultural operations on the project site to minimize conflicts between the two uses. The proposed wine tasting facility and event center would not result in an increase in vandalism because all activities would be limited to those parts of the property where the public is allowed under supervision. For example, as part of the MUP, hayrides or tours around the agricultural operation may occur. These activities would be managed and controlled with winery or event center employees facilitating such activities to ensure vandalism, crop theft, or other vandalism would not occur. The proposed uses could reduce the potential for vandalism and theft due to the increased public presence and associated security services.

The wine tasting facility and event center would not introduce any additional pets or livestock to the existing agricultural operation. Additionally, should patrons be allowed to bring dogs or other animals to the facilities, they would be required to remain within authorized areas and not enter the agricultural areas. Areas of the property accessible by guests would be restricted and under supervision by trained staff, ensuring damage from pets does not occur.

Regarding application of regulated pesticides, any pesticide application would occur consistent with the requirements of the product label, including any separation requirements from surrounding uses, and application by a person licensed to apply regulated pesticides. Based on the extensive regulations surrounding pesticide use, including any permit requirements from Department of Agriculture, Weights and Measures and the DEH, conflicts are not anticipated. Additionally, as previously mentioned, as the owner of the winery would also have control over the surrounding agricultural operations, agricultural activities such as spraying could be coordinated to avoid periods of high traffic at the winery or event center. Furthermore, patrons of the wine tasting facility and event center would visit the project site with the expectation of the surrounding active agricultural operations and associated activity.

The project would not interfere with the movement of farm machinery or movement of agricultural products as the farm roads within the active agricultural operation area would remain in their current condition. Access into the project site would be improved for the wine tasting facility and event center and the access would continue to be used for farm purposes. Any use of farm roads for activities associated with the MUP such as hayrides would be coordinated with the agricultural operation to ensure the uses do not conflict. Therefore, the project would not conflict with the Agricultural Preserve Area Regulations of the Zoning Ordinance, and impacts would be less than significant.

Williamson Act Contract

The California Land Conservation Act of 1965, better known as the Williamson Act (California Administrative Code §51200 et seq.), creates an arrangement; whereby, private landowners contract with local governments to voluntarily restrict land, to agricultural and open space uses. In return, restricted parcels are assessed for property tax purposes, at a rate consistent with their actual use, rather than potential market value, which saves landowners from 20 percent to 75 percent in property tax liability each year. Agricultural preserves are areas that are eligible for Williamson Act Contracts; the boundaries of the preserve areas are drawn by the County and are adopted by resolution of the Board of Supervisors (U.S. Department of Conservation 2005).

In San Diego County, the zoning designation for properties within Agricultural Preserves is supplemented with a special designator pursuant to County Zoning Ordinance Section 5102. Pursuant to Zoning Ordinance 5015 and 5110, special findings must be made for uses subject to a Minor Use Permit or a Major Use Permit on lands within an Agricultural Preserve but not under a Land Conservation Contract.

Figure 8 presents the locations of Williamson Act Contracts and Agricultural Preserves within the MUP and surrounding areas. Approximately 238.3 acres of the of the 404-acre MUP area is located within County Agricultural Preserve 20. Additionally, approximately 157.1 acres within this area is also subject to Williamson Act Contract 71-69. The proposed event center would be located within the area that is covered by both County Agricultural Preserve 20 and Williamson Act Contract 71-69. However, the proposed wine tasting facility would be located within the area that is only covered by Agricultural Preserve 20 and is not covered by Williamson Act Contract 71-69. Additionally, County Agricultural Preserve 39 is located adjacent to the northernmost portion of the MUP eastern boundary (see Figure 8).

In September 2013, the property owner filed a notice of non-renewal for Williamson Act Contract 71-69, which was effective as of January 1, 2014. The non-renewal filing would result in termination of the Williamson Act Contract after a 10-year period ending January 1, 2024. Refer to Appendix A, Attachment 1 for a copy of the Williamson Act Contract and the associated Notice of Non-Renewal. In order to ensure the project would be consistent with the terms of the Williamson Act contract in effect through 2023, the applicant has agreed to not initiate activities associated with the event center until the contract has expired. Through correspondence with the California Farm Bureau Federation, the project applicant was able to confirm that the tasting room would be consistent with the terms of the current Williamson Act Contract. In their response letter to the project applicant, the California Farm Bureau Federation stated that “all wine grape growing counties in California allow wineries and tasting rooms as a compatible use on Williamson Act land.” Refer to Appendix A, Attachment 2 for a copy of the response letter from the California Farm Bureau Federation. Therefore, the project would not conflict with an existing Williamson Act contract, and impacts would be less than significant.

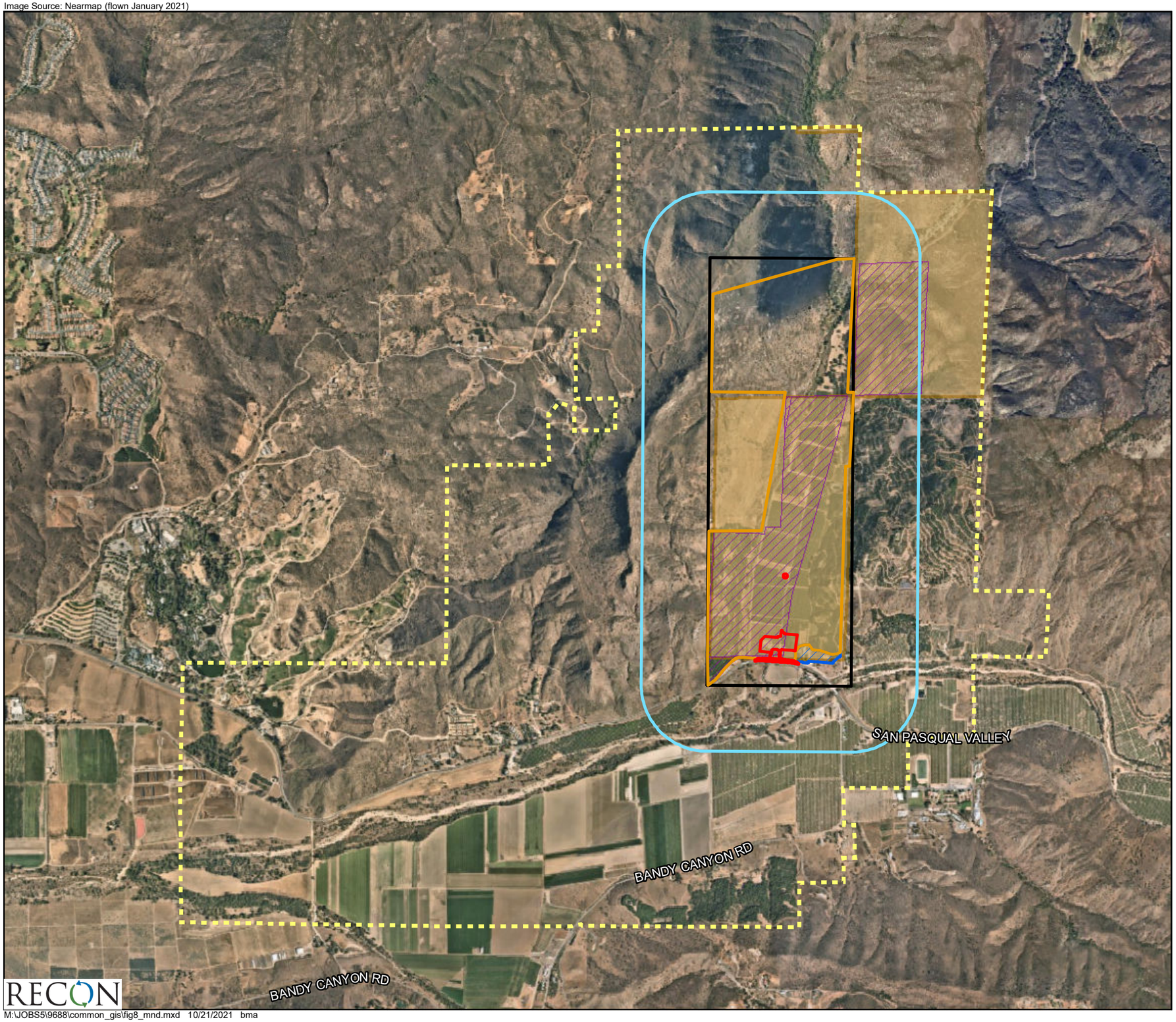
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code Section 12220(g)), or timberland (as defined by Public Resources Code Section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))?

☐	Potentially Significant Impact	☐	Less than Significant Impact
☐	Less Than Significant With Mitigation Incorporated	☒	No Impact

Discussion/Explanation:

No Impact: The 404-acre MUP area does not contain any forest or timberland as defined by Public Resources Code Section 12220[g], Public Resources Code Section 4526, or Government Code Section 51104(g) and is not zoned as forest or timberland. No impact would occur.

Image Source: Nearmap (flown January 2021)



Project Footprint
MUP Boundary
Not A Part (Portion of Existing Admin Permit)
Williams Act Contracts
Zone of Influence
Envelope
.25-mile Buffer of Envelope
Agricultural Preserves

0 Feet 2,000

RECON

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FIGURE 8
Williamson Act Contracts
and Agricultural Preserves

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

☐ Potentially Significant Impact ☐ Less than Significant Impact
☐ Less Than Significant With Mitigation Incorporated ☒ No Impact

Discussion/Explanation:

No Impact: The 404-acre MUP area does not contain any forest or timberland as defined by Public Resources Code Section 12220[g], Public Resources Code Section 4526, or Government Code Section 51104(g). No impact would occur.

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

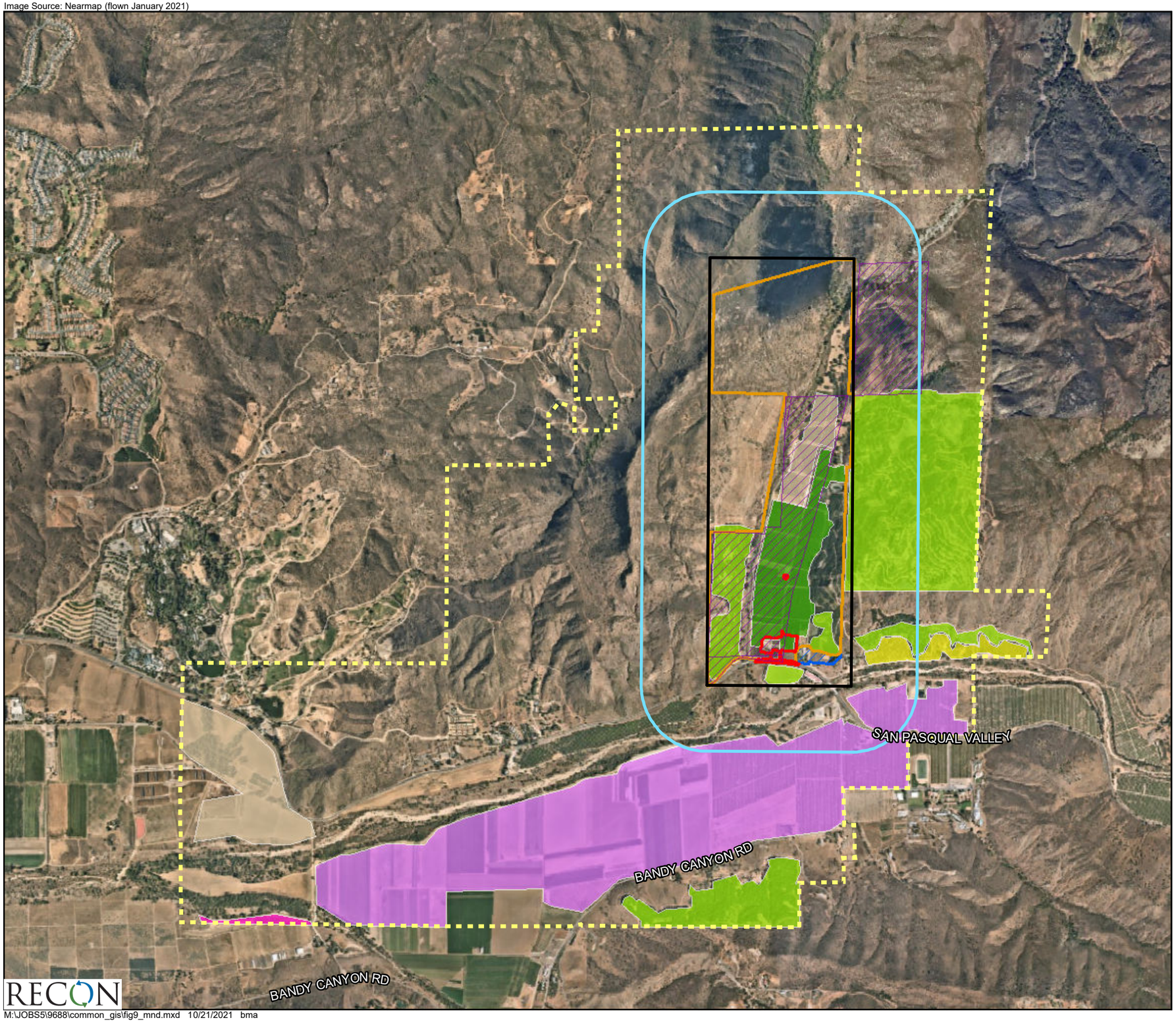
☐ Potentially Significant Impact ☒ Less than Significant Impact
☐ Less Than Significant With Mitigation Incorporated ☐ No Impact

Discussion/Explanation:

Less than Significant Impact: There are no forestlands within the 404-acre MUP area, or surrounding vicinity. A majority of the agricultural uses surrounding the proposed wine tasting facility and event center are within the MUP area. Compatibility with these areas is described in Section II.b) above in relation to findings that are required for a MUP proposed within an area subject to the Zoning Ordinance Agricultural Preserve Regulations. As discussed in that section, the project would be compatible with the ongoing agricultural uses within the MUP area.

Figure 9 presents the distribution of off-site agricultural resources surrounding the MUP area. The majority of the land surrounding the MUP area is undisturbed native vegetation. However, there is a parcel with a single-family residence and a field south of San Pasqual Valley Road that appears to be used for agriculture. SANGIS mapping sourced from data based on pesticide use reports, indicates the area has been planted with avocados (see Figure 9). The other area of agricultural use adjacent to the project area is a large avocado grove to the east of the MUP area. No conflicts with the existing agricultural uses south of San Pasqual Valley Road are anticipated based on the consistency of the proposed wine tasting facility and event center with the rural agricultural area. While the project would bring additional traffic and people into the area, the use would be separated by the roadway which would provide substantial separation from the proposed wine tasting facility and event center activities and the agricultural operation in the south. The agricultural use to the east would not be affected by the wine tasting facility and event center because the MUP area would maintain the primary agricultural use of the site and would not introduce any new features adjacent to the agricultural operation.

Image Source: Nearmap (flown January 2021)



Project Footprint
MUP Boundary
Not A Part (Portion of Existing Admin Permit)
Williams Act Contracts
Zone of Influence
Envelope
.25-mile Buffer of Envelope

Agricultural Resources

Avocado
Lemon
Nurseries – Outdoor Flowers
Citrus Groves and Vineyards
Pasture (Hay/Oat)
Row Crops
Watermelon

0 Feet 2,000

RECON

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FIGURE 9
Off-site Agricultural Resources

Many of the land use conflicts that can typically create significant impacts would not be associated with this project as there is no permanent residential use being proposed that is typically associated with complaints about agricultural practices. Incompatibility between the on-site agricultural operations and the winery and event center use are not anticipated as activities needed to manage the on-site agricultural use could be timed to occur at times when the winery and event center are not in use or during periods of low occupancy. As the owners of the land operate both uses, it will be in their best interest to manage the agricultural operation in a way to minimize nuisance for winery guests. Additionally, agricultural operations and land management activities typically occur in the morning when the winery and event center would be closed. Based on the common ownership and management of the on-site agriculture and the proposed uses, nuisance concerns could be easily managed and there would be no external pressures that could affect the ongoing viability of the on-site agricultural operation. The proposed wine tasting facility and event center would not create the same type of pressure for the surrounding agricultural operators as a residential subdivision, for example. Therefore, the project would not result in indirect conversion of Important Farmland or other agricultural resources, to non-agricultural use, impacts would be less than significant.

III. AIR QUALITY

Would the project:

a) Conflict with or obstruct implementation of the San Diego Regional Air Quality Strategy (RAQS) or applicable portions of the State Implementation Plan (SIP)?

☐	Potentially Significant Impact	☒	Less than Significant Impact
☐	Less Than Significant With Mitigation Incorporated	☐	No Impact

Discussion/Explanation:

An Air Quality Analysis dated February 10, 2022 was prepared for the project by RECON Environmental (Appendix B).

Less than Significant Impact: Project consistency is based on whether the project would conflict with or obstruct implementation of the Regional Air Quality Standards (RAQS) and/or applicable portions of the State Implementation Plan (SIP), which would lead to increases in the frequency or severity of existing air quality violations. The RAQS is the applicable regional air quality plan that sets forth the San Diego County Air Pollution Control District's (SDAPCD's) strategies for achieving the National Ambient Air Quality Standards (NAAQS) and National Ambient Air Quality Standards (CAAQS). The San Diego Air Basin (SDAB) is designated a non-attainment area for the federal and state ozone standard. Accordingly, the RAQS was developed to identify feasible emission control measures and provide expeditious progress toward attaining the standards for ozone. The two pollutants addressed in the RAQS are reactive organic gases (ROG) and oxides of nitrogen (NO_X), which are precursors to the formation of ozone. Projected increases in motor vehicle usage, population, and growth create challenges in controlling emissions and, by extension, to maintaining and improving air quality. The RAQS was most recently updated in 2016.

The growth projections used by the SDAPCD to develop the RAQS emissions budgets are based on the population, vehicle trends, and land use plans developed in general plans and used by SANDAG in the development of the regional transportation plans and sustainable communities strategy. As such, projects that propose development that is consistent with the growth anticipated by SANDAG's growth projections and/or the General Plan would not conflict with the RAQS. In the event that a project would propose development that is less dense than anticipated by the growth projections, the project would likewise be consistent with the RAQS. In the event a project proposes development that is greater than anticipated in the growth projections, further analysis would be warranted to determine if the project would exceed the growth projections used in the RAQS for the specific subregional area.

The project site is subject to the General Plan Regional Category Rural Lands, Land Use Designation RL-40, and is zoned A70 Limited Agriculture. The project would not construct new housing or result in an increase in the anticipated growth projections. The project would provide wine tasting opportunities and event space for existing residents in the community. Furthermore, as described in Section III.b) below, the project would not result in construction or operational emissions in excess of the applicable significance thresholds for all criteria pollutants. Consequently, the project would not result in an increase in emissions that are not already accounted for in the RAQS. Therefore, the project would not obstruct or conflict with implementation of the RAQS, and impacts would be less than significant.

b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?

☐	Potentially Significant Impact	☒	Less than Significant Impact
☐	Less Than Significant With Mitigation Incorporated	☐	No Impact

Discussion/Explanation:

Less than Significant Impact: A project would have a significant direct impact related to criteria pollutants if it would exceed any of the County's Screening Level Thresholds (SLTs) presented in Table 4 below. The County's SLTs are based on SDAPCD Rules 20.1, 20.2, and 20.3 and were adopted from the SDAPCD Air Quality Impact Analysis trigger level thresholds to align with attainment of the NAAQS and be protective of public health. Therefore, air quality emissions below the SLTs would meet the NAAQS. The NAAQS were developed to protect public health, specifically the health of "sensitive" populations, including asthmatics, children, and the elderly.

Table 4
County of San Diego Screening Level Thresholds

Pollutant	Emission Rate		
	Pounds/Hour	Pounds/Day	Tons/Year
Respirable Particulate Matter (PM_{10})	--	100	15
Fine Particulate Matter ($PM_{2.5}$)	--	55[a]	10[a]
Oxides of Nitrogen (NO_X)	25	250	40
Oxides of Sulfur (SO_X)	25	250	40
Carbon Monoxide (CO)	100	550	100
Lead and Lead Compounds	--	3.2	0.6
Volatile Organic Compounds (VOCs)	--	75[b]	13.7[c]

SOURCE: **SDAPCD, Rules 20.1, 20.2, 20.3**; County of San Diego 2007.
[a] Based on the U.S. EPA "Proposed Rule to Implement the Fine Particle National Ambient Air Quality Standards" published September 8, 2005. Also used by the South Coast Air Quality Management District.
[b] Threshold for VOCs based on the threshold of significance for VOCs from the South Coast Air Quality Management District for the Coachella Valley.
[c] 13.7 tons per year threshold based on 75 pounds per day multiplied by 365 days per year and divided by 2,000 pounds per ton.

Air emissions were calculated using California Emissions Estimator Model (CalEEMod) 2020.4.0 (California Air Pollution Control Officers Association [CAPCOA] 2021). CalEEMod is a tool used to estimate air emissions resulting from land development projects in the state of California. The model generates air quality emission estimates from construction activities and breaks down operational criteria pollutant emissions into three categories: mobile sources (e.g., traffic), area sources (e.g., landscaping equipment, consumer projects, and architectural coatings), and energy sources (e.g., natural gas heating). CalEEMod provides emission estimates of NO_X, carbon monoxide (CO), oxides of sulfur (SO_X), respirable particulate matter (PM_{10}), fine particulate matter ($PM_{2.5}$), and ROG. Inputs to CalEEMod include such items as the air basin containing the project, land uses, trip generation rates, trip lengths, duration of construction phases, construction equipment usage, grading areas, as well as other parameters.

Construction Emissions

Construction-related activities are temporary, short-term sources of air emissions. Sources of construction-related air emissions include:

- Fugitive dust from demolition and grading activities;
- Construction equipment exhaust;
- Construction-related trips by workers, delivery trucks, and material-hauling trucks; and
- Construction-related power consumption.

Construction-related pollutants result from dust raised during demolition and grading, emissions from construction vehicles, and chemicals used during construction. Fugitive dust emissions vary greatly during construction and are dependent on the amount and type of activity, silt content of the soil, and the weather. Vehicles moving over paved and unpaved surfaces, demolition, excavation, earth movement, grading, and wind erosion from exposed surfaces are all sources of fugitive dust. Construction operations are subject to the requirements established in SDAPCD Regulation 4, Rules 52, 54, and 55. Rule 52 sets limits on the amount of particulate matter that can be discharged into the atmosphere. Rule 54 sets limits on the amount of dust

and fumes that can be released into the atmosphere. Rule 55 regulates fugitive dust and provides roadway dust track-out/carry-out requirements.

Heavy-duty construction equipment is usually diesel powered. In general, emissions from diesel-powered equipment contain more NO_X, SO_X, and PM than gasoline-powered engines. However, diesel-powered engines generally produce less CO and less ROG than gasoline-powered engines. Standard construction equipment includes tractors/loaders/backhoes, rubber-tired dozers, excavators, graders, cranes, forklifts, rollers, paving equipment, generator sets, welders, cement and mortar mixers, and air compressors.

Primary inputs are the numbers of each piece of equipment and the length of each construction stage. Construction is anticipated to begin in January 2023 and last approximately six months. CalEEMod estimates the required construction equipment for a project based on surveys, performed by the South Coast Air Quality Management District and the Sacramento Metropolitan Air Quality Management District of typical construction projects, which provide a basis for scaling equipment needs and schedule with a project's size. Air emission estimates in CalEEMod are based on the duration of construction phases; construction equipment type, quantity, and usage; grading area; season; and ambient temperature, among other parameters. Project emissions were modeled for the following stages: demolition, site preparation, grading, building construction/ architectural coatings, and paving. CalEEMod default construction equipment and usage was modeled. The project would require the import of approximately 5,500 cubic yards of dirt. Table 5 summarizes the modeled construction parameters.

Table 5
Construction Parameters

Construction Phase	Phase Duration (Days)	Equipment	Amount	Hours per Day
Demolition	9	Concrete/Industrial Saw	1	8
		Excavators	3	8
		Rubber Tired Dozers	2	8
Site Preparation	4	Rubber Tired Dozers	3	8
		Tractors/Loaders/Backhoes	4	8
Grading	9	Excavator	1	8
		Grader	1	8
		Rubber Tired Dozer	1	8
		Tractors/Loaders/Backhoes	3	8
Building Construction	101	Crane	1	7
		Forklifts	3	8
		Generator Set	1	8
		Tractors/Loaders/Backhoes	3	7
		Welder	1	8
Architectural Coatings	20	Air Compressor	1	6
Paving	9	Pavers	2	8
		Paving Equipment	2	8
		Rollers	2	8

SOURCE: CalEEMod Output, Attachment 1 in Appendix B.

Construction activities would be subject to several control measures per the requirements of the County, SDAPCD rules, and California Air Resources Board (CARB) Airborne Toxic Control Measures (ATCM). The following required control measures have been incorporated into the calculations of construction emissions:

- Per the County's Standard Mitigation and Project Design Consideration Grading, Clearing and Watercourses Ordinance Section 87.428, the applicant shall implement one or more of the following measures during all grading activities:
  - Water actively disturbed surfaces three times a day.
  - Apply non-toxic soil stabilizers to inactive, exposed surfaces when not in use for more than 3 days. Non-toxic soil stabilizers should also be applied to any exposed surfaces immediately (i.e., less than 24 hours) following completion of grading activities if the areas would not be in use for more than 3 days following completion of grading.
  - Remove soil track-out from paved surfaces daily or more frequently as necessary.
  - Minimize the track-out of soil onto paved surfaces by installation of wheel washers.
- Per SDAPCD Rule 67, the applicant shall use regulated coatings for all architectural coating activities.
- Per CARB's ATCM 13 (California Code of Regulations Chapter 10 Section 2485), the applicant shall not allow idling time to exceed 5 minutes unless more time is required per engine manufacturers' specifications or for safety reasons.

Table 6 presents the total projected construction maximum daily emission levels for each criteria pollutant. Note that the emissions summarized in Table 6 are the maximum emissions for each pollutant that would occur during each phase based on all modeled construction equipment (see Table 5) being active on the same day. Actual construction activities would vary day to day, with all equipment active on some days, and less equipment active on other days depending on the construction task. Therefore, these are the maximum emissions that would occur in a day. As shown in Table 6, maximum construction emissions would not exceed the County's SLTs for any criteria pollutants. Furthermore, project construction would be limited and would last for approximately six months. No mass grading would be required, and construction equipment would be minimal. Given the rural nature of the project vicinity, it is unlikely that other major construction activities would occur in the same area at the same time. There are no proposed projects or reasonably foreseeable future projects within proximity of the project that are anticipated to include construction concurrent with the project. As described above, the County's SLT align with attainment of the NAAQS which were developed to protect the public health, specifically the health of "sensitive" populations, including asthmatics, children, and the elderly. Consequently, project construction would have a less than significant impact to public health. Therefore, project construction wound not 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, and impacts would be less than significant.

Table 6
Summary of Maximum Construction Emissions
(pounds per day)

	Pollutant					
	ROG	NO_X	CO	SO_X	PM_{10}	$PM_{2.5}$
Demolition	2	22	20	<1	2	1
Site Preparation	3	28	19	<1	21	11
Grading	2	28	18	<1	10	5
Building Construction/Architectural Coatings	9	16	20	<1	1	1
Paving	2	10	15	<1	1	1
Maximum Daily Emissions	**9**	**28**	**20**	**<1**	**21**	**11**
County Screening Level Thresholds	*75*	*250*	*550*	*250*	*100*	*55*

Operational Emissions

The project would include the construction of a tasting facility and an event center and associated parking and roadway improvements. Using CalEEMod, the tasting facility was modeled as a high turnover (sit down) restaurant land use and the event center was modeled as a quality restaurant land use. The project would not result in an increase in any of the existing on-site agricultural operations. Therefore, agricultural uses were not considered in this analysis.

Mobile source emissions would originate from traffic generated by the project. Area source emissions would result from landscaping activities, consumer products, as well as the application of architectural coatings. Energy source emissions generally occur from natural gas heating. The project would also include the use of propane. One 250-gallon propane tank would be placed at the east edge of the tasting facility parking lot and a second 250-gallon propane tank would be placed approximately 50 feet north of the banquet barn. The existing facility has an existing 250-gallon propane tank and approximately 140 gallons of propane was used in 2021. To calculate emissions from the new propane tanks, it was conservatively assumed that each 250-gallon tank would be used in a one-year period, and up to 5 gallons would be used in a single day. Emissions were calculated using U.S. EPA emission factors (U.S. EPA 2008). The CalEEMod output files are contained in Attachment 1 of Appendix B, and propane emission calculations are provided in Attachment 2 of Appendix B.

Table 7 presents daily operational emissions. As shown in Table 7, the project's daily operational emissions would not exceed the SLTs for any criteria pollutant. As described above, the County's SLTs align with attainment of the NAAQS which were developed to protect the public health, specifically the health of "sensitive" populations, including asthmatics, children, and the elderly. Therefore, project operation would not 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, and impacts would be less than significant.

Table 7 Summary of Project Operational Emissions (pounds per day)						
	Pollutant					
	ROG	NO_X	CO	SO_X	PM_{10}	$PM_{2.5}$
Propane Sources	<1	<1	<1	<1	<1	<1
Area Sources	<1	<1	<1	<1	<1	<1
Energy Sources	<1	1	<1	<1	<1	<1
Mobile Sources	2	3	24	<1	6	2
Total	**3**	**3**	**24**	**<1**	**6**	**2**
County Screening Level Thresholds	*75*	*250*	*550*	*250*	*100*	*55*

c) Expose sensitive receptors to substantial pollutant concentrations?

☐ Potentially Significant Impact
☐ Less Than Significant With Mitigation Incorporated
☒ Less than Significant Impact
☐ No Impact

Discussion/Explanation:

Air quality regulators typically define sensitive receptors as schools (preschool–12th grade), hospitals, resident care facilities, day-care centers, or other facilities that may house individuals with health conditions that would be adversely impacted by changes in air quality. However, for the purposes of CEQA analysis in San Diego County, the definition of a sensitive receptor also includes residents, which are located in the vicinity of the project site.

Less than Significant Impact: The two primary emissions of concern regarding health effects for land development projects are diesel particulate matter (DPM) and CO. Projects that would site sensitive receptors near potential CO hotspots or would contribute vehicle traffic to local intersections where a CO hotspot could occur would be considered as having a potentially significant impact. The Local Mobility Analysis evaluated intersection operations of San Pasqual Valley Road with the three access driveways. These intersections would not be signalized, would operate at level of service (LOS) A or B, and peak-hour trips would be less than 2,000 (Rick Engineering 2021a). Consequently, the project is not anticipated to cause roadway intersections to fail or result in CO hotspots.

Projects that would result in exposure to toxic air contaminants (TACs) resulting in a maximum incremental cancer risk greater than one in one million without application of best available control technology for toxics, or a threshold of 10 in one million for projects implementing best available control technology for air toxics or a health hazard index greater than one, would be considered as having a potentially significant impact.

Construction of the project would result in the generation of DPM emissions from the use of off-road diesel construction activities and on-road diesel equipment used to bring materials to and from the project site. Generation of DPM from construction projects typically occurs in a single area for a short period. Construction of the project would occur over a six-month period. The dose to which the receptors are exposed is the primary factor used to determine health risk. Dose is a function of the concentration of a substance or substances in the environment and the extent of exposure that person has with the substance. Dose is positively correlated with time,

meaning that a longer exposure period would result in a higher exposure level for the Maximally Exposed Individual. The risks estimated for a Maximally Exposed Individual are higher if a fixed exposure occurs over a longer period of time. According to the Office of Environmental Health Hazard Assessment (OEHHA), health risk assessments, which determine the exposure of sensitive receptors to toxic emissions, should be based on a 30-year exposure period; however, such assessments should be limited to the period/duration of activities associated with the project (OEHHA 2015). Thus, if the duration of proposed construction activities near any specific sensitive receptor were six months, the exposure would be less than 2 percent (6 months ÷ 30 years) of the total exposure period used for health risk calculation. Additionally, the two closest residential uses are located approximately 290 feet southeast and 500 feet south of the project footprint. Furthermore, the project would implement construction best management practices and would be conducted in accordance with CARB regulations. Specifically, the project would implement the following Best Available Control Technology for Toxics (T-BACT) measures during construction:

- The construction fleet shall use any combination of diesel catalytic converters, diesel oxidation catalysts, diesel particulate filters and/or utilize CARB/U.S. EPA Engine Certification Tier 3 or better, or other equivalent methods approved by the CARB.
- The engine size of construction equipment shall be the minimum size suitable for the required job.
- Construction equipment shall be properly tuned and maintained in accordance with the manufacturer's specifications.
- Per CARB's Airborne Toxic Control Measures 13 (California Code of Regulations Chapter 10 Section 2485), the applicant shall not allow idling time to exceed 5 minutes unless more time is required per engine manufacturers' specifications or for safety reasons.

Due to the limited time of exposure and the distance to the nearest residential uses, project construction is not anticipated to create conditions where the probability is greater than 10 in one million of contracting cancer for the Maximally Exposed Individual or to generate ground-level concentrations of noncarcinogenic TACs that exceed a Hazard Index greater than 1 for the Maximally Exposed Individual. Additionally, with ongoing implementation of U.S. Environmental Protection Agency (EPA) and CARB requirements for cleaner fuels, off-road diesel engine retrofits, and new low-emission diesel engine types, the DPM emissions of individual equipment would be substantially reduced. Consequently, DPM generated during construction would not result in the exposure of sensitive receptors to substantial pollutant concentration. Therefore, the project would not expose sensitive receptors to substantial pollutant concentrations, and impacts would be less than significant.

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

☐	Potentially Significant Impact	☒	Less than Significant Impact
☐	Less Than Significant With Mitigation Incorporated	☐	No Impact

Discussion/Explanation:

Less than Significant Impact: SDAPCD Rule 51 (Public Nuisance) and California Health & Safety Code, Division 26, Part 4, Chapter 3, Section 41700 prohibit the emission of any material which causes nuisance to a considerable number of persons or endangers the comfort, health, or safety of the public. Projects required to obtain permits from SDAPCD, typically industrial and some commercial projects, are evaluated by SDAPCD staff for potential odor nuisance, and conditions may be applied (or control equipment required) where necessary to prevent occurrence of public nuisance.

During construction, diesel equipment may generate some nuisance odors. Similarly, paving and architectural coating activities would generate odors. Sensitive receptors near the project site include residential uses; however, exposure to odors associated with project construction would be short term and temporary in nature. Additionally, due to the rural nature of the project area, residences are located at distances of approximately 290 to 500 feet or more from the proposed construction area.

The CARB Air Quality and Land Use Handbook (CARB 2005) identifies a list of the most common sources of odor complaints received by local air districts. Land uses typically considered associated with odors include wastewater treatment facilities, waste-disposal facilities, or agricultural operations. The project site includes vineyards and citrus groves that are not a source of objectionable odors. The project would not result in any change to the on-site agricultural operations. A wastewater treatment system (septic system) for the wine tasting facility would be located west and north of the tasting facility along the existing dirt farm road and would be sized to handle wastewater from the tasting facility at buildout. A similar system for the event center would be located just south of the facility in the existing vineyard, or as determined by the contractor who is responsible for designing the system. The leach fields would be a minimum of 75 feet from the event center, over 165 feet from the existing agricultural wells and over 380 feet east of the flow line of Rancho Guejito Creek. That system for the tasting facility was reviewed and approved by Department of Environmental Health (DEH; DEH2018-lowtf008608). The septic system would be properly constructed and maintained to reduce any associated odors. An On-site Wastewater Treatment System permit from DEH would be needed prior to start of construction. Odors at the nearby residences located south of the project site would dissipate due to the distance between the residences and the leach fields. Therefore, operation of the project is not expected to generate objectionable odors adversely affecting a substantial number of people, and impacts would be less than significant.

IV. BIOLOGICAL RESOURCES

Would the project:

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

☐ Potentially Significant Impact
☐ Less than Significant Impact
☒ Less Than Significant With Mitigation Incorporated
☐ No Impact

Discussion/Explanation:

Everett and Associates Environmental Consultants prepared a Biological Resources Letter Report dated November 6, 2019 evaluating potential impacts associated with the project (Appendix C). Everett and Associates conducted a site visit on September 19, 2018 that covered the 404-acre MUP area and adjacent areas. Everett and Associates conducted records searches of the California Natural Diversity Data Base (CNDDB) and California Native Plant Society (CNPS) On-Line Inventory of Rare and Endangered Plants.

Less than Significant with Mitigation Incorporated: The MSCP breaks habitats up into tiers, including tiers I, II, II, and IV, with the most sensitive habitats included within tier I and tier IV containing lands which do not support natural vegetation (disturbed, agriculture, and eucalyptus woodland).

As described in the Biological Resources Letter Report, the following vegetation communities can be found within the 404- acre MUP area:

Orchards and Vineyards (Holland Code 18100 - 224.66 acres) MSCP Tier IV: The majority of the 404- acre MUP area consists of Orchards and Vineyards. Crops include grapes, citrus, and avocados.

Diegan Coastal Sage Scrub (Holland Code 32500 - 128.66 acres) MSCP Tier II: Diegan coastal sage scrub is located on very steep east- and west-facing slopes at the north end of the 404-acre MUP area. These areas contain typical coastal sage scrub species, including California sagebrush (*Artemisia californica*), saw-toothed goldenbush (*Isocoma menziesii*), California buckwheat (*Eriogonum fasciculatum* ssp. *fasciculatum*), black sage (*Salvia mellifera*), laurel sumac (*Malosma laurina*), and other common coastal sage scrub species. None of these areas would be impacted by the construction of the proposed wine tasting facility and event center.

Southern Cottonwood-Willow Riparian Forest (Holland Code 61330 - 29.47 acres) MSCP Tier I: Guejito Creek is dominated by giant reed (*Arundo donax*), red willow (*Salix laevigata*), western sycamore (*Platanus racemosa*), Fremont's cottonwood (*Populus fremontii*), tamarisk (*Tamarisk* sp.), wild grape (*Vitis girdiana*), and coast live oak (*Quercus agrifolia*). Other non-native species

common in Guejito Creek include tree tobacco (*Nicotiana glauca*) and castor bean (*Ricinus communis*).

Arundo-dominated Riparian (Holland Code 65100 - 1.15 acres) - MSCP Tier I: A narrow drainage bisects the agricultural area approximately 4,500 feet north of the project footprint. During significant rain events it drains into a small canyon off-site and east of the 404-acre MUP area. This drainage is choked with a monoculture of giant reed.

Non-Native Grassland Holland Code 42200 - 3.67 acres) MSCP Tier III: Three small areas dominated by non-native grassland are located near the northern end of the 404-acre MUP area. A variety of non-native invasive grasses (e.g., the genera *Avena* and *Bromus*) occur in these areas. These areas appear to be frequently mowed to reduce fire danger.

Coast Live Oak Woodland (Holland Code 61161 - 15.49 acres) MSCP Tier I: Several groves of coast live oak trees are located within the flat, northern portion of the 404-acre MUP area. Understory in these areas consists entirely of non-native grasses.

The proposed wine tasting facility, event center, and fire tank would occupy 5.6 acres in the southern portion of the 404-acre MUP. The 5.6-acre project footprint consists of orchards and vineyards (MSCP Tier IV) and disturbed land, neither of which are considered sensitive vegetation communities that would require mitigation.

Special Status Species

Habitat assessments and direct surveys were conducted for sensitive species with potential to occur on the 404-acre MUP area. These habitat assessments and surveys, as well as impact analysis conducted in Appendix C, determined that the project would not have the potential to impact the following sensitive species:

- San Diego fairy shrimp (*Branchinecta sandiegonensis*)
- Quino checkerspot butterfly (*Euphydryas editha quino*)
- Coastal California gnatcatcher (*Polioptila californica californica*)
- Golden eagle (*Aquila chrysaetos*)
- Burrowing owl (*Athene cunicularia*)
- Turkey vulture (*Cathartes aura*)
- Red-shouldered hawk (*Buteo lineatus*)
- Cooper's hawk (*Accipiter cooperii*)
- San Diego cactus wren (*Campylorhynchus brunneicapillus sandiegensis*)
- Yellow warbler (*Setophaga petechia*)
- Least Bell's vireo (*Vireo bellii pusillus*)
- Southwestern willow flycatcher (*Empidonax traillii extimus*)
- Stephens' kangaroo rat (*Dipodomys stephensi*)

However, the 404-acre MUP area occurs completely within the U.S. Fish and Wildlife Service (USFWS) designated critical habitat for the arroyo toad (Unit 16 Santa Ysabel Creek, San Diego County**:** portions of Santa Ysabel Creek and adjacent uplands, and includes portions of Santa

Maria, Guejito, and Temescal creeks). The arroyo toad is listed as endangered under the federal ESA.

Arroyo toads have been documented both up and downstream within Guejito Creek located west of the project site. The species has also been documented off-site and south of SR-78 within and adjacent to the Santa Ysabel floodprone area (USFWS GIS Database 2020). An arroyo toad breeding and upland habitat assessment was conducted within, and adjacent to, the 404-acre MUP area by Ruben Ramirez of Cadre Environmental, presented within Appendix C Arroyo Toad Habitat Assessment and Recommendations for The Rancho Guejito Wine Tasting Facility Project, San Diego County, California.

No suitable arroyo toad breeding habitat occurs within the 5.6-acre project footprint. However, the reach of Guejito Creek located approximately 220 feet off-site and west of the proposed wine tasting facility and event center site boundary provides suitable low-quality conditions for arroyo toad breeding. The 5.6-acre project footprint does not represent suitable arroyo toad aestivation habitat based on the lack of suitable soils, vegetation and native detritus. The 5.6-acre project footprint consists of developed, disturbed, and agricultural (vineyard and orchard) vegetation. However, the arroyo toad is expected to potentially access the terrace regions of Guejito Creek including the 5.6-acre project footprint for foraging and movement during the breeding season. During the non-breeding season, actively irrigated agricultural areas (vineyards and orchards) similar to those observed onsite have been documented to attract the arroyo toad and provide a source of hydration when the species would typically not be active Therefore, the project would have the potential to impact arroyo toad, which would be considered a significant impact. Implementation of mitigation measure BIO-1 would reduce potential impacts to the arroyo toad to a level less than significant.

Mitigation Measure

BIO-1 Arroyo Toad Pre- and Post-Construction Conservation

Intent: In order to avoid potential impacts to arroyo toad, which are a listed species pursuant to the Endangered Species Act (ESA), conservation measures shall be implemented.

Description of Requirement: The applicant implement the following conservation measures to ensure compliance with the federal ESA:

A. Prior to project initiation and during the non-breeding season, temporary arroyo toad exclusionary fencing shall be installed in a manner that prevents individuals from entering work areas during the breeding season and for the duration of project construction. In areas without water flows, the fence will consist of woven nylon fabric or similar material at least 0.6 meter (2 feet) high, staked firmly to the ground. In areas where soils are suitable for aestivation, the lower 0.3 meter (1 foot) of material will stretch outward along the ground and be secured with a continuous line of sandbags to prevent burrowing beneath the fence. Doubling this line (i.e., stacking sand or gravel bags two-deep) may reduce maintenance and should be considered to improve the integrity of the fencing. In areas where soils are not suitable for aestivation, (i.e., hardpack soils), fencing may be buried to reduce

maintenance concerns and improve the integrity of the fencing over time. The fenced areas shall include room for all staging and stockpiling, as warranted. The fencing will prevent potential arroyo toad movement into the project site from Guejito Creek in the event work extends into the breeding season. This would require the installation of temporary exclusionary fencing around the perimeter of the project site boundaries including the water tank and temporary trench which would extend south to the project site. Based on final project design features, temporary wire mesh may also be warranted and installed across the existing box culvert located adjacent to the southern boundary to prevent potential movements of the arroyo toad north toward the project site during the breeding season. A qualified arroyo toad biological monitor will oversee the location and installation of the temporary exclusionary fencing.

B. Conduct at least six consecutive night surveys for the arroyo toad within the project site following installation of the temporary exclusionary fencing and active irrigation. If no arroyo toads are detected, construction activities will proceed. If an arroyo toad is detected, an arroyo toad translocation program that has been approved by the USFWS will be implemented. The program will include the following requirements:
    1. Arroyo toads found within the project area will be captured and translocated, by the Carlsbad Fish and Wildlife Office (CFWO)-approved arroyo toad biologist, to an area approved by the Service prior to construction. In addition, any arroyo toads captured will be checked for a Passive Integrated Transponder (PIT) tag with a PIT-tag reader by the CFWO-approved arroyo toad biologist. The CFWO-approved arroyo toad biologist will maintain a complete record of all arroyo toads encountered and relocated in association with the project. The date, time of capture, specific location of capture (using Geographic Positioning Systems), PIT-tag code, approximate size, age, and health of the individuals will be recorded and provided in both hard copy and digital format to the CFWO within two weeks of the translocation.
    2. When capturing and translocating arroyo toads from the project area, the CFWO approved arroyo toad biologist will minimize the amount of time that animals are held in captivity. Captured arroyo toads will be maintained in a manner that does not expose them to temperatures or any other environmental conditions that could cause injury or undue stress. To avoid transferring disease or pathogens between aquatic habitats during the course of the capturing and translocating arroyo toads, the CFWO-approved arroyo toad biologist will follow the Declining Amphibian Population Task Force's Fieldwork Code of Practice (DAPTF 1998), or newer version when available. If available, all translocated arroyo toads will be placed in the vicinity of accessible water to allow individuals the opportunity to rehydrate. Arroyo toads will be placed within vegetative cover located adjacent to the active channel to provide protection against predation. Under no circumstance will arroyo toads be actively buried or placed within a mammal burrow. The following additional guidelines will also be followed during translocation:
        a. All arroyo toads will be translocated.
        b. Arroyo toads will not be sedated.
        c. Gloves will be worn by the biologist when handling arroyo toads and changed between individuals.

d. Arroyo toads will be placed individually in separate dual-purpose arthropod/small animal containers (7 inches × 6 inches × 6.5 inches) unless large numbers are captured (e.g., emergents that can be housed together).
e. Moist, sandy or sandy/loam substrate from the capture site will be placed in terrariums including detritus and small woody debris, if available.
f. A small amount of river/creek water will be placed in the terrariums to keep the soil saturated during transportation.
g. A spray bottle filled with river/creek water will be used during transportation to spray arroyo toads, if needed.
h. Air temperature and humidity will be monitored during transportation.
i. Vibrations, noise, and other stress factors will be minimized during transportation.
j. In the absence of surface water, de-chlorinated water will be added to the animal container sufficient to saturate the soil to allow individuals the opportunity to rehydrate prior to release.
k. Arroyo toads will not be handled for longer than 15 minutes.

3. American bullfrogs (*Lithobates catesbeiana*) or other exotic animal species that prey upon or compete with arroyo toads for resources will be excluded, destroyed, or otherwise permanently removed from the habitat by the CFWO-approved arroyo toad biologist if encountered.

C. A qualified arroyo toad biological monitor will provide an environmental briefing for all construction workers. The briefing will focus on presenting how to identify the arroyo toad, implications for non-compliance with the federal ESA, a card handout including a species photograph and measures to implement in the event an individual is detected.
D. A qualified arroyo toad biological monitor will be present during initial ground disturbing activities to ensure that no arroyo toads are impacted as a result of project implementation.
E. A qualified arroyo toad biological monitor will assess the temporary exclusionary fencing at least once a week during project construction to ensure that fencing is secure and devoid of breaches.
F. A final letter report will be prepared summarizing the results of the monitoring efforts and compliance with the federal ESA.
G. If arroyo toads are detected after the initial survey effort within the temporary exclusionary fenced work area or during implementation of the preceding conservation measures, all work will cease, until the project biologist implements the measures identified in the translocation program.
H. The project proponent will coordinate with the Wildlife Agencies to identify BMPs to minimize impacts to arroyo toads from ongoing agricultural operations.

Documentation: The applicant shall provide a letter of agreement with this condition; alternatively, the applicant may submit a written request for waiver of this condition. Although, no grading shall occur until concurrence is received from the County and the Wildlife Agencies.

Timing: Prior to preconstruction conference and prior to any clearing, grubbing, trenching, grading, or any land disturbances and throughout the duration of the grading and construction, compliance with this condition is mandatory unless the

requirement is waived by the County upon receipt of concurrence from the Wildlife Agencies.

Monitoring: The [*DPW, PDCI*] shall not allow any grading, unless a concurrence from the *[PDS, PPD]* is received. The *[PDS, PPD]* shall review the concurrence letter.

BIO-2 Resource Avoidance (PDS, Fee X2)

Intent: In order to avoid impacts to migratory birds and raptors, which are sensitive biological resources pursuant to the Migratory Bird Treaty Act (MBTA), a Resource Avoidance Area (RAA), shall be implemented on all plans.

Description of Requirement: There shall be no brushing, clearing and/or grading such that none will be allowed within 300 feet of migratory bird nesting habitat or 500 feet of raptor nesting habitat during the breeding season of the migratory bird or raptor within RAA as indicated on these plans. The breeding season is defined as occurring between February 1 and August 31. The Director of PDS [*PDS, PPD*] may waive this condition, through written concurrence from the USFWS and the CDFW, provided that no migratory birds or raptors are present in the vicinity of the brushing, clearing, or grading as demonstrated by a survey completed no more than 72 hours prior to grading or clearing.

Documentation: The applicant shall provide a letter of agreement with this condition; alternatively, the applicant may submit a written request for waiver of this condition. Although, no grading shall occur within the RAA until concurrence is received from the County and the Wildlife Agencies.

Timing: Prior to preconstruction conference and prior to any clearing, grubbing, trenching, grading, or any land disturbances and throughout the duration of the grading and construction, compliance with this condition is mandatory unless the requirement is waived by the County upon receipt of concurrence from the Wildlife Agencies.

Monitoring: The [*DPW, PDCI*] shall not allow any grading in the RAA during the specified dates, unless a concurrence from the *[PDS, PPD*] is received. The [*PDS, PPD*] shall review the concurrence letter.

b) 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 Wildlife or US Fish and Wildlife Service?

☐	Potentially Significant Impact	☒	Less than Significant Impact
☐	Less Than Significant With Mitigation Incorporated	☐	No Impact

Discussion/Explanation:

Less than Significant Impact: The 5.6-acre project footprint consists of orchards and vineyards (MSCP Tier IV) and disturbed land, neither of which are considered riparian habitat. Therefore, the project would not 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 Wildlife (CDFW) or USFWS. No impact would occur.

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

☐ Potentially Significant Impact
☐ Less Than Significant With Mitigation Incorporated
☐ Less than Significant Impact
☒ No Impact

Discussion/Explanation:

No Impact: Everett and Associates conducted a wetland survey in the drainage of Guejito Creek, which runs from north to south 220 feet from the west edge of the proposed wine tasting facility and event center site boundary, using the following definition of wetlands based on the County's Resource Protection Ordinance (RPO):

> All lands which are transitional between terrestrial and aquatic systems where the water table is usually at or near the surface or where the land is covered by water. All lands having one or more of the following attributes are "wetlands":
>
> a. At least periodically, the land supports predominantly hydrophytes (plants whose habitat is water or very wet places);
> b. The substratum is predominantly undrained hydric soil; or
> c. The substratum is nonsoil and is saturated with water or covered by water at some time during the growing season each year.

Additionally, the County's RPO defines the following as wetlands:

> Mature Riparian Woodland: A grouping of sycamores, cottonwoods and/or oak trees having substantial biological value, where at least ten of the trees have a diameter of six inches or greater.
>
> Riparian Habitat: An environment associated with the banks and other land adjacent to freshwater bodies, rivers, streams, creeks, estuaries, and surface-emergent aquifers (such as springs, seeps, and oases). Riparian habitat is characterized by plant and animal communities which require high soil moisture conditions maintained by transported freshwater in excess of that otherwise available through local precipitation.

The wetlands survey determined that all areas of Guejito Creek fall under RPO, U.S. Army Corps of Engineers (USACE), and CDFW jurisdiction. However, the 5.6-acre project footprint is not located within Guejito Creek. The 5.6-acre project footprint consists of orchards and vineyards and disturbed land that do not qualify as wetlands under the jurisdiction of the RPO, USACE, and CDFW. Therefore, the project would not have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means. No impact would occur.

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

☐ Potentially Significant Impact
☐ Less Than Significant With Mitigation Incorporated
☐ Less than Significant Impact
☒ No Impact

Discussion/Explanation:

A wildlife corridor can be defined as a linear landscape feature allowing animal movement between two larger patches of habitat. Connections between extensive areas of open space are integral to maintaining regional biodiversity and population viability. In the absence of corridors, habitats become isolated islands surrounded by development. Fragmented habitats support significantly lower numbers of species and increase the likelihood of local extinction for select species when they are restricted to small isolated areas of habitat. Areas that serve as wildlife movement corridors are considered biologically sensitive.

Wildlife corridors can be defined in two categories: regional wildlife corridors and local corridors. Regional corridors link large sections of undeveloped land and serve to maintain genetic diversity among wide-ranging populations. Local corridors permit movement between smaller patches of habitat. These linkages effectively allow a series of small, connected patches to function as a larger block of habitat and perhaps result in the occurrence of higher species diversity or numbers of individuals than would otherwise occur in isolation. Target species for wildlife corridor assessment typically include species such as bobcat, mountain lion, and mule deer.

To assess the function and value of a particular site as a wildlife corridor, it is necessary to determine what areas of larger habitats it connects, and to examine the quality of the corridor as it passes through a variety of settings. High-quality corridors connect extensive areas of native habitat and are not degraded to the point where free movement of wildlife is significantly constrained. Typically, high-quality corridors consist of an unbroken stretch of undisturbed native habitat.

No Impact: Large mammals, such as mule deer and mountain lion, prefer large unfragmented natural areas that offer extensive adequate forage or hunting opportunities as well as the opportunity for movement across long distances. As determined in the Biological Resources Letter Report (see Appendix C), large mammal species likely use Guejito Creek as a movement corridor between Guejito Ranch and the Cleveland National Forest and the San Dieguito River.

However, the 5.6-acre project footprint is not located within Guejito Creek and implementation of the project would not affect wildlife movement through this corridor. Therefore, the project would not 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. No impact would occur.

e) Conflict with the provisions of any adopted Habitat Conservation Plan, Natural Communities Conservation Plan, other approved local, regional or state habitat conservation plan or any other local policies or ordinances that protect biological resources?

☐	Potentially Significant Impact	☐	Less than Significant Impact
☒	Less Than Significant With Mitigation Incorporated	☐	No Impact

Discussion/Explanation:

Less than Significant Impact with Mitigation Incorporated: The MUP area is within the South County Multiple Species Conservation Program (MSCP) Subarea Plan and is designated as a Pre-Approved Mitigation Area (PAMA). The project would be consistent with the MSCP because it would not impact any sensitive natural habitats or impact wildlife connectivity and potential impacts to sensitive species (arroyo toad) would be mitigated to a level less than significant (Mitigation Measure BIO-1). As stated in the MSCP:

> This species will be covered by the MSCP because the Multi-Habitat Planning Area (MHPA) all known locations, and 90-95 percent of the upland habitats within the Marron Valley area will be conserved. Impacts to upland habitats within 1 km of riparian corridors within the MHPA will be minimized during project review by CDFG and USFWS. Take authorization holders must minimize impacts to upland habitats which provide habitat for this species which are: within the MHPA and are within 1 km of riparian habitat which supports or is likely to support Arroyo toad. Participating jurisdictions' guidelines and ordinances, and state and federal wetland regulations will provide additional habitat protection resulting no net loss of wetlands.
>
> Area specific management directives must address the maintenance of Arroyo toad through control of non-native predators, protection and maintenance of sufficient suitable low gradient sandy stream habitat (including appropriate water quality) to meet breeding requirements, and preservation of sheltering and foraging habitat within 1 km of occupied breeding habitat within preserved lands. Area specific management directives must include measures to control human impacts to the species within the preserve (e.g., public education, patrol, etc.)" (MSCP 1997)

Therefore, with implementation of Mitigation Measure BIO-1, the project would not conflict with the provisions of any adopted Habitat Conservation Plan, Natural Communities Conservation

Plan, or other approved local, regional or state habitat conservation plan, and impacts would be reduced to less than significant.

V. CULTURAL RESOURCES

Would the project:

a) Cause a substantial adverse change in the significance of a historical resource pursuant to § 15064.5?

☐	Potentially Significant Impact	☐	Less than Significant Impact
☐	Less Than Significant With Mitigation Incorporated	☒	No Impact

No Impact: County Planning & Development Services completed a Cultural Resources Survey Report for the project (Appendix D). County Staff conducted a records search of the project footprint and surrounding area using the California Historic Resources Inventory System (CHRIS), which determined that a total of 30 cultural studies have been conducted within a one-mile radius of the project. The records search identified 14 prehistoric archaeological sites, one multi-component archaeological site, and three historic buildings within a one-mile radius of the project. However, the records search did not identify any historic resources within the 5.6-acre project footprint, and the project would not affect any of the resources identified within the one-mile radius. The field survey did not identify the existing house, farm implement building, and associated sheds as historic or potentially historic resources. Furthermore, the project would not affect the Rockwood Ranch house. Therefore, the project would not cause a substantial adverse change in the significance of a historical resource pursuant to 15064.5. No impact would occur.

b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to 15064.5?

☐	Potentially Significant Impact	☒	Less than Significant Impact
☐	Less Than Significant With Mitigation Incorporated	☐	No Impact

Discussion/Explanation:

Less than Significant Impact: As described in Section V.a) above, the CHRIS records search identified 14 prehistoric archaeological sites and one multi-component archaeological site within a one-mile radius of the project. However, the records search did not identify any archaeological resources within the 5.6-acre project footprint, and the project would not affect any of the resources identified within the one-mile radius. No cultural materials or landscape features (i.e., water source, bedrock outcrops) indicative of cultural resources were observed during the field survey. The 404-acre MUP area is highly disturbed due to the active and historical use of area as an orchard. While agricultural use does not preclude the presence of cultural resources, the agricultural activities and movement of soils within the project footprint indicates soil conditions are not likely to yield inadvertent discoveries of cultural material. Therefore, the project would

not cause a substantial adverse change in the significance of an archaeological resource pursuant to 15064.5, and impacts would be less than significant.

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

☐	Potentially Significant Impact	☒	Less than Significant Impact
☐	Less Than Significant With Mitigation Incorporated	☐	No Impact

Discussion/Explanation:

Less than Significant Impact: There are no dedicated cemeteries or recorded burials within the project footprint or surrounding vicinity. In the unlikely event that unknown human burials are encountered during project grading and construction, they would be handled in accordance with procedures of the Public Resources Code Section 5097.98, the California Government Code Section 27491, and the Health and Safety Code Section 7050.5. These regulations detail specific procedures to follow in the event of a discovery of human remains. Therefore, the project would not disturb any human remains, including those interred outside of dedicated cemeteries, and impacts would be less than significant.

VI. ENERGY

Would the project:

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

☐	Potentially Significant Impact	☒	Less than Significant Impact
☐	Less Than Significant With Mitigation Incorporated	☐	No Impact

Discussion/Explanation:

Less than Significant Impact: The project would result in the use of electricity, natural gas, petroleum, and other consumption of energy resources during both the construction and operation phases of the project; however, the consumption is not expected to be wasteful, inefficient, or unnecessary for the following reasons.

During construction, Tier IV certified construction equipment would be utilized during all phases of construction. Tier IV diesel engine standards are the strictest EPA emissions requirement for off-highway diesel engines. This requirement regulates the amount of particulate matter, or black soot, and NOx that can be emitted from an off-highway diesel engine. Tier IV equipment also runs more efficiently and thus uses less energy resources. All new construction would be required to comply with the energy code in effect at the time of construction, which ensures efficient building construction.

Additional measures such as efficient water usage, efficient outdoor lighting, carpooling, and composting, would be employed by the project. Additionally, the applicant proposes to install rooftop solar on the winery which would minimize the demand electricity from the power grid. Therefore, the construction and operation of the project is not expected to result in the wasteful or inefficient use of energy, and impacts would be less than significant.

b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?

☐ Potentially Significant Impact ☒ Less than Significant Impact
☐ Less Than Significant With Mitigation Incorporated ☐ No Impact

Discussion/Explanation:

Less than Significant Impact: Many of the regulations regarding energy efficiency are focused on increasing the energy efficiency of buildings and renewable energy generation, as well as reducing water consumption and vehicle miles traveled (VMT). The project would be constructed in accordance with energy efficiency standards effective at the time building permits are issued which assuming 2019 standards, would result in a decrease energy consumption by 30 percent for non-residential buildings when compared to the 2016 Title 24 Energy Code. The project would not conflict with energy reduction policies of the County General Plan, including COS-14.3 which requires new development to implement sustainable practices to conserve energy. The project applicant has additionally agreed to install rooftop solar which would provide a source of renewable energy to the proposed project. Through compliance with the 2019 Building Energy Efficiency Standards at the time of project construction and installation of rooftop solar, the project would implement energy reduction design features and comply with the most recent energy building standards consistent with applicable plans and policies. Therefore, impacts would be less than significant.

VII. GEOLOGY AND SOILS

Would the project:

a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:

i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.

☐ Potentially Significant Impact ☒ Less than Significant Impact
☐ Less Than Significant With Mitigation Incorporated ☐ No Impact

Discussion/Explanation:

A Geologic Reconnaissance dated April 28, 2021 was prepared for the 5.6-acre project footprint by GEOCON Incorporated (Appendix E).

Less than Significant Impact: The Geological Reconnaissance determined there are no mapped Quaternary faults crossing or trending toward the project site. Additionally, the 5.6-acre project footprint is not located within a currently established Alquist-Priolo Earthquake Fault Zone. The nearest known active-fault zone is the Elsinore Fault, located approximately 11 miles from the northeast property corner of the 404-acre MUP. Therefore, the project would not cause potential substantial adverse effects, including the risk of loss, injury, or death involving rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault, and impacts would be less than significant.

ii. Strong seismic ground shaking?

☐	Potentially Significant Impact	☒	Less than Significant Impact
☐	Less Than Significant With Mitigation Incorporated	☐	No Impact

Discussion/Explanation:

Less than Significant Impact: The project site is located in the seismically active southern California region. To ensure the structural integrity of all buildings and structures, project structures would be designed consistent with seismic requirements of the California Building Code. Therefore, compliance with the California Building Code would ensure that the project would not expose people or structures to potential adverse effects from strong seismic ground shaking, and impacts would be less than significant.

iii. Seismic-related ground failure, including liquefaction?

☐	Potentially Significant Impact	☒	Less than Significant Impact
☐	Less Than Significant With Mitigation Incorporated	☐	No Impact

Discussion/Explanation:

Less than Significant Impact: The project site is not within a “Potential Liquefaction Area” as identified in the County’s GPU EIR (2011). However, the Geologic Reconnaissance determined that the young alluvial deposits at the 5.6-acre project footprint may be liquefiable and compressible. However, consistent with the County Grading Ordinance (Section 87.209), the County will require implementation of recommendations of the engineering geology report prepared by a soils engineer to ensure the correction of weak or unstable soil conditions. Recommendations of the geology reports must be approved by the County Official and incorporated in the grading plan or specifications. With implementation of the County Grading

ordinance and associated recommendations of the soils engineering report, impacts related to seismic ground failure, including liquefaction would be less than significant.

iv. Landslides?

☐ Potentially Significant Impact ☒ Less than Significant Impact
☐ Less Than Significant With Mitigation Incorporated ☐ No Impact

Discussion/Explanation:

Less than Significant Impact: Site reconnaissance, examination of aerial photographs, and review of available geologic information conducted as a part of the Geological Reconnaissance did not identify evidence of landslides on the 5.6-acre project footprint or within the surrounding area. Therefore, the project would not expose people or structures to potential adverse effects from landslides, and impacts would be less than significant.

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

☐ Potentially Significant Impact ☒ Less than Significant Impact
☐ Less Than Significant With Mitigation Incorporated ☐ No Impact

Discussion/Explanation:

Less than Significant Impact: A Storm Water Quality Management Plan (SWQMP) was prepared by Rick Engineering dated October 20, 2020 consistent with the requirements of the County of San Diego BMP Design Manual. The SWQMP contains a discussion of the proposed construction Best Management Practices (BMPs) to be implemented for the project. Such BMPs include vegetation stabilization planting, hydraulic stabilization hydroseeding, silt fencing, fiber rolls, and spill prevention/control measures that would prevent soil erosion and loss of topsoil. The project would introduce landscaping in order to preserve soils in the post-project condition. Therefore, the project would not result in substantial soil erosion or the loss of topsoil, and impacts would be less than significant.

c) 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 an on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?

☐ Potentially Significant Impact ☒ Less than Significant Impact
☐ Less Than Significant With Mitigation Incorporated ☐ No Impact

Discussion/Explanation:

Less than Significant Impact: As described in Section VII.a)iii above, the Geologic Reconnaissance determined that the young alluvial deposits at the project site may be liquefiable

and compressible. With implementation of the County Grading ordinance and implementation of recommendations from the soils engineering report, impacts related to unstable geology would be less than significant.

d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?

☐	Potentially Significant Impact	☒	Less than Significant Impact
☐	Less Than Significant With Mitigation Incorporated	☐	No Impact

Discussion/Explanation:

Less than Significant Impact: As described in Section VII.a)iii above, the Geologic Reconnaissance determined that the young alluvial deposits at the project site may be liquefiable and compressible, and considered expansive soils per Table 18-1-B of the Uniform Building Code. With implementation of the County Grading ordinance and recommendations from the soils engineering report, impacts related to liquefiable and expansive soils would be less than significant.

e) 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?

☐	Potentially Significant Impact	☒	Less than Significant Impact
☐	Less Than Significant With Mitigation Incorporated	☐	No Impact

Discussion/Explanation:

Less than Significant Impact: An on-site wastewater treatment system (septic system) for the wine tasting facility would be located west and north of the tasting facility along the existing dirt farm road and would be sized to handle wastewater from the tasting facility at buildout. A similar system for the event center would be located just south of the facility in the existing vineyard, or as determined by the contractor who is responsible for designing the system. As detailed in the County Code of Regulatory Ordinances Section 68.340, standards for the siting and design of on-site wastewater treatment systems are set forth in the County of San Diego's Local Agency Management Program for On-site Wastewater Treatment Systems (LAMP). Implementation of the proposed septic system will require a permit from the County DEH which will ensure the system is designed and installed in a manner that will support disposal of wastewater. Impacts would be less than significant.

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

☐	Potentially Significant Impact	☐	Less than Significant Impact
☐	Less Than Significant With Mitigation Incorporated	☒	No Impact

Discussion/Explanation:

San Diego County has a variety of geologic environments and geologic processes which generally occur in other parts of the state, country, and the world. However, some features stand out as being unique in one way or another within the boundaries of the County.

No Impact: Review of Figure 2.5-3 of the County of San Diego GPU EIR (2011a) determined that the project site has been designated as having low paleontological sensitivity rating. The Geologic Reconnaissance determined that the 5.6-acre project footprint is underlain by younger alluvium (Qya) and granitic rock (Kgr), neither of which are identified as having high or moderate potential to yield paleontological resources by the County (County of San Diego 2009). Additionally, the project site does not contain any unique geologic features that have been listed in the County's Guidelines for Determining Significance for Unique Geology Resources nor does the site support any known geologic characteristics that have the potential to support unique geologic features. No impact would occur.

VIII. GREENHOUSE GAS EMISSIONS

Would the project:

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

☐	Potentially Significant Impact	☒	Less than Significant Impact
☐	Less Than Significant With Mitigation Incorporated	☐	No Impact

Discussion/Explanation:

Less than Significant Impact: State CEQA Guidelines Section 15064.4 states that "the determination of the significance of greenhouse gas emissions (GHG) calls for careful judgment by the lead agency, consistent with the provisions in Section 15064. A lead agency should make a good-faith effort, based to the extent possible on scientific and factual data, to describe, calculate, or estimate the amount of greenhouse gas emissions resulting from a project." Section 15064.4(b) further states that a lead agency should consider the following non-exclusive factors when assessing the significance of GHG emissions:

1. The extent to which the project may increase or reduce GHG emissions as compared to the existing environmental setting;

2. Whether the project emissions exceed a threshold of significance that the lead agency applies to the project; and
3. The extent to which the project complies with regulations or requirements adopted to implement a statewide, regional, or local plan for the reduction or mitigation of GHG emissions.

State CEQA Guidelines Section 15064(h)(1) states that "the lead agency shall consider whether the cumulative impact is significant and whether the effects of the project are cumulatively considerable." A cumulative impact may be significant when the project's incremental effect, though individually limited, is cumulatively considerable.

The County of San Diego (County) General Plan incorporates smart growth and land planning principles intended to reduce vehicle miles traveled, and thereby reduce GHG emissions. Specifically, the General Plan directed preparation of a County Climate Action Plan (CAP) with reduction targets; development of regulations to encourage energy-efficient building design and construction; and development of regulations that encourage energy recovery and renewable energy facilities, among other actions. These planning and regulatory efforts are intended to ensure that actions of the County do not impede Assembly Bill 32 (AB 32) and Senate Bill 375 (SB 375) mandates.

As such, on February 14, 2018, the County Board of Supervisors (Board) adopted a CAP, which identifies specific strategies and measures to reduce GHG emissions in the largely rural, unincorporated areas of San Diego County as well as County government operations (County of San Diego 2018). The CAP aims to meet the state's 2020 and 2030 GHG reduction targets (AB 32 and SB 32, respectively), and demonstrate progress towards the 2050 GHG reduction goal.

On September 30, 2020, the Board voted to set aside its approval of the County's 2018 CAP and related actions because the Final Supplemental Environmental Impact Report (2018 CAP SEIR) was found to be out of compliance with CEQA. In response to this Board action, the County is preparing a CAP Update to revise the 2018 CAP and correct the items identified by the 4th District Court of Appeal in San Diego within the Final 2018 CAP SEIR that were not compliant.

The County does not currently have locally adopted screening criteria or GHG thresholds. Pending adoption of a new CAP, appropriate GHG emissions thresholds were considered for purposes of this analysis. Based on the specific characteristics of this project including its low VMT generation, current guidance provided by the Bay Area Air Quality Management District (BAAQMD) was used to evaluate GHG emissions. For land use development projects, the BAAQMD recommends using the approach endorsed by the California Supreme Court in *Center for Biological Diversity v. Department of Fish & Wildlife* (2015) (62 Cal.4th 204), which evaluates a project based on its effect on California's efforts to meet the state's long-term climate goals. As the Supreme Court held in that case, a project that would be consistent with meeting those goals can be found to have a less than significant impact on climate change under CEQA. If a project would contribute its "fair share" of what would be required to achieve those long-term climate goals, then a reviewing agency can find that the impact would not be significant because the project would help to solve the problem of global climate change (62 Cal.4th 220–223). If a land use project incorporates all of the design elements necessary for it to be carbon neutral by

2045, then it would contribute its portion of what is needed to achieve the state's climate goals and would help to solve the cumulative problem. It can therefore be found to make a less than cumulatively-considerable climate impact. Because this guidance supports how a project would contribute its "fair share" of the statewide long-term GHG reduction goals, it is not specific to the BAAQMD region and can also be applied in the San Diego region. BAAQMD's *Justification Report: CEQA Thresholds for Evaluating the Significance of Climate Impacts from Land Use Projects and Plan* (Justification Report), adopted April 2022, is provided in Appendix F. The information provided in the Justification Report is intended to provide the substantial evidence that lead agencies need to support their determinations about significance using these thresholds.

The Justification Report analyzes what would be required of new land use development projects to achieve California's long-term climate goal of carbon neutrality by 2045. A new land use development project being built today needs to incorporate the following design elements to do its "fair share" of implementing the goal of carbon neutrality by 2045:

A) Projects must include, at a minimum, the following project design elements:
   1) Buildings
      a) The project will not include natural gas appliances or natural gas plumbing (in both residential and nonresidential development).
      b) The project will not result in any wasteful, inefficient, or unnecessary energy usage as determined by the analysis required under CEQA Section 21100(b)(3) and Section 15126.2(b) of the State CEQA Guidelines.
   2) Transportation
      a) Achieve a reduction in project-generated VMT below the regional average consistent with the current version of the California Climate Change Scoping Plan (currently 15 percent) or meet a locally adopted Senate Bill 743 VMT target, reflecting the recommendations provided in the Governor's Office of Planning and Research's Technical Advisory on Evaluating Transportation Impacts in CEQA:
         (i) Residential projects: 15 percent below the existing VMT per capita
         (ii) Office projects: 15 percent below the existing VMT per employee
         (iii) Retail projects: no net increase in existing VMT
      b) Achieve compliance with off-street electric vehicle requirements in the most recently adopted version of CALGreen Tier 2.

<u>Building Energy Use</u>

Energy use emissions are generated by activities within buildings that utilize electricity and natural gas as energy sources. GHGs are emitted during the generation of electricity from fossil fuels off-site in power plants. These emissions are considered indirect but are calculated in association with a building's overall operation. Natural gas usage emits GHGs directly when it is burned for space heating, cooking, hot water heating and similar uses, whereas electricity usage emits GHGs indirectly to the extent that it is generated by burning carbon-based fuels. For the building sector to achieve carbon neutrality, natural gas usage will need to be phased out and replaced with electricity usage, and electrical generation will need to shift to 100 percent carbon-free sources. To support these shifts, new projects need to be built without natural gas and with no inefficient or wasteful energy usage.

The project would result in GHG emissions from energy used in the tasting facility and event center. The tasting facility and event center would be designed to run on all electric energy sources. Although not currently enacted as law, the 2022 Scoping Plan calls for all new commercial buildings to have all electric appliances by 2029 (CARB 2022). By designing the project to fully utilize electric energy within the tasting facility and event center, the project would not conflict with ultimate implementation of the Scoping Plan.

Additionally, the project would include rooftop solar. Although the project would include the use of propane to fuel the outdoor firepits and barbecues, these uses would be ancillary to the project and represent a negligible amount of GHG emissions that would not interfere with the statewide goal of becoming carbon neutral by 2045. Additionally, as discussed in detail in Section VI. Energy above, construction and operation of the project is not expected to result in the wasteful or inefficient use of energy. GHG emissions associated with electricity use would be eliminated as California decarbonizes the electrical generation infrastructure as committed to by 2045 through SB 100, the 100 percent Clean Energy Act of 2018. Therefore, the project would contribute its “fair share” of what is required to achieve carbon neutrality of buildings by 2045.

Transportation

GHG emissions from vehicles come from the combustion of fossil fuels in vehicle engines. Decarbonization of the transportation infrastructure serving land use development will come from shifting the motor vehicle fleet to EVs, coupled with a shift to carbon-free electricity to power those vehicles. Land use projects cannot directly control whether and how fast these shifts are implemented, but they can, and do, have an important indirect influence on California’s transition to a zero-carbon transportation system. The Justification Report states that “Motor vehicle transportation does not need to be eliminated entirely in order for the land use sector to achieve carbon neutrality, as carbon-free vehicle technology can be used (e.g., EVs powered by carbon-free electricity sources). But for that goal to be realistically implemented by 2045, California will need to reduce its per-capita VMT. How land use development is designed and sited can have a significant influence on how much VMT the project would generate.” New land use development can influence transportation-related emissions in two areas related to how it is designed and built. First, new land use projects need to provide sufficient electric vehicle EV charging infrastructure to serve the needs of project users who would be driving EVs. Second, new land use projects can influence transportation-related GHG emissions by reducing the amount of VMT associated with the project.

The 2022 CALGreen goes into effect on January 1, 2023, and the project would be subject to these requirements. The project would meet the 2022 CALGreen Tier 2 voluntary requirements for EV parking detailed in Table A5.106.5.3.2 of the 2022 California Green Building Standards Code (Title 24, Part 11, CALGreen). Tier 2 also requires 50 percent of the total parking spaces to be designated for any combination of zero-emitting, fuel-efficient and carpool/van pool vehicles. The project proposes 110 parking spaces. In accordance with 2022 CALGreen Tier 2 voluntary requirements, the project would provide 19 EV capable spaces provided with Electric Vehicle Supply Equipment (EVSE) and 38 EV capable spaces. EV capable means a vehicle space with electrical panel space and load capacity to support a branch circuit and necessary raceways, both underground and/or surface mounted, to support EV charging. The 19 spaces with EVSE equipment would include installation of the required branch circuit, electric vehicle charging connectors, plugs, and all other apparatus to allow for the transfer of energy between

the premises and the electric vehicle. Adherence to these Tier 2 voluntary requirements would be required prior to issuance of building permit predicated on sufficient load capacity from SDG&E in the project area.

The project would also designate 50 percent of the total parking spaces for any combination of zero-emitting, fuel-efficient and carpool/van pool vehicles, consistent with Tier 2 requirements. Spaces with EV charging would count toward this total. Therefore, the project would meet the first requirement of providing sufficient EV charging infrastructure.

A Local Mobility Analysis and a Vehicle Miles Traveled (VMT) Analysis were prepared for the project (Rick Engineering 2021a and 2021b). The VMT Analysis prepared for the project examined the nature of the trips generated by the project, the project's location to nearby attractions, and project features that would further reduce VMT. The project is located within the San Pasqual Valley which is dominated by agricultural uses. Since wineries and winery tasting rooms are often clustered nearby each other, a typical wine tasting outing involves groups of two or more leisurely visiting several wineries throughout the day. This means trips between these wineries are often captured by a diverted trip to or from another nearby winery. Therefore, trips to the proposed winery would most likely consist of existing trips that were redistributed and captured by the project serving the local area, effectively lowering the total VMT for the project. There are also several wine tour companies based in Ramona and Escondido which provide a shuttle to tour wineries within San Pasqual and Ramona Valley. The project is not expected to substantially increase VMT since the area already includes numerous wineries and would continue to capture trips that are currently being generated by the existing nearby attractions.

Additionally, the complimentary part of the project includes the special event facility. Both Orfila and Cordiano offer a special event facility. The event facility use is expected to operate mostly on weekends and for special occasions such as weddings. Other select uses of the event facility may occur during the weekdays for events such as retirement parties or business luncheons. However, the impacts related to the special event facility use are expected to be less than significant since the use of the facility would occur only on select occasions, and most often on weekends when overall regional vehicle travel is less (Rick Engineering 2021b). Furthermore, the event facility would not induce events, but would offer another option for facility use within the region.

Finally, development of the project would also have the effect of diverting trips that otherwise may go to destinations outside the County, such as Temecula, because the project would increase opportunities for wine tasting experiences in San Diego County. For these reasons, the VMT Analysis concluded that the project would not result in significant VMT impacts.
Therefore, the project would contribute its "fair share" of what is required to eliminate GHG emissions from the transportation sector by reducing levels of VMT per capita.

The project's "fair share" contribution towards the statewide goal of carbon neutrality by 2045, combined with the energy efficiency measures that would be implemented as described in Section VI. Energy, the project's consistency with the General Plan (refer to Section XI. Land Use and Planning), and the project's less than significant impact related to Vehicle Miles Traveled (refer to Section XVII. Transportation) demonstrates that the project would not make a cumulatively considerable contribution to GHG emissions.

Therefore, the project would not generate GHG emissions, either directly or indirectly, that would have a significant impact on the environment, and impacts would be less than significant.

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

☐	Potentially Significant Impact	☒	Less than Significant Impact
☐	Less Than Significant With Mitigation Incorporated	☐	No Impact

Discussion/Explanation:

Less than Significant Impact: Executive Order (EO) S-3-05 and EO B-30-15 established GHG emission reduction targets for the state, and AB 32 launched the CARB Climate Change Scoping Plan that outlined the reduction measures needed to reach the 2020 target, which the state has achieved. As required by SB 32, CARB's 2017 Climate Change Scoping Plan outlines reduction measures needed to achieve the 2030 target. AB 1279, the California Climate Crisis Act, codified the carbon neutrality target as 85 percent below 1990 levels by 2045. CARB's 2022 Scoping Plan is set to be heard by the CARB Board December of 2022. As detailed in the response in Section VIII.a) above, the project would provide its "fair share" contribution towards the statewide goal of carbon neutrality by 2045.

Furthermore, project emissions would decline beyond the buildout year of the project due to continued implementation of federal, state, and local reduction measures, such as increased federal and state vehicle efficiency standards, and SDG&E's increased renewable sources of energy in accordance with RPS goals. Based on currently available models and regulatory forecasting, project emissions would continue to decline through at least 2050. Given the reasonably anticipated decline in project emissions that would occur post-construction, the project is in line with the GHG reductions needed to achieve the 2045 GHG emission reduction targets identified by AB 1279.

The 2017 and 2022 Scoping Plans identify state strategies for achieving the state's 2030 and 2045 GHG emissions reduction targets codified by SB 32 and AB 1279, respectively. However, at time of writing the 2022 Scoping Plan has not been adopted. Measures under the 2017 Scoping Plan scenario build on existing programs such as the Low Carbon Fuel Standard, Advanced Clean Cars Program, RPS, SCS, Short-Lived Climate Pollutant Reduction Strategy, and the Cap-and-Trade Program. The project would comply with all applicable provisions contained in the 2017 Scoping Plan since the adopted regulations would apply to new development or the emission sectors associated with new development.

- **Transportation** – State regulations and 2017 Scoping Plan measures that would reduce the project's mobile source emissions include the California Light-Duty Vehicle GHG Standards (AB 1493/Pavley I and II), and the Low Carbon Fuel Standard, and the heavy-duty truck regulations. These measures are implemented at the state level and would result in a reduction of project-related mobile source GHG emissions. The project would provide EV charging infrastructure consistent with 2022 CALGreen Tier 2 voluntary requirements and would result in less than significant VMT impacts.

- **Energy** – State regulations and 2017 Scoping Plan measures that would reduce the project's energy-related GHG emissions include RPS, Title 24 Energy Efficiency Standards, and CALGreen. The project would be served by SDG&E, which has achieved 44 percent renewables as of 2019. The project's energy related GHG emissions would decrease as SDG&E increases its renewables procurement towards the 2030 goal of 60 percent. Additionally, the project would be constructed in accordance with energy efficiency standards effective at the time building permits are issued and the winery structure would be constructed with rooftop solar. As discussed in Section VIII.a) above, the project would contribute its "fair share" of what is required to achieve carbon neutrality of buildings by 2045.

- **Water** – State regulations and 2017 Scoping Plan measures that would reduce the project's electricity consumption associated with water supply, treatment, and distribution, and wastewater treatment include RPS and CALGreen. The project would be required to reduce indoor water consumption by 20 percent in accordance with CALGreen. Additionally, the project would be subject to all County landscaping ordinance requirements.

- **Waste** – State regulations and 2017 Scoping Plan measures that would reduce the project's solid waste-related GHG emissions are related to landfill methane control, increases efficiency of landfill methane capture, and high recycling/zero waste. The project would be subject to CALGreen, which requires a diversion of construction and demolition waste from landfills. Additionally, the project would include recycling storage and would divert waste from landfills in accordance with AB 341.

The project was also evaluated for consistency with the San Diego Forward, which is the Regional Transportation Plan (RTP)/Sustainable Communities Strategy (SCS) that demonstrates how the region would meet its transportation related GHG reduction goals. The project would be consistent with San Diego Forward as it would not conflict with implementation of its key goals. San Diego Forward goals include (1) the efficient movement of people and goods, (2) access to affordable, reliable, and safe mobility options for everyone, and (3) healthier air and reduced GHG emissions regionwide. As detailed in Section VIII.a, the project would implement 2022 CALGreen Tier 2 voluntary requirements for EV parking and would install rooftop solar panels for clean energy generation, supporting the goal of achieving healthy air and reduced GHG emissions regionwide.

As described in greater detail in Section XV.II.b) below, the VMT Analysis determined that the project would most likely capture existing trips that are currently being generated by existing nearby attractions, including wineries in the area. By adding an additional wine tasting opportunity located closer to San Diego communities, the project would increase the likelihood that wine tasting trips would stay local instead of seeking destinations that are farther away, thereby diverting trips that otherwise might go outside the County. The project would also include features such as shuttle/tour services and carpooling incentives which further reduce total VMT. Therefore, the project would not conflict with the transportation related GHG reduction goals outlined in San Diego Forward.

The project would not conflict with implementation of statewide GHG reduction goals, the 2017 Scoping Plan, San Diego Forward, or the County of San Diego General Plan. Therefore, the

project would not conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emission of GHGs, and impacts would be less than significant.

IX. HAZARDS AND HAZARDOUS MATERIALS

Would the project:

a) Create a significant hazard to the public or the environment through the routine transport, storage, use, or disposal of hazardous materials or wastes or through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?

☐ Potentially Significant Impact
☐ Less Than Significant With Mitigation Incorporated
☒ Less than Significant Impact
☐ No Impact

Discussion/Explanation:

Less than Significant Impact: Project construction may involve the use of small amounts of solvents, cleaners, paint, oils and fuel for equipment. However, these materials are not acutely hazardous, and use of these common hazardous materials in small quantities would not represent a significant hazard to the public or environment. Additionally, project construction would be required to be undertaken in compliance with applicable federal, state, and local regulations pertaining to the proper use of these common hazardous materials, including the California Occupational Safety and Health Administration and the California Department of Environmental Health Hazardous Materials Division. All site improvements and the driveway connection with San Pasqual Valley Road would be constructed consistent with all applicable County safety regulations. Similarly, improvements on SR-78 would be constructed consistent with applicable Caltrans safety regulations. Consequently, the project would not introduce accident conditions that could result in the release of hazardous materials into the environment. Operation of the project would not introduce a significant source of hazardous materials on-site. The wine tasting facility and event center would require the storage of cleaning supplies and other related chemicals. However, these materials are not acutely hazardous, and the project would handle and store these materials consistent with all applicable regulations. Landscaping activities would be conducted consistent with applicable regulations. Therefore, the project would not create a significant hazard to the public or the environment through the routine transport, storage, use, or disposal of hazardous materials or wastes or through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment, and impacts would be less than significant.

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

☐ Potentially Significant Impact
☐ Less Than Significant With Mitigation Incorporated
☐ Less than Significant Impact
☒ No Impact

Discussion/Explanation:

No Impact: There are no schools located within a quarter mile of the project site. The nearest school is the San Pasqual Academy located approximately 0.5 mile southeast of the 5.6-acre project footprint. Therefore, the project would not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school. No impact would occur.

c) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5, or is otherwise known to have been subject to a release of hazardous substances and, as a result, would it create a significant hazard to the public or the environment?

☐	Potentially Significant Impact	☐	Less than Significant Impact
☐	Less Than Significant With Mitigation Incorporated	☒	No Impact

Discussion/Explanation:

No Impact: A Phase I Environmental Site Assessment was prepared for the project on July 14, 2020 by C. Young Associates (Appendix G). The assessment revealed no evidence of "recognized environmental conditions" in connection with the project site. Additionally, the 404-acre MUP area is not located on a site which is included on a list of hazardous materials sites complied pursuant to Government Code Section 65962.5. Therefore, the project would not create a significant hazard to the public or the environmental and no impact would occur.

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

☐	Potentially Significant Impact	☐	Less than Significant Impact
☐	Less Than Significant With Mitigation Incorporated	☒	No Impact

Discussion/Explanation:

No Impact: The project is not located within an airport land use plan or within two miles of a public airport or public use airport. The nearest airport is the Lake Wohlford Resort Airport located approximately 5.9 miles northwest of the project site. Therefore, the project would not result in a safety hazard or excessive noise for people residing or working in the project area. No impact would occur.

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

☐	Potentially Significant Impact	☒	Less than Significant Impact
☐	Less Than Significant With Mitigation Incorporated	☐	No Impact

Discussion/Explanation:

The following sections summarize the project's consistency with applicable emergency response plans or emergency evacuation plans.

i. OPERATIONAL AREA EMERGENCY PLAN AND MULTI-JURISDICTIONAL HAZARD MITIGATION PLAN:

Less than Significant Impact: The Operational Area Emergency Plan is a comprehensive emergency plan that defines responsibilities, establishes an emergency organization, defines lines of communications, and is designed to be part of the statewide Standardized Emergency Management System. The Operational Area Emergency Plan provides guidance for emergency planning and requires subsequent plans to be established by each jurisdiction that has responsibilities in a disaster situation. The Multi-Jurisdictional Hazard Mitigation Plan includes an overview of the risk assessment process, identifies hazards present in the jurisdiction, hazard profiles, and vulnerability assessments. The plan also identifies goals, objectives and actions for each jurisdiction in the County of San Diego, including all cities and the County unincorporated areas. As described in greater detail in Section XX.b) below, the Conceptual Wildland Fire Evacuation Plan prepared for the project determined that the project would add 121 vehicles potentially evacuating during an emergency to an existing total of less than 3,000 total evacuating vehicles, which would constitute an increase of approximately 4 percent. Evacuation travel times from existing population areas associated with the San Diego Safari Park's visitors, Rancho San Pasqual, Vista Monte and the San Pasqual Union Elementary School are estimated to be roughly 15 minutes (from Cloverdale/SR-78 intersection) to 52 minutes (from San Pasqual Academy) to reach Bear Valley Parkway assuming 1,340 vehicles per hour can be accommodated on SR-78. This assumes a vehicular travel speed average of 8 mph (1,340 vehicles per hour), a realistic speed during a large evacuation, particularly achievable with law enforcement control of downstream intersections. The addition of 121 evacuating vehicles could add up to approximately 2 minutes to the evacuation travel times and therefore, would not be expected to materially impact the travel speed of 8 mph or the overall time for existing residents to reach urban areas of Escondido. Therefore, the project would be consistent with the Operational Area Emergency Plan and Multi-Jurisdictional Hazard Mitigation Plan, and impacts would be less than significant.

ii. SAN DIEGO COUNTY NUCLEAR POWER STATION EMERGENCY RESPONSE PLAN

No Impact: The project would not conflict with the San Diego County Nuclear Power Station Emergency Response Plan due to the location of the project, plant, and the specific requirements of the plan. The emergency plan for the San Onofre Nuclear Generating Station (SONGS) includes an emergency planning zone within a 10-mile radius. All land area within 10 miles of

the plant is not within the jurisdiction of the unincorporated County and as such a project in the unincorporated area is not expected to interfere with any response or evacuation.

iii. OIL SPILL CONTINGENCY ELEMENT

No Impact: The Oil Spill Contingency Element would not be interfered with because the project is not located along the coastal zone or coastline.

iv. EMERGENCY WATER CONTINGENCIES ANNEX AND ENERGY SHORTAGE RESPONSE PLAN

No Impact: The project would not conflict with the Emergency Water Contingencies Annex and Energy Shortage Response Plan because it does not propose altering major water or energy supply infrastructure, such as the California Aqueduct.

v. DAM EVACUATION PLAN

Less than Significant Impact: The project is within a Dam Inundation Zone flood hazard from the Lake Sutherland dam approximately 13 miles upstream. In the event that this dam had a major, rapid dam failure while full, the project area would be inundated with floodwater from Santa Ysabel Creek to depth of several feet. However, the project would not exacerbate risk associated with dam failure beyond any current risk, and the Rancho Guejito property currently has procedures in place that result in the closure of the site and the evacuation of personnel in the event that significant rainfall is forecasted that could result in an overtopping of the dam. The wine tasting facility and event center would be subject to these procedures as well. Therefore, impacts associated with a dam evacuation plan would be less than significant.

f) Propose a use, or place residents adjacent to an existing or reasonably foreseeable use that would substantially increase current or future resident's exposure to vectors, including mosquitoes, rats or flies, which are capable of transmitting significant public health diseases or nuisances?

☐	Potentially Significant Impact	☐	Less than Significant Impact
☐	Less Than Significant With Mitigation Incorporated	☒	No Impact

Discussion/Explanation:

No Impact: The project would not involve or support uses that allow water to stand for a period of 72 hours (3 days) or more (e.g., artificial lakes, agricultural irrigation ponds). The project proposes a large fountain in front of the tasting facility that would circulate water at all time. Therefore, the fountain would not allow water to stand for a period of 72 hours (3 days) or more. The project would not involve or support uses that would produce or collect animal waste, such as equestrian facilities, livestock agricultural operations (chicken coops, dairies, etc.), solid waste facility or other similar uses. Therefore, the project would not substantially increase current or future resident's exposure to vectors, including mosquitoes, rats or flies. No impact would occur.

X. HYDROLOGY AND WATER QUALITY

Would the project:

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

☐ Potentially Significant Impact ☒ Less than Significant Impact
☐ Less Than Significant With Mitigation Incorporated ☐ No Impact

Discussion/Explanation:

Less than Significant Impact: Projects have the potential to generate pollutants during both the construction and postconstruction phases. In order for the project to avoid potential violations of any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality, storm water management plans are prepared for both phases of the development project.

A SWQMP was prepared by Rick Engineering dated October 20, 2020 (Appendix H) consistent with the requirements of the County of San Diego BMP Design Manual. The BMP Design Manual is a design manual for compliance with local County of San Diego Watershed Protection Ordinance (Sections 67.801 et seq.) and regional MS4 Permit (California Regional Water Quality Control Board San Diego Region Order No. R9-2013-0001, as amended by Order No. R9-2015-0001 and Order No. R9-2015-0100) requirements for storm water management. The SWQMP includes a list of construction BMPs that would be implemented by the project. Such BMPs include vegetation stabilization planting, hydraulic stabilization hydroseeding, silt fencing, fiber rolls, and spill prevention/control measures that would preserve water quality. The project would introduce landscaping in order to preserve soils in the post-project condition. In addition, the project would continue to implement existing pollution prevention measures, such as pesticide control, proper trash and recycling disposal, in order to preserve water quality in the post-project condition. Therefore, the project would not violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality, and impacts would be less than significant.

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

☐ Potentially Significant Impact ☒ Less than Significant Impact
☐ Less Than Significant With Mitigation Incorporated ☐ No Impact

Discussion/Explanation:

Less Than Significant Impact: The existing Small Winery permit area solely utilizes groundwater for both potable water within existing structures and irrigation of the on-site

agricultural use. The water supply memorandum prepared for the project determined that the existing agricultural crops within the 5.6-acre project footprint consume approximately 8.5 acre-feet of groundwater per year. The water supply memorandum determined that the wine tasting facility, event center, including 0.7 acre of new grape plantings, 0.4 acres of drought tolerant landscaping, and an estimated 135 fixture units would consume approximately 5.20 acre-feet of groundwater per year (Appendix I). Consequently, the wine tasting facility and event center would result in a reduction of approximately 3.4 acre-feet of groundwater consumption per year compared to the existing condition. Although the project implementation would convert 2.3 acres of land to impervious surfaces, the majority of the approximately 404-acre MUP area would remain undeveloped and allow for continued groundwater recharge. Therefore, the project would not decrease groundwater supply or interfere substantially with groundwater recharge, and impacts would be less than significant.

c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or through the addition of impervious surfaces, in a manner which would:

(i) result in substantial erosion or siltration on- or off-site;

☐ Potentially Significant Impact
☐ Less Than Significant With Mitigation Incorporated
☒ Less than Significant Impact
☐ No Impact

Discussion/Explanation:

Less than Significant Impact: A Drainage Study was prepared by Rick Engineering dated October 20, 2020 (Appendix J). The project is located within the Guejito Creek watershed, which covers approximately 27.7 square miles ranging from Rodriguez Mountain at the northern extent to the confluence with Santa Ysabel Creek, south of SR-78. Drainage generally flows from northeast to southwest through largely natural and agricultural areas. The watershed is bordered by steep hillsides to the north, east, and west. Drainage follows relatively well-defined flowpaths, especially in the southern portions of the watershed. Several watercourses confluence upstream of the existing vineyards, and are eventually all collected within Guejito Creek, which runs along the western edge of the project site.

Local drainage through the 404-acre MUP area consists of the area upstream of the project site that is not collected within Guejito Creek prior to SR-78. This drainage area consists largely of agricultural areas with few developments, including single-family residences and additional accessory structures. Concentrated drainage flows from the adjacent hillsides onto the 404-acre MUP area, where the flow transitions into a sheet flow condition. Runoff the sheet flows southerly through the vineyards within the existing Small Winery permit area at a mild slope (approximately 0.6 percent) prior to being collected within an existing depression that is located adjacent to the existing site access driveway along the north side of SR-78. From this collection point, an existing culvert conveys runoff beneath SR-78 and into an existing drainage ditch along the southern roadway shoulder. Runoff in the ditch then flows westerly and confluences with Guejito Creek. As described in Section X.a) above, BMPs would be implemented consistent with the requirements of the County BMP Design Manual during construction to control storm flows and

introduce landscaping in order to preserve soils in the post-project condition. Post construction, site drainage would remain the same. Runoff from the buildings and parking lots would be directed towards the adjacent pervious areas and dispersed via splash block/riprap and flow spreaders that would control the flow of runoff during storm events. As a result, the project would reduce peak flows during the 100-year storm event for the local drainage basin from 194.8 cubic feet per second (cfs) to 191.2 cfs in the post-project condition. Additionally, the project would decrease peak flows reaching the Caltrans culvert in the post-project condition in comparison to the pre-project condition. Therefore, the project would not substantially alter the existing drainage pattern in manner that would result in substantial erosion or siltration on- or off-site, and impacts would be less than significant.

(ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site;

☐	Potentially Significant Impact	☒	Less than Significant Impact
☐	Less Than Significant With Mitigation Incorporated	☐	No Impact

Less than Significant Impact: As described in Section X.a) above, BMPs would be implemented consistent with the requirements of the County BMP Design Manual during construction to control storm flows. As described in Section X.a) above, post construction, site drainage would remain the same. Runoff from the buildings and parking lots would be directed towards the adjacent pervious areas and dispersed via splash block/riprap and flow spreaders that would control the flow of runoff during storm events. As a result, the project would reduce peak flows during the 100-year storm event for the local drainage basin from 194.8 cfs to 191.2 cfs in the post-project condition. Additionally, the project would decrease peak flows reaching the Caltrans culvert in the post-project condition in comparison to the pre-project condition. Therefore, the project would not substantially alter the existing drainage pattern in manner that would substantially increase the rate or amount of surface runoff, and impacts would be less than significant.

(iii) 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; or

☐	Potentially Significant Impact	☒	Less than Significant Impact
☐	Less Than Significant With Mitigation Incorporated	☐	No Impact

Less than Significant Impact: As described in Section X.c)ii above, the project would reduce storm flows in the 100-year storm under the post-project condition. Therefore, the project would not 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, and impacts would be less than significant.

d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?

☐	Potentially Significant Impact	☒	Less than Significant Impact
☐	Less Than Significant With Mitigation Incorporated	☐	No Impact

Less than Significant Impact: The project is not located within a FEMA special flood zone. The project site is located more than 20 miles from the coast; therefore, in the event of a tsunami, would not be inundated. The project is within a Dam Inundation Zone flood hazard from the Lake Sutherland dam approximately 13 miles upstream. In the event that this dam had a major, rapid dam failure while full, the project area would be inundated with floodwater from Santa Ysabel Creek to depth of several feet.

The hydraulic analysis within Appendix J utilized a conservative peak flow rate, calculated using the following methodologies outlined in the County of San Diego Hydrology Manual dated 2003, and determined the area where the development is proposed may be inundated by approximately 2.5 to 3.5 feet of water above existing elevations should this unlikely event occur. Based on the results of these analyses, the design of the proposed structures has been elevated at or above the 100-year calculated water surface elevation. The Rancho Guejito property currently has procedures in place that result in the closure of the site and the evacuation of personnel in the event that a significant rainfall is forecast. Therefore, the project would not result in flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation, and impacts would be less than significant.

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

☐	Potentially Significant Impact	☒	Less than Significant Impact
☐	Less Than Significant With Mitigation Incorporated	☐	No Impact

Less than Significant Impact: As described in Section X.b) above, the project would result in a reduction of approximately 3.4 acre-feet per year of groundwater consumption compared to the existing condition. As described in Section X.a) above, the project would implement BMPs consistent with the requirements of the County BMP Design Manual during construction to preserve water quality and implement existing pollution prevention measures that are currently in place at the winery, such as pesticide control, proper trash and recycling, in order to preserve water quality in the post-project condition. The proposed BMPs are consistent with regional surface water, storm water and groundwater planning and permitting process that has been established to improve the overall water quality in County watersheds and would ensure that the project is consistent with the Water Quality Control Plan for the San Diego Basin. Therefore, the project would not conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan, and impacts would be less than significant.

XI. LAND USE AND PLANNING

Would the project:

a) Physically divide an established community?

☐ Potentially Significant Impact ☒ Less than Significant Impact
☐ Less Than Significant With Mitigation Incorporated ☐ No Impact

Discussion/Explanation:

Less than Significant Impact: The project is limited to a wine tasting facility, event center, and fire water storage tank that would be located within the 5.6-acre project footprint entirely within the confines of the 404-acre MUP area and would not affect any adjacent properties. The project would also widen SR-78 along the project frontage to construct a two-way left-turn lane and a westbound acceleration lane taper on SR-78 between Driveway #1 and Driveway #2 that would improve roadway function and safety within the local community. The project would not require the introduction of new infrastructure such as major roadways or water supply systems, or utilities to the area. Therefore, the project would not significantly disrupt or divide the established community, and impacts would be less than significant.

b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?

☐ Potentially Significant Impact ☒ Less than Significant Impact
☐ Less Than Significant With Mitigation Incorporated ☐ No Impact

Discussion/Explanation:

Less than Significant Impact: The project is located within the North County Metro Subregional Plan of the County of San Diego General Plan. The project is subject to the General Plan Rural Lands Regional Category and the Rural Lands 40 (RL-40) land use designation. Pursuant to the County General Plan, the Rural Lands category identifies areas of the County that are appropriate for very low density privately owned lands that provide for agricultural uses and managed resource production, conservation, and recreation while retaining the rural character of the area. The project is a MUP to allow a wine tasting facility with a commercial kitchen and an event center. These uses are allowed with approval of required MUP findings under the existing Use Regulations. The project demonstrates consistency with the General Plan because the proposed wine tasting facility and event center would support the continuation of the existing on-site agricultural uses while conserving the community character of the North County Metro Subregional area by retaining low density, rural focused land uses. As described in Section II.b) above, the project was evaluated and determined to be consistent with the County Zoning ordinance and provisions of the Williamson Act Contract.

Overall, the project would not cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect, and impacts would be less than significant.

XII. MINERAL RESOURCES

Would the project:

a) 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?

☐	Potentially Significant Impact	☒	Less than Significant Impact
☐	Less Than Significant With Mitigation Incorporated	☐	No Impact

Discussion/Explanation:

Less than Significant Impact: Review of Figure 2.10-3 of the County of San Diego GPU EIR (2011a) determined that the project site has been classified by the California Department of Conservation – Division of Mines and Geology as Mineral Resource Zone (MRZ) 3, which are areas that contain known mineral deposits that could qualify as mineral resources. Further exploration work within these areas could result in the reclassification of specific localities into the MRZ-2 category.

However, the 5.6-acre project footprint is surrounded by land in agricultural production and other uses associated with the existing Small Winery permit area, and is surrounded by developed land uses including residential, agricultural, open space, and undeveloped lands. Mining operation in this area would conflict with uses on the existing 404-acre MUP and neighboring properties, making mineral resource extraction infeasible. Therefore, the project would not result in the loss of availability of a known mineral resource that would be of value, and impacts would be less than significant.

b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?

☐	Potentially Significant Impact	☐	Less than Significant Impact
☐	Less Than Significant With Mitigation Incorporated	☒	No Impact

Discussion/Explanation:

No Impact: Review of Figure 2.10-2 of the County of San Diego GPU EIR (2011a) determined that the 5.6-acre project footprint is not delineated as a mineral resource extraction site. Additionally, Therefore, the project would not result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan. No impact would occur.

XIII. NOISE

Would the project result in:

a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?

☐	Potentially Significant Impact	☒	Less than Significant Impact
☐	Less Than Significant With Mitigation Incorporated	☐	No Impact

Discussion/Explanation:

The County of San Diego General Plan, Noise Element, Tables N-1 and N-2 addresses noise sensitive areas and requires an acoustical study to be prepared for any use that may expose noise sensitive areas to noise in excess of a Community Noise Equivalent Level (CNEL) of 60 decibels [dB(A)] for single-family residences (including senior housing, convalescent homes), and 65 dBA CNEL for multi-family residences (including mixed-use commercial/residential). Moreover, if the project is excess of 60 dB(A) CNEL or 65 dBA CNEL, modifications must be made to the project to reduce noise levels. Noise sensitive areas include residences, hospitals, schools, libraries or similar facilities as mentioned within Tables N-1 and N-2 of the General Plan Noise Element (County of San Diego 2011b).

Less than Significant Impact:

Construction

A Noise Analysis was prepared for the project site on November 1, 2021 by RECON Environmental (Appendix K). As addressed in the analysis, noise associated with project construction would potentially result in short-term impacts to surrounding properties. The project site and surrounding properties consist of existing agricultural operations. The Rockwood Ranch house operates as a private residence and as the Rancho Guejito headquarters within the existing Small Winery permit area. The existing Rancho Guejito Vineyard tasting room is located adjacent to the Rockwood Ranch house. Two single-family residences are located south of the project site, south of San Pasqual Valley Road.

A variety of noise-generating equipment would be used during the construction phase of the project, such as excavators, backhoes, front-end loaders, and concrete saws, along with others. Construction noise levels were conservatively calculated based on three pieces of equipment being active simultaneously. To reflect the nature of grading and construction activities, equipment was modeled as an area source distributed over the project footprint. The total sound energy of the area source was modeled with three pieces of equipment operating simultaneously. Noise levels were modeled at a series of 10 receivers located at the adjacent properties (receiver). The results are summarized in Table 8. Modeled receiver locations and construction noise contours are shown on Figure 10.

Table 8 Construction Noise Levels	
Receiver	Construction Noise Level [dB(A) L_{eq}]
1	64
2	59
3	56
4	57
5	60
6	68
7	68
8	68
9	57
10	57
dB(A) L_{eq} = A-weighted decibels equivalent noise level	

As shown in Table 8, construction noise levels are not anticipated to exceed 75 dB(A) L_{eq} (equivalent noise level) at the adjacent properties. Additionally, based on the maximum noise levels for construction equipment and the distance to the nearest sensitive receptor (290 feet), maximum impulsive noise levels are not anticipated to exceed 82 dB(A) L_{eq} at the adjacent residential uses or 85 dB(A) L_{eq} at the adjacent agricultural uses. Although the existing adjacent residences would be exposed to construction noise levels that could be heard above ambient conditions, the exposure would be temporary. Therefore, project construction would not exceed noise level limits established in the County's Noise Ordinance, and temporary increases in noise levels during construction would be less than significant.

Operation

On-Site Noises

The primary noise sources on-site would include music, people gathering on the wine tasting patios and central event center plaza, parking activities, and heating, ventilation, and air conditioning (HVAC) equipment. Using the on-site noise source parameters discussed in the noise analysis prepared by RECON Environmental, Inc. (see Appendix K), noise levels were modeled at a series of 10 receivers located at the adjacent properties. Wine tasting facility and event center operations would be allowed from 10:00 a.m. until 10:00 p.m. All noise sources discussed in the noise analysis were modeled during the daytime hours (10:00 a.m. to 10:00 p.m.). Only the HVAC equipment was modeled during the nighttime hours.

Figures 11 and 12 show the daytime and nighttime noise contours, respectively, along with the modeled receivers and the locations of the noise sources. SoundPLAN data is presented in the Noise Analysis (see Appendix K). Future projected noise levels are summarized in Table 9.

Image source: Nearmap (flown January 2021)

Project Footprint
MUP Boundary
Not A Part (Portion of Existing Admin Permit)
Site Plan
Receivers

Construction Noise

60 dB(A) L_{eq}
65 dB(A) L_{eq}
70 dB(A) L_{eq}
75 dB(A) L_{eq}

0 Feet 200

RECON

M:\JOBS5\9688\common_gis\fig10_mnd.mxd 11/03/2021 bma

FIGURE 10
Construction Noise Contours

Image source: Nearmap (flown January 2021)

Project Footprint
MUP Boundary
Not A Part (Portion of Existing Admin Permit)
Site Plan
Speakers
HVAC
Receivers
Gathering Areas
Parking

On-site Daytime Noise

40 dB(A) L_{eq}
45 dB(A) L_{eq}
50 dB(A) L_{eq}
55 dB(A) L_{eq}
60 dB(A) L_{eq}

0 Feet 200

RECON

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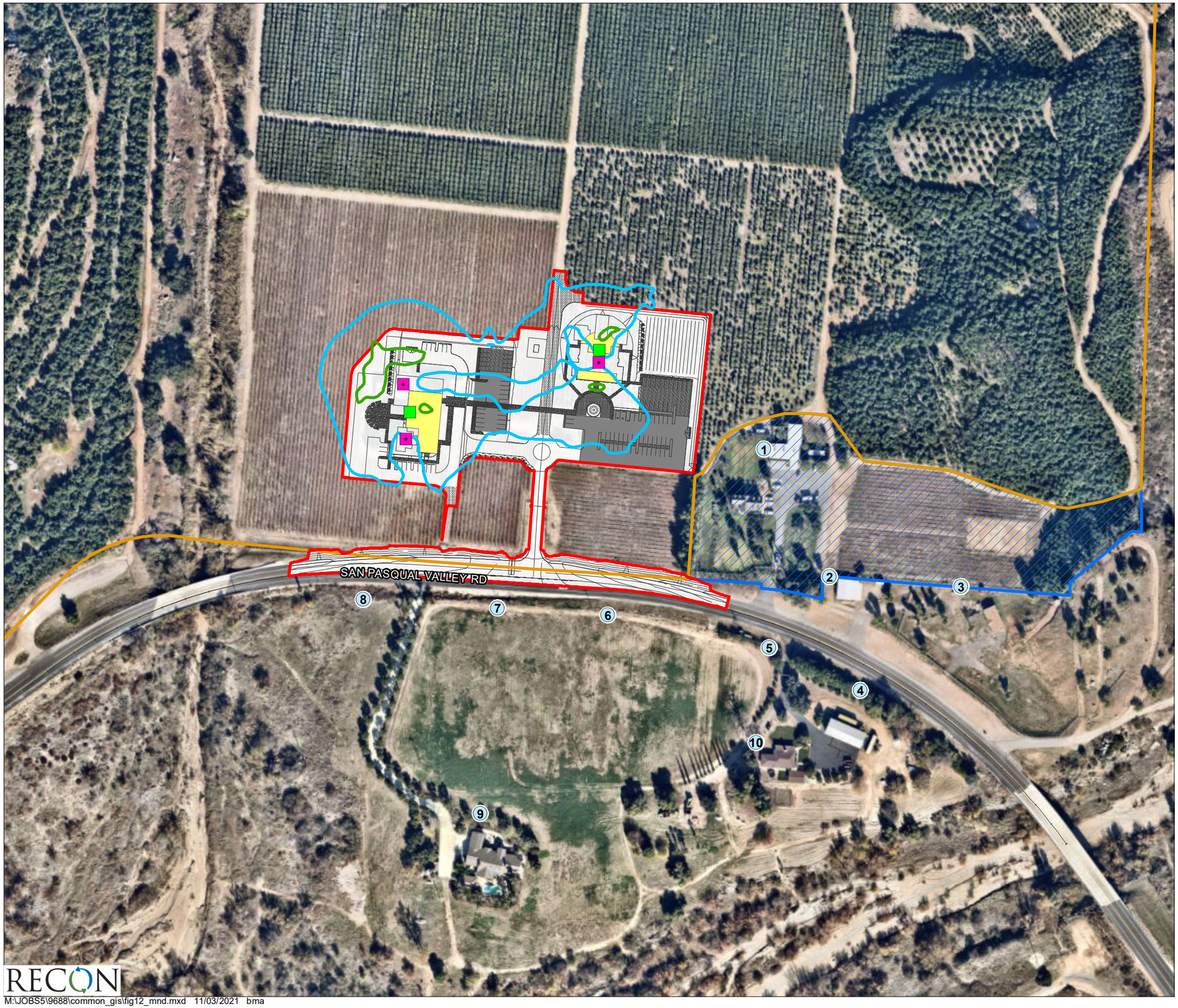
FIGURE 11
Daytime On-Site Generated Noise Contours

Image source: Nearmap (flown January 2021)



Project Footprint
MUP Boundary
Not A Part (Portion of Existing Admin Permit)
Site Plan
Speakers
HVAC
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Parking

On-site Nighttime Noise

40 dB(A) L_{eq}
45 dB(A) L_{eq}

0 Feet 200

RECON

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FIGURE 12
Nighttime On-Site Generated Noise Contours

Table 9
On-Site Generated Noise Levels at Adjacent Property Lines
[dB(A) L_{eq}]

Receiver	Daytime (7:00 a.m. to 10:00 p.m.)		Nighttime (10:00 p.m. to 7:00 a.m.)	
	Noise Level	Noise Level Limit	Noise Level	Noise Level Limit
1	45	50	33	45
2	42	50	29	45
3	40	50	26	45
4	41	50	27	45
5	43	50	29	45
6	48	50	32	45
7	50	50	33	45
8	41	50	33	45
9	42	50	28	45
10	44	50	28	45

dB(A) L_{eq} = A-weighted decibels equivalent noise level

As shown in Table 9, at the adjacent properties, on-site generated noise levels would range from 40 to 50 dB(A) L_{eq} during the daytime hours and 26 to 33 dB(A) L_{eq} during the nighttime hours. Noise levels would not exceed the applicable Noise Ordinance limits. Note that this is a worst-case analysis with amplified music occurring at both the tasting facility and the event center simultaneously. At the event center, music could also be played within the event barn; however, since this music would be located indoors, noise levels at the adjacent properties would be less than those summarized above. Therefore, on-site generated noise would not exceed noise level limits established in the County's Noise Ordinance, and impacts would be less than significant.

Off-Site Vehicle Traffic

The project was also evaluated to determine if the addition of project-generated trips would result in a significant direct or cumulative increase in noise at nearby noise sensitive land uses. The project would increase traffic volumes on local roadways. Noise level increases would be greatest nearest the project site, which would represent the greatest concentration of project-related traffic. Traffic noise is primarily a function of volume, vehicle mix, speed, and proximity. For purposes of this evaluation, the vehicle mix, speed, and proximity are assumed to remain constant in the future. Consequently, the primary factor affecting noise levels would be increased traffic volumes. The traffic volumes for the existing condition were compared to the existing plus project traffic volumes. Based on the Local Mobility Analysis, the existing traffic volume on San Pasqual Valley Road is 9,964 ADT, and, as a worst-case analysis, the project would generate 512 daily trips (Rick Engineering 2021a). Typically, a project would have to double the traffic volume on a roadway in order to have a significant direct noise increase of 3 dB or more or to be major contributor to the cumulative traffic volumes. An increase of 512 trips on San Pasqual Valley Road would result in a noise increase of 0.2 dB, which would not be an audible change in noise levels. Therefore, the project would not result in the exposure of noise sensitive land uses to significant noise levels, and impacts would be less than significant.

b) Generation of excessive groundborne vibration or groundborne noise levels?

☐	Potentially Significant Impact	☒	Less than Significant Impact
☐	Less Than Significant With Mitigation Incorporated	☐	No Impact

Discussion/Explanation:

Less than Significant Impact: Construction would have the potential to result in varying degrees of temporary ground vibration, depending on the specific construction equipment used and operations involved. Ground vibration generated by construction equipment spreads through the ground and diminishes in magnitude with increases in distance. The effects of ground vibration may be imperceptible at the lowest levels, low rumbling sounds and detectable vibrations at moderate levels, and damage to nearby structures at the highest levels. Vibration perception would occur at structures, as people do not perceive vibrations without vibrating structures.

Human reaction to vibration is dependent on the environment the receiver is in as well as individual sensitivity. For example, vibration outdoors is rarely noticeable and generally not considered annoying. Typically, humans must be inside a structure for vibrations to become noticeable and/or annoying. Based on several federal studies, the threshold of perception is 0.035 inch per second (in/sec) peak particle velocity (PPV), with 0.24 in/sec PPV being a distinctly perceptible (Caltrans 2013). Neither cosmetic nor structural damage of buildings occurs at levels below 0.1 in/sec PPV. Construction equipment could include equipment such as loaded trucks, excavators, dozers, and loaders. Vibration levels from these pieces of equipment would generate vibration levels with a PPV ranging from 0.035 to 0.089 in/sec PPV at 25 feet. Using a vibration level of 0.089 in/sec PPV as a reference, vibration levels would exceed 0.1 in/sec PPV at distances closer than 23 feet. There are no structures within 23 feet of the construction footprint; therefore, vibration levels would be below the cosmetic and structural damage of buildings thresholds.

A vibration level of 0.089 in/sec PPV would attenuate to 0.035 in/sec PPV at approximately 60 feet. The closest structure is the existing wine tasting facility located approximately 80 feet from the construction footprint. The closest residential structures are located at much greater distances (290 feet and more) from the construction footprint. Therefore, vibration due to construction would not be perceptible. Once operational, the project would not be a source of groundborne vibration. Music during events would not be played at levels that would generate groundborne vibration. Therefore, the project would not expose persons to or generate excessive groundborne vibration or groundborne noise, and impacts would be less than significant.

c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?

☐ Potentially Significant Impact ☐ Less than Significant Impact
☐ Less Than Significant With Mitigation Incorporated ☒ No Impact

Discussion/Explanation:

No Impact: The project is not located within an airport land use plan or within two miles of a public airport or public use airport. The nearest airport is the Lake Wohlford Resort Airport located approximately 5.9 miles northwest. Therefore, the project would not expose people residing or working in the project area to excessive noise levels. No impact would occur.

XIV. POPULATION AND HOUSING

Would the project:

a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?

☐ Potentially Significant Impact ☐ Less than Significant Impact
☐ Less Than Significant With Mitigation Incorporated ☒ No Impact

Discussion/Explanation:

No Impact: The project consists of a wine tasting facility, event center, and fire water storage tank, and would not construct any housing. The wine tasting facility and event center would support the continuation of the existing Small Winery permit area and on-site agricultural uses. Therefore, the project would not constitute a new commercial use. The project would not extend any existing roads or expand existing infrastructure facilities that could induce growth. Therefore, the project would not directly or indirectly induce substantial unplanned population growth in an area. No impact would occur.

b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?

☐ Potentially Significant Impact ☐ Less than Significant Impact
☐ Less Than Significant With Mitigation Incorporated ☒ No Impact

Discussion/Explanation:

No Impact: The project would demolish an existing house, farm implement building, and associated sheds that currently exist within the proposed footprint of the wine tasting facility and event center. However, the house is unoccupied and is not in a condition that would allow for habitation. Therefore, the project would not displace people or habitable housing, necessitating the construction of replacement housing elsewhere. No impact would occur.

XV. PUBLIC SERVICES

Would the project:

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

i. Fire protection?

☐ Potentially Significant Impact
☐ Less than Significant Impact
☐ Less Than Significant With Mitigation Incorporated
☒ No Impact

Discussion/Explanation:

No Impact: The project site is located within the County's responsibility area and the City of San Diego's (City) sphere of influence. Emergency response for the project would be provided, initially, by San Diego Fire-Rescue Department's two-person fire-rescue Fast Response Squad (FRS) from San Diego County Fire Authority Fire Station 84. Fire Station 84 is located at 17701 San Pasqual Valley Road with adjacency to San Pasqual Academy. The FRS vehicle carries a two-person crew: a fire captain/emergency medical technician and a firefighter/paramedic. The FRS has a complement of tools, equipment, and medical supplies. It also carries a small quantity of water and foam, but does not have the capability to hook up to a hydrant. The FRS crew can treat patients and extinguish small fires. Station 84 is approximately 1.14 miles from the most remote portion of the project site with a calculated travel time of approximately 2 minutes and 35 seconds. Therefore, FRS can respond to the project site within the City's adopted performance goal of responding to emergency calls with a first-due unit within 7:30 minutes (5:00 minutes travel time), 90 percent of the time (Dudek 2020).

In addition, the facility availability form received for the project (Appendix L), stated that fire protection facilities would be adequate to serve the project based on the capacity and capability of the District's existing and planned facilities. Therefore, the project would not increase demand for fire protection services that would necessitate the need for new or physically altered facilities. No impact would occur.

ii. Police protection?

☐ Potentially Significant Impact
☐ Less Than Significant With Mitigation Incorporated
☐ Less than Significant Impact
☒ No Impact

Discussion/Explanation:

No Impact: Police services are provided by the San Diego County Sheriff's Department. The Sheriff's station that serves the project site is the San Diego County Sheriff's Department Ramona Substation located at 1424 Montecito Road, Ramona, approximately 9 miles south-east of the project site. The project does not include new homes that would require additional services or extended response times for police services, and the winery is already served by the San Diego County Sheriff's Department. Therefore, the project would not increase demand for police services that would necessitate the need for new or physically altered facilities. No impact would occur.

iii. Schools?

☐ Potentially Significant Impact
☐ Less Than Significant With Mitigation Incorporated
☐ Less than Significant Impact
☒ No Impact

Discussion/Explanation:

No Impact: The project consists of a wine tasting facility, event center, and fire water storage tank, and would not construct any housing. Therefore, the project would not result in population growth that would increase demand for schools that would necessitate new or physically altered facilities. No impact would occur.

iv. Parks?

☐ Potentially Significant Impact
☐ Less Than Significant With Mitigation Incorporated
☐ Less than Significant Impact
☒ No Impact

Discussion/Explanation:

No Impact: The project consists of a wine tasting facility, event center, and fire water storage tank, and would not construct any housing. Therefore, the project would not result in population growth that would increase demand for parks that would necessitate new or physically altered facilities. No impact would occur.

v. Other public facilities?

☐ Potentially Significant Impact ☐ Less than Significant Impact
☐ Less Than Significant With Mitigation Incorporated ☒ No Impact

Discussion/Explanation:

No Impact: The project consists of a wine tasting facility, event center, and fire water storage tank, and would not construct any housing. Therefore, the project would not result in population growth that would increase demand for other public facilities such as libraries that would necessitate new or physically altered facilities. No impact would occur.

XVI. RECREATION

Would the project:

a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?

☐ Potentially Significant Impact ☐ Less than Significant Impact
☐ Less Than Significant With Mitigation Incorporated ☒ No Impact

Discussion/Explanation:

No Impact: The project consists of a wine tasting facility, event center, and fire water storage tank, and would not construct any housing. Therefore, the project would not result in population growth that would increase in the use of existing neighborhood and regional parks or other recreational facilities. No impact would occur.

b) Does the project include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment?

☐ Potentially Significant Impact ☐ Less than Significant Impact
☐ Less Than Significant With Mitigation Incorporated ☒ No Impact

Discussion/Explanation:

No Impact: The project consists of a wine tasting facility, event center, and fire water storage tank, and does not include the provision of recreational facilities or require the construction or expansion of recreational facilities. No impact would occur.

XVII. TRANSPORTATION

Would the project:

a) Conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?

☐ Potentially Significant Impact
☐ Less Than Significant With Mitigation Incorporated
☒ Less than Significant Impact
☐ No Impact

Discussion/Explanation:

Less than Significant Impact: The County's General Plan identifies standards for maintaining an adequate LOS for County roadways and intersections. To evaluate project consistency with the General Plan Circulation Element, a Local Mobility Analysis, which includes an LOS analysis, was prepared for the project by Rick Engineering on January 26, 2021 (Appendix M). Although the requirement for the Local Mobility Analysis is not currently in effect based on Board of Supervisors direction that rescinded the County's Transportation Study Guidelines (TSG), it provides useful information to inform the transportation analysis in the absence of updated guidance for transportation analysis. The LOS analysis would be considered by the County's decisionmakers when making General Plan consistency findings for the project. The LOS summary is consistent with County General Plan Policy M-2.1, which requires projects to provide associated road improvements necessary to achieve a LOS D or better on all Mobility Element roads except for those where a failing LOS (E or F) has been accepted by the County. The results of the analysis show that all three intersections studied currently operate at acceptable levels of service (LOS D or better). Under Opening Year 2023 Plus Project conditions, Opening Year 2026 Plus Project conditions, and Opening Year 2027 Plus Project conditions, study intersections would continue to operate at acceptable levels of service. Therefore, no physical improvements to the study intersections are recommended, and the project would not conflict with the General Plan.

There are currently no bike lanes or existing sidewalk provided along either side of SR-78 (San Pasqual Valley Road) within the project area. The County of San Diego Active Transportation Plan (ATP) currently does not have any plans to construct new bike facilities on the segment within the project area, and due to the rural location and lack of existing bicycle facilities in the adjacent surrounding area, no specific improvements to bicycle facilities along San Pasqual Valley Road are proposed as part of the project. In addition, the County of San Diego ATP does not recommend any pedestrian improvements in the immediate vicinity of the project site, and due to the rural location and lack of existing pedestrian facilities in the adjacent surrounding area, no specific improvements to pedestrian facilities along San Pasqual Valley Road are proposed as part of the project.

Therefore, the project would not conflict with adopted policies, plans, and programs regarding public transit, bicycle, and pedestrian facilities, and impacts would be less than significant.

b) Would the project conflict or be consistent with CEQA Guidelines Section 15064.3, subdivision (b)?

☐	Potentially Significant Impact	☒	Less than Significant Impact
☐	Less Than Significant With Mitigation Incorporated	☐	No Impact

Discussion/Explanation:

In December 2018, new CEQA guidelines were approved that shifted traffic analysis from delay and operations to VMT when evaluating transportation impacts under CEQA. This change in methodology was a result of SB 743, which changed the way that transportation impacts are analyzed under CEQA. Specifically, SB 743 requires the Governor's Office of Planning and Research to amend the CEQA Guidelines to provide an alternative to LOS for evaluating transportation impacts. Particularly within areas served by transit, those alternative criteria must promote the reduction of GHG emissions, the development of multimodal transportation networks, and a diversity of land uses. CEQA Guidelines Section 15064.3 states that, generally, VMT is the most appropriate measure of transportation impacts, and a project's effect on automobile delay shall not constitute a significant environmental impact. Land use projects that decrease vehicle miles traveled in the project area compared to existing conditions should be presumed to have a less than significant transportation impact. If existing models or methods are not available to estimate the vehicle miles traveled for the particular project being considered, a lead agency may analyze the project's VMT qualitatively. A lead agency has discretion to choose the most appropriate methodology to evaluate a project's vehicle miles traveled.

The CEQA transportation analysis prepared for the project was based on the County's TSG, which were in effect at the time of the analysis but have been since been rescinded by the Board of Supervisors. Despite the rescission of the TSG, the VMT analysis demonstrates consistency with requirements of CEQA Guidelines Section 15064.3 as discussed below.

Less than Significant Impact: A VMT Analysis Memorandum (VMT Memo) was prepared for the project by Rick Engineering on January 28, 2021 (Appendix N). As discussed in Appendix N, the project cannot be evaluated with existing quantitative methods including the SANDAG Regional Travel Demand Model, since these methods fail to capture the nature of winery and event facility trips. Therefore, a qualitative VMT evaluation was conducted for the project (Rick Engineering 2021b). The proposed winery and event center trip generation analysis were examined by reviewing the nature of wine tasting and trip generation and the project's proximity to local and regional attractions. The wine tasting facility and event center would not induce events, but would provide another option for facility use within the region. The project is centrally located next to several large urban centers within the San Diego County region. For example, the project is located approximately 20 miles northeast of the City of San Diego and 6 to 10 miles away from urban centers such as Escondido and San Marcos. Conversely, Temecula Valley is located an additional 35 miles north of the project, and 55 miles north of the city of San Diego. Wineries within the San Pasqual and Ramona Valley offer a significantly closer alternative to Temecula. Additionally, the event facility component of the project would also offer a closer winery venue option for weddings and special events, which would divert longer trips that would possibly go from the city of San Diego to Temecula.

In addition to offering locals a closer wine tasting experience, there are several other major attractions located adjacent to the project, including the San Diego Zoo Safari Park (Safari Park) and the City of Escondido. The Safari Park averages approximately 2,000,000 visitors annually, and the City of Escondido has an estimated population of 150,000. Proximity to these attractions effectively lowers overall VMT by providing options for entertainment closer to where San Diego residents live and already travel.

The VMT Memo utilizes findings from the 2019 San Diego County Economic Impact of Wineries report (2019 Report) which states that existing trips generated within the area largely center around wine tasting, and residents who want to go wine tasting would do so irrespective of whether the project were developed. Therefore, trips to the project site would most likely capture trips that are currently being generated by existing nearby attractions, and per the 2019 Report, "trips between wineries are often captured by a diverted trip to or from another nearby winery" rather than creating new trips. Similarly, the project adds an additional wine tasting opportunity that is closer to San Diego communities, providing an opportunity for wine tasting trips to stay local instead of seeking destinations that are farther away, thereby also providing the opportunity to divert trips that otherwise might go outside the County.

Additionally, the project includes several features that further reduce VMT and benefit the overall region. These features include shuttle/tour services and carpooling incentives that include preferred parking. These VMT reducing project features are also supported by the OPR Technical Advisory. The project would designate preferred spaces for those who carpool. Spaces would also be made available to the tour companies which regularly travel through the area. The project applicant would also provide free tastings to those who use shuttle/tour services or carpool. By incentivizing carpooling and shuttle/tour services, the project would reduce parking demand and the overall vehicle trips through the area. Therefore, the project would not conflict with and would be consistent with CEQA Guidelines Section 15064.3, subdivision (b), and impacts would be less than significant.

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

☐	Potentially Significant Impact	☒	Less than Significant Impact
☐	Less Than Significant With Mitigation Incorporated	☐	No Impact

Discussion/Explanation:

Less Than Significant Impact: The project would widen SR-78 along the project frontage to construct a two-way left-turn lane and a westbound acceleration lane taper on SR-78 between the westernmost driveway (Driveway #1) and the central driveway (Rockwood Grove/Driveway #2). All road improvements would be constructed according to the County of San Diego Public and Private Road Standards. Therefore, the project would not significantly increase hazards due to design features or incompatible uses, and impacts would be less than significant.

d) Result in inadequate emergency access?

☐	Potentially Significant Impact	☐	Less than Significant Impact
☒	Less Than Significant With Mitigation Incorporated	☐	No Impact

Discussion/Explanation:

Less than Significant Impact: There are three existing driveways that provide access to the project site. The westernmost driveway (Driveway #1) is currently fenced off and it is not operational. The central driveway (Rockwood Grove/Driveway #2) is a gated access which serves as the primary access point for the project and its guests. The project would widen SR-78 along the project frontage to construct a two-way left turn lane and a westbound acceleration lane taper on SR-78 between Driveway #1 and Driveway #2. The easternmost driveway (Driveway #3) is gated and serves as access to an existing farmhouse and wine tasting area previously permitted.

Because access improvements are required to SR-78 to construct the two-way left-turn lane and westbound acceleration lane taper, the project may result in lane closures during such activities that may affect local traffic flows. Additionally, the movement of equipment and haul trucks to and from the site would have the potential to restrict or influence emergency access and circulations. Such conditions would have the potential to create a temporary significant impact. Implementation of mitigation measure TRA-1 would reduce this impact to a level less than significant.

Mitigation Measure

TRA-1 Prior to the start of construction, the County shall require the construction contractor to prepare and implement a traffic control plan to show specific methods for maintaining traffic flows. Traffic control measures could include but are not limited to the following tasks:

- Develop circulation and detour plans to minimize impacts to local street circulation, including the use of signage and flagging to guide vehicles through or around the construction zone.
- Schedule truck trips outside the range of peak morning (7:00 a.m. to 9:00 a.m.) and evening (4:00 p.m. to 6:00 p.m.) commute hours.
- Limit lane closures during peak hours to the extent possible.
- Use haul routes that minimize truck traffic on local roadways to the extent possible.
- Store construction materials only in designated areas.
- Develop comprehensive strategies for maintaining emergency traffic flows. Strategies shall include, but are not limited to, maintaining steel trench plates at the construction sites to restore access across open trenches and identification of

alternate routing around construction zones. Police, fire, and other emergency service providers shall be notified of the timing, location and duration of the construction activities and the location of detours and lane closures.

XVIII. TRIBAL CULTURAL RESOURCES

Would the project:

a) Cause a substantial adverse change in the significance of a tribal cultural resource, as defined in Public Resources Code §21074 as either a site, feature, place, or cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:

i. Listed or eligible for listing in the California Register of Historical Resources, or in a local register of Historical Resources as defined in Public Resources Code §5020.1(k), or

ii. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code §5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code §5024.1, the Lead Agency shall consider the significance of the resource to a California Native American tribe.

☐	Potentially Significant Impact	☐	Less than Significant Impact
☒	Less Than Significant With Mitigation Incorporated	☐	No Impact

Discussion/Explanation:

Less than Significant Impact with Mitigation Incorporated: The County initiated consultation with California Native American tribes traditionally and culturally affiliated with the project site consistent with the requirements of AB 52 on December 29, 2021. The Rincon Band of Luiseño Indians and the San Pasqual Band of Mission Indians requested consultation, which began in March 2022 and is currently ongoing. At this time, no tribal cultural resources have been identified on the site through the consultation process. However, the Rincon Band of Luiseño Indians requested that ethnographic research be completed for the project, and an addendum to the Cultural Resources Survey Report was subsequently prepared, which documented that ethnohistorical and ethnographic evidence indicates that the Shoshonean-speaking group that occupied the northern portion of San Diego County were the Luiseño. When contacted by the Spanish in the sixteenth century, the Luiseño occupied a territory bounded on the west by the Pacific Ocean, on the east by the Peninsular Range mountains, including Palomar Mountain to the south and Santiago Peak to the north, on the south by Agua Hedionda Lagoon, and on the north by Aliso Creek in present-day San Juan Capistrano. The Rancho Guejito area was used by the Luiseño as evidenced by the presence of cultural sites in the area, including a pictograph of a conquistador. However, this resource is not located within the project footprint and

surrounding area and would not be impacted by the project. As described in Section V.a) above, the CHRIS records search identified 14 prehistoric archaeological sites and one multi-component archaeological site within a one-mile radius of the project. However, the records search did not identify any archaeological resources within the 5.6-acre project footprint, and the project would not affect any of the resources identified within the one-mile radius. No cultural materials or landscape features (i.e., water source, bedrock outcrops) indicative of cultural resources were observed during the field survey. The 404-acre MUP area is highly disturbed due to the active and historical use of area as an orchard. Consequently, it is not anticipated that the project would impact any tribal cultural resources. Nonetheless, the project would have the potential to unearth previously unknown tribal cultural resources, which would be considered a significant impact (Impact TCR-1). Implementation of mitigation measure TCR-1 would reduce potential impacts on tribal cultural resources to a level less than significant.

Mitigation Measure

TCR-1 The project would implement a Construction Monitoring Program that would include the following:

- The Construction Monitoring Program would require both archaeological and Native American monitors to attend a pre-construction meeting and to be present during ground-disturbing activities, such as vegetation clearing, grading or trenching. The frequency of inspections would be determined by the Project Archaeologist in consultation with the Native American monitor and would vary based on the rate of excavation, the materials excavated, and the presence and abundance of artifacts and features.

- If previously unidentified potentially significant cultural resources are discovered, construction activities would be diverted away from the discovery and the resources evaluated for significance. Isolates and non-significant deposits would be minimally documented in the field. Significant archaeological discoveries include intact features, stratified deposits, previously unknown archaeological sites, and human remains. The Principal Investigator would inform the County Archaeologist of the discovery and together determine its significance. To mitigate potential impacts to significant cultural resources, a Data Recovery Program for any newly discovered cultural resource would be prepared by the Principal Investigator, approved by the County Archaeologist, and implemented using professional archaeological methods. Construction activities would be allowed to resume after the completion of the recovery of an adequate sample or the recordation of features.

- All cultural material collected during the Data Recovery and Construction Monitoring Programs would be processed and curated at a San Diego County facility that meets federal standards per 36 Code of Federal Regulations Part 79 unless the tribal monitors request the collection.

- If human remains are discovered, work shall halt in that area and the procedures set forth in the California Public Resources Code (Section 5097.98) and State

Health and Safety Code (Section 7050.5) will be followed. The Principal Investigator shall contact the County Coroner.

- After the completion of the monitoring, an appropriate report shall be prepared. If no significant cultural resources are discovered, a brief letter shall be prepared. If significant cultural resources are discovered, a report with the results of the monitoring and data recovery (including the interpretation of the data within the research context) shall be prepared.

XIX. UTILITIES AND SERVICE SYSTEMS

Would the project:

a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or stormwater drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?

☐	Potentially Significant Impact	☒	Less than Significant Impact
☐	Less Than Significant With Mitigation Incorporated	☐	No Impact

Discussion/Explanation:

Less than Significant Impact:

Water

The existing Small Winery permit area solely utilizes groundwater for both potable water within existing structures and irrigation of the on-site agricultural use. Connections to the winery's existing groundwater system would be located within the project footprint. Consequently, potential impacts associated with construction of these water connection have been evaluated throughout this Draft IS/MND.

The project proposes fire water storage, consisting of a 37,000-gallon corrugated metal tank, to be located approximately 1,360 feet north of the wine tasting-event center complex, adjacent to the existing central farm road that runs the length of the permit area. The tank would be at least 350 feet from any existing buildings. The tank would be in a vacant area now being used for storage. A fire pump and control system would be housed in a proposed pump house constructed midway between the tasting facility and event center. The tank and pump house would be installed on an elevated pad that would be approximately 36 inches higher than the surrounding grade. The storage tank would supply water to the fire protection system via a six-inch water line. The pump house would be connected to the FDCs and fire hydrants via six-inch polyvinyl chloride (PVC) piping. Fire water would be supplied to the fire storage tank from an existing agricultural well. Power to the pump house would come underground via an existing SDG&E pole about 500 feet from the pump house. The fire pump would be on a separate electrical meter from the wine tasting facility and event center. These facilities would be located

within the project footprint. Consequently, potential impacts associated with construction of these water facilities have been evaluated throughout this Draft IS/MND. All potable water facilities would be processed through a Transient, Non-Community Water System Permit from the State of California. Therefore, the project would not require or result in the relocation or construction of new or expanded water facilities that would cause environmental effects, and impacts would be less than significant.

Wastewater

A wastewater treatment system for the wine tasting facility would be located west and north of the tasting facility along the existing dirt farm road and would be sized to handle wastewater from the tasting facility at buildout. A similar system for the event center would be located just south of the facility in the existing vineyard, or as determined by the contractor who is responsible for designing the system. The leach fields would be a minimum of 75 feet from the event center, over 165 feet from the existing agricultural wells and over 380 feet east of the flow line of Rancho Guejito Creek. These facilities would be located within the project footprint. Consequently, potential impacts associated with construction of these wastewater facilities have been evaluated throughout this Draft IS/MND. Therefore, the project would not require or result in the relocation or construction of new or expanded wastewater facilities that would cause environmental effects, and impacts would be less than significant.

Stormwater

Stormwater runoff from new impervious areas constructed for the site would be treated via impervious area dispersion in compliance with the San Diego County's BMP design manual. Runoff from the buildings and parking lots would be directed towards the adjacent pervious areas and dispersed via splash block/riprap and flow spreaders. No changes in the current flowage patterns are proposed. Design features that would direct flows towards adjacent pervious areas would be located within the project footprint. Consequently, potential impacts associated with drainage features have been evaluated throughout this Draft IS/MND. Therefore, the project would not require or result in the relocation or construction of new or expanded stormwater facilities that would cause environmental effects, and impacts would be less than significant.

Natural Gas

Propane tanks would be added and placed to service the fuel the outdoor firepits and barbecues. One would be placed at the east edge of the tasting facility parking lot to provide fuel for various appliances in the tasting facility, commercial kitchen and outdoor fire pit(s). A second would be placed approximately 50 feet north of the banquet barn. The locations of these propane tanks are located within the project footprint. Consequently, potential impacts associated with construction of these natural gas facilities have been evaluated throughout this Draft IS/MND. Therefore, the project would not require or result in the relocation or construction of new or expanded natural gas facilities that would cause environmental effects, and impacts would be less than significant.

Electric Power and Telecommunications

The project would connect to electrical and fiber optic infrastructure that already serves the project site. Connections to this infrastructure would be located within the project footprint. Consequently, potential impacts associated with these infrastructure connections have been evaluated throughout this Draft IS/MND. Therefore, the project would not require or result in the relocation or construction of new or expanded electric power or telecommunications facilities, and impacts would be less than significant.

b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?

☐	Potentially Significant Impact	☐	Less than Significant Impact
☐	Less Than Significant With Mitigation Incorporated	☒	No Impact

Discussion/Explanation:

No Impact: The MUP area is not located within the service boundaries of the SDCWA. The project site has a groundwater source for both potable water and irrigation of the onsite agricultural use; however, the project does not propose any increase in water usage as the amount used by the tasting facility and event center would be significantly less than that used by the existing crops. The water supply memorandum prepared for the project determined that the agricultural crops within the project footprint consume approximately 8.5 acre-feet of groundwater per year. However, the wine tasting facility, event center, including 0.7 acre of new grape plantings, 0.4 acres of drought tolerant landscaping, and an estimated 135 fixture units would consume approximately 5.20 acre-feet of groundwater per year (see Appendix I). Consequently, the project would result in a reduction of approximately 3.4 acre-feet of groundwater consumption per year compared to the existing condition. Therefore, the project would have sufficient water supplies available to serve the project and reasonably foreseeable future. No impact would occur.

c) 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 provider's existing commitments?

☐	Potentially Significant Impact	☐	Less than Significant Impact
☐	Less Than Significant With Mitigation Incorporated	☒	No Impact

Discussion/Explanation:

No Impact: A wastewater treatment system for the wine tasting facility would be located west and north of the tasting facility along the existing dirt farm road and would be sized to handle wastewater from the tasting facility at buildout. A similar system for the event center would be located just south of the facility in the existing vineyard, or as determined by the contractor who is responsible for designing the system. The leach fields would be a minimum of 75 feet from

the event center, over 165 feet from the existing agricultural wells and over 380 feet east of the flow line of Rancho Guejito Creek. Because the project proposes its own wastewater treatment system, the project would not require any wastewater treatment service. No impact would occur.

d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?

☐ Potentially Significant Impact ☒ Less than Significant Impact
☐ Less Than Significant With Mitigation Incorporated ☐ No Impact

Discussion/Explanation:

Less than Significant Impact: Implementation of the project would generate solid waste. All solid waste facilities, including landfills require solid waste facility permits to operate. In San Diego County, the County Department of Environmental Health, Local Enforcement Agency issues solid waste facility permits with concurrence from the California Integrated Waste Management Board under the authority of the Public Resources Code (Sections 44001-44018) and California Code of Regulations Title 27, Division 2, Subdivision 1, Chapter 4 (Section 21440et seq.). There are five, permitted active landfills in San Diego County with remaining capacity. Therefore, there is sufficient existing permitted solid waste capacity to accommodate the project's solid waste disposal needs, and impacts would be less than significant.

e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?

☐ Potentially Significant Impact ☒ Less than Significant Impact
☐ Less Than Significant With Mitigation Incorporated ☐ No Impact

Discussion/Explanation:

Less than Significant Impact: Implementation of the project would generate solid waste. All solid waste facilities, including landfills require solid waste facility permits to operate. In San Diego County, the County Department of Environmental Health, Local Enforcement Agency issues solid waste facility permits with concurrence from the California Integrated Waste Management Board under the authority of the Public Resources Code (Sections 44001-44018) and California Code of Regulations Title 27, Division 2, Subdivision 1, Chapter 4 (Section 21440et seq.). There are five, permitted active landfills in San Diego County with remaining capacity. Solid waste services are currently provided for the MUP by EDCO that would serve the project as well. The Small Winery permit area currently has one large solid waste collection bin located near the existing structures within the 404-acre MUP area. The Small Winery permit area also has two recycling trash bins. One is located by the tasting patio near the portable restroom and the other is located by the McBrearty barn. These existing facilities have excess capacity to collect solid waste and recycling from the wine tasting facility and event center.

In October 2014 Governor Brown signed AB 1826 Chesbro (Chapter 727, Statutes of 2014), requiring businesses to recycle their organic waste. On and after January 1, 2016, local jurisdictions across the state were required to implement an organic waste recycling program to divert organic waste generated by businesses, including multifamily residential dwellings that consist of five or more units. Organic waste for the purposes of AB 1826, means food waste, green waste, landscape and pruning waste, nonhazardous wood waste, and food-soiled paper waste that is mixed in with food waste. The law phased in the requirements for businesses over time, while offering an exemption process for rural counties. The project would comply with applicable state law regarding source separation consistent with the requirements of EDCO. Therefore, the project would comply with federal, state, and local management and reduction statutes and regulations related to solid waste, and impacts would be less than significant.

XX. WILDFIRE

If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:

Would the project:

a) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?

☐	Potentially Significant Impact	☒	Less than Significant Impact
☐	Less Than Significant With Mitigation Incorporated	☐	No Impact

Discussion/Explanation:

A Fire Prevention Plan (FPP) Letter Report was prepared for the project by Dudek on April 16, 2020 (Appendix O). The FPP Letter Report demonstrates that the project would be in compliance with applicable portions of the 2020 San Diego County Consolidated Fire Code (Ordinance Number 10337) and Tiered Winery Ordinance (Section 6910) Amendment (POD-14-005, adopted by the County Board of Supervisors on April 27, 2016). The project would also be consistent with the 2019 California Building Code, Chapter 7A; 2019 California Fire Code, Chapter 49; and 2019 California Residential Code, Section 237 as adopted by the County.

Less than Significant Impact: The project includes the construction of a wine tasting facility and event center, along with associated parking lots, outdoor areas, fire water storage and storm water infiltration facilities. The project's wildland urban interface location is primarily in an area statutorily designated within the state responsibility area Moderate Fire Hazard Severity Zone (FHSZ) for the Rockwood Canyon valley bottom and Very High FHSZ for the steeper slopes in the canyon, by the County and California Department of Forestry and Fire Protection (CAL FIRE) (Dudek 2021).

All new structures would meet applicable Fire and Building Codes pursuant to requirements for ignition resistance (California Building Code, Chapter 7A). The wine tasting room and banquet barn would provide a dual-purpose as temporary refuge structures. These structures would be

intended to provide temporary refuge as a contingency to evacuation should evacuation be considered less safe. Hardening each building against a wildfire would require upgraded building features as follows:

- Type 1B exterior walls construction
- NFPA and San Diego County consistent, automatic fire protection sprinkler system
- Windows dual pane, both panes tempered or fire rated glazing for all sides of building
- Backup diesel or equivalent generator
- Air handling system to minimize smoke in ventilation
- Communication systems, including television, computers, internet, and telephone
- Basic supplies to accommodate a short-term sheltering, including water, first aid, and food
- Minimum 100 feet of defensible space around structure

In addition, the minimum setback as regulated by the County of San Diego Zoning Ordinance and 2020 Consolidated Fire Code, Sections 4907.1 would be maintained to protect all Project structures from a wildfire. An approved, automatic fire sprinkler system would be installed in all new structures for the Project in accordance with at minimum, NFPA 13R3 standards, 2019 CFC and CBC, and 2020 Consolidated Fire Code or the current, adopted Code editions. All commercial cooking equipment that produces grease laden vapor shall be provided with a Type1 hood, in accordance with the California Mechanical Code, and a pre-engineered wet chemical system, complying with Underwriters Laboratories Inc. (UL) 300. In addition, a Class “K” (Potassium acetate) Fire Extinguisher must be within 30 feet of travel distance of areas with heat processing equipment for food, using combustible cooking media.

The additional facilities associated with the winery would bring additional patrons to the site within areas with a high risk of ignition. Risk from increased human presence within high fire hazard areas would be addressed through the operational characteristics of the site that would keep visitors within designated areas of the site. The risk of inadvertent ignition would additionally be reduced by the location of the proposed site operations within an active agricultural area that is subject to ongoing agricultural management and irrigation. To further minimize the risk of ignition, the project has incorporated fuel modification zones that extend beyond 100 feet around structures on site. This defensible space consists of irrigated and well-maintained vineyards and orchards that act as a 100+ feet of Fuel Modification Zone 1. The orchards and vineyards would be maintained in a healthy state at all times as follows:

- Fruit or grape plants would be irrigated to maintain a high moisture content.
- Dead or dying grape vines or trees and debris would be removed from the area on an ongoing basis.
- Grape plants would be grown on trellises made of non-combustible material.
- Dead grasses and weeds between rows of trees or vines would be mowed to 3 inches in height.

Additionally, as required in the 2020 Consolidated Fire Code, from the exterior wall surface of the building extending 5 feet on a horizontal plane shall be constructed of continuous hardscape or limited fire-resistant plantings acceptable to the Fire Authority Having Jurisdiction. Vegetation in this space shall not exceed 6 inches to 18 inches in height and irrigation is required. Additionally, this space shall be free of combustible materials and the use of mulch is prohibited.

Firepits constructed on the project site would be required to have a minimum of 50 feet of hardscape surrounding each firepit. Furthermore, events occurring during a Red Flag Warning or Watch would provide a qualified Fire Watch on-site for the duration of the event.

The project would also be required to adhere to ornamental landscaping requirements. Ornamental groundcovers, shrubs, and trees planted around the wine tasting room, bridal suite, and banquet barn are required to be selected from an approved fire-resistant plant list that is maintained by the County of San Diego, Department of Planning and Land Use. Ornamental trees, excluding orchard trees, planted adjacent to these structures would be limited to groupings of 2–3 trees with canopies for each grouping separated horizontally by 10 feet as presented in Table 4907.3.1 in the 2020 Consolidated Fire Code.

Project adherence to applicable Fire and Building Codes above would ensure the project would not expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires, and impacts would be less than significant.

b) Substantially impair an adopted emergency response plan or emergency evacuation plan?

☐ Potentially Significant Impact
☐ Less Than Significant With Mitigation Incorporated
☒ Less than Significant Impact
☐ No Impact

Discussion/Explanation:

Less than Significant Impact: A Conceptual Wildland Fire Evacuation Plan was prepared for the project by Dudek in April, 2020 (Appendix P).

The potential occurrence of a large evacuation event including evacuation of existing populations to the west of the project is possible. In this case, the existing populations would be associated with the Safari Park's visitors, Rancho San Pasqual, Vista Monte, and the San Pasqual Union Elementary School and total a worst case 2,829 vehicles, possibly more if parents disregard emergency evacuation protocols at the elementary school and attempt to pick up their children, as follows:

- Safari Park – 4,100 visitors per day average, estimated 1,142 vehicles
- Rancho San Pasqual – 580 units x 2.2 vehicles/unit = 1,276 vehicles
- Vista Monte – 80 units x 2.2 vehicles/unit = 176 vehicles
- San Pasqual Union Elementary School – 560 students and staff = up to 10 busses and 25 staff vehicles (200 vehicles estimated for parents who disregard protocols and who are not associated with Rancho San Pasqual or Vista Monte)

Estimated total worst case evacuating vehicles: 2,829.

The existing condition worst case assumes that a wildfire occurs when all families are home, school is in session, and a large crowd with 1,142 vehicles is at the Safari Park. This is overly conservative because school is in session for a specified period each morning until early

afternoon, the Safari Park is not open overnight, and families are not typically at home during the day, when at least one parent is off-site working. However, even if a less conservative approach is utilized, the total number of existing vehicles that may be evacuating would still approach 3,000.

Adding 121 evacuating vehicles from the proposed project to an existing total of less than 3,000 evacuating vehicles is an addition of approximately 4 percent. Evacuation travel times from existing population areas are estimated to be roughly 15 minutes (from Cloverdale/SR-78 intersection) to 52 minutes (from San Pasqual Academy) to reach Bear Valley Parkway assuming 1,340 vehicles per hour can be accommodated on SR-78. This assumes a vehicular travel speed average of 8 miles per hour (mph) (1,340 vehicles per hour), a realistic speed during a large evacuation, particularly achievable with law enforcement control of downstream intersections. The addition of 121 evacuating vehicles could add up to approximately 2 minutes to the evacuation travel times and therefore, would not be expected to materially impact the travel speed of 8 mph or the overall time for existing residents to reach urban areas of Escondido. Thus, the project would not substantially impair an adopted emergency response plan or emergency evacuation plan. Impacts would be less than significant.

c) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentration from a wildfire or the uncontrolled spread of a wildfire?

☐	Potentially Significant Impact	☒	Less than Significant Impact
☐	Less Than Significant With Mitigation Incorporated	☐	No Impact

Discussion/Explanation:

Less than Significant Impact : The project site is in Rockwood Canyon valley floor on generally flat terrain. Rockwood Canyon flat terrain tends to have little effect on fire spread, resulting in fires that are driven by wind. A wildland fire in Rockwood Canyon could easily spread to fuels on the opposite sides of the canyon by spotting. Wind eddies and strong upslope air movement could also be expected at sharp bends in the canyon.

The project area's climate has a large influence on the fire risk, as drying vegetation during the summer months becomes fuel available to advancing flames should an ignition be realized. Typically, the highest fire danger is produced by the high-pressure systems that occur in the Great Basin, which result in the Santa Ana winds of southern California. Sustained wind speeds recorded during recent major fires in San Diego County exceeded 30 mph and may exceed 65 mph during extreme conditions. The Santa Ana wind conditions are a reversal of the prevailing southwesterly winds that usually occur on a region-wide basis during late summer and early fall. Santa Ana winds are warm and dry winds that flow from the higher desert elevations in the north through the mountain passes and canyons. As they converge through the canyons, their velocities increase. Consequently, peak velocities would be the highest at the mouth of Rockwood Canyon and dissipate as they spread across San Pasqual Valley floor. Santa Ana winds generally coincide with the regional drought period and the period of highest fire danger. The project site is affected by Santa Ana winds from the north (upper portion of Rockwood

Canyon) and east of the site. The slopes are generally in alignment with the extreme Santa Ana wind events, which can influence fire spread by creating downslope and down canyon wind-driven fires.

Although the project site is affected by Santa Ana winds which can influence fire spread, the project footprint is surrounded by irrigated vineyards and orchards. Therefore, the project would not increase the potential for wildlife. Additionally, the project would be required to adhere to applicable Fire and Building Codes. Therefore, the project would not expose occupants to pollutant concentration from a wildfire or the uncontrolled spread of a wildfire, and impacts would be less than significant.

d) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?

☐	Potentially Significant Impact	☒	Less than Significant Impact
☐	Less Than Significant With Mitigation Incorporated	☐	No Impact

Discussion/Explanation:

Less than Significant Impact.

Water Supply

On-site firefighting water needs would be met from an on-site water storage tank. Fire water storage, consisting of a 30,000 gallon corrugated metal tank, 15 feet high and 30 feet in diameter, would be located approximately 1,360 feet north of the wine tasting-event center complex adjacent to the existing central farm road that runs the length of the permit area. The tank would be located in a vacant area now being used for storage and would be at least 350 feet from any existing buildings. The tank shall comply with 2019 California Fire Code, County of San Diego 2017 County Fire Code, and National Fire Protection Association (NFPA) 22 - Private Fire Protection Water Tanks. Fire water would be supplied to the fire storage tank from an existing agricultural well.

A fire pump and control system would be housed in a proposed pump house constructed midway between the tasting room and event center. The fire pump installation and maintenance shall comply with 2019 California Fire Code, County of San Diego 2017 County Fire Code, and NFPA 20 - Standard for Installation of Stationary Pumps for Fire Protection. The tank and pump house would be installed on an elevated pad that would be approximately 18 inches higher than the surrounding grade. The pump house would be of masonry construction. Both the tank and pump house would be surrounded by a 5-foot-wide decomposed granite perimeter. Access to the fire water storage tank area would be from existing farm roads of DG. Power to the pump house would come underground via an existing SDG&E pole about 500 feet from the pump house. A back-up, diesel power source or equivalent generator would be installed adjacent to the pump house in case SDG&E shuts off power to the project area during a wildfire.

Two fire hydrants and two FDCs are proposed for the project site. The first fire hydrant would be located on the east side of the entry road within 50 to 100 feet from the wine tasting room. The event center would also have a fire hydrant within 50 to 100 feet of each event center building. Each building would have a separate FDC for fire sprinkler system. The FDC located next to and typically within 40 feet or less of fire hydrant. The 30,000-gallon storage tank would supply water to the fire protection system via an eight inch water line. The pump house would be connected to the FDCs and fire hydrants via six-inch PVC piping.

Fire Access Roads

Access to the project site would be provided from San Pasqual Valley Road (SR-78) via a proposed 24-foot-wide asphalt cement (AC) pavement private roadway. Internal circulation would be provided by 24-foot-wide roadways with the exception of the proposed bridal suite parking area which would be 20 feet in width. Road grades would comply with the 2017 County Fire Code fire access roadway standard. Minimum vertical clearance of 13 feet 6 inches would be maintained for the entire required width of fire access roads.

All access and internal road surfaces would consist of asphalt pavement and would be capable of supporting the imposed loads of fire apparatus (not less than 75,000 pounds). All proposed roads would be improved with asphalt concrete and would be maintained to provide a fire buffer as well as to facilitate on-site circulation for emergency vehicles.

Dead-end Fire Access Roads

All dead-end fire access roads in excess of 150 feet in length have been designed with approved provisions for turning around emergency apparatus. Therefore, the project would be in compliance with 2017 County Fire Code.

As described above, the project would increase fire water storage on-site and would propose fire access roads in compliance with the 2017 County Fire Code. Project infrastructure improvements in compliance with the 2017 County Fire Code would help to minimize fire risk. Additionally, these infrastructure improvements would be located within the project footprint. Consequently, potential impacts associated with construction of these infrastructure improvements have been evaluated throughout this Draft IS/MND. Therefore, project infrastructure would not exacerbate fire risk or result in temporary or ongoing impacts to the environment, and impacts would be less than significant.

e) Expose people or structure to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?

☐	Potentially Significant Impact	☒	Less than Significant Impact
☐	Less Than Significant With Mitigation Incorporated	☐	No Impact

Discussion/Explanation:

Less than Significant Impact: As described in Section XX.a) above, the project would not expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires. As described in Section X.c)ii. above, the project would reduce peak flows during the 100-year storm event for the local drainage basin. As described in Section X.d) above, the project site is not located within a FEMA special flood zone, and the project would not exacerbate any existing risk associated with dam failure associated with the Lake Sutherland dam approximately 13 miles upstream. As described in Section VII.a)iv. above, the Geological Reconnaissance did not identify evidence of landslides on the project site or within the surrounding area. Therefore, the project would not expose people or structure to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes, and impacts would be less than significant.

XXI. MANDATORY FINDINGS OF SIGNIFICANCE:

Would the project:

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

☐ Potentially Significant Impact
☐ Less than Significant Impact
☒ Less Than Significant With Mitigation Incorporated
☐ No Impact

Discussion/Explanation:

Less than Significant Impact With Mitigation Incorporated: Based on the analysis in this document, the County of San Diego finds that this project would not have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory.

b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?

☐ Potentially Significant Impact
☐ Less than Significant Impact
☒ Less Than Significant With Mitigation Incorporated
☐ No Impact

Discussion/Explanation:

Less than Significant with Mitigation: As described in the Draft IS/MND, all impacts would be mitigated to a level less than significant. Air quality is a regional issue and the cumulative study area for air quality impacts encompasses the San Diego Air Basin as a whole. Therefore, the cumulative analysis addresses regional air quality plans and policies, such as the RAQS, as well as the project's contribution to a net increase of any criteria pollutant for which the SDAB is listed as a non-attainment area. As described in Section III.a), the project would not construct new housing or result in an increase in the anticipated growth projections. The project would provide wine tasting opportunities and event space for existing residents in the community. Furthermore, as described in Section III.b), the project would not result in construction or operational emissions in excess of the applicable significance thresholds for all criteria pollutants. Consequently, the project would not result in an increase in emissions that are not already accounted for in the RAQS. As described in Section IV.e), implementation of mitigation measure BIO-1 would reduce impacts to the arroyo toad to a level less than significant consistent with the requirements of the MSCP. Projects that comply with the MSCP would not result in a significant cumulative impact for biological resources. As described in Section VII.b), the project would not conflict with the applicable plans developed to reduce GHG emissions at the regional level. All other project impacts were determined to be less than significant, and due to the limited scope of the project would result in cumulatively considerable impacts.

c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?

☐ Potentially Significant Impact	☐ Less than Significant Impact
☐ Less Than Significant With Mitigation Incorporated	☒ No Impact

Discussion/Explanation:

No Impact: Based on the analysis in this document, the County of San Diego finds that this project does not have the potential to result in environmental effects which would cause substantial adverse effects on human beings, either directly or indirectly.

REFERENCES USED IN THE COMPLETION OF THE INITIAL STUDY CHECKLIST

All references to federal, state, and local regulation are available on the Internet. For federal regulation refer to http://www4.law.cornell.edu/uscode/. For state regulation refer to www.leginfo.ca.gov. For County regulation refer to www.amlegal.com. All other references are available upon request.

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2008 CEQA & Climate Change, Evaluating and Addressing Greenhouse Gas Emissions from Projects Subject to the California Environmental Quality Act, January.

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2005 Air Quality and Land Use Handbook: A Community Health Perspective. California Air Resources Board. April.

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Dudek

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Office of Environmental Health Hazard Assessment (OEHHA)

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Rick Engineering

2021a Rancho Guejito Wine Tasting Facility and Event Center Local Mobility Analysis. Revised January 26.

2021b Rancho Guejito Wine Tasting Facility and Event Center VMT Analysis Memorandum. Revised January 28.

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2009 County of San Diego Guidelines for Determining Significance Paleontological Resources. https://www.sandiegocounty.gov/dplu/docs/Paleo-Guidelines.pdf.

2011a San Diego County General Plan Update Final Environmental Impact Report. August. https://www.sandiegocounty.gov/content/dam/sdc/pds/gpupdate/docs/BOS_Aug2011/EIR/FEIR_2.10_-_Minerals_2011.pdf.

2011b Tables N-1 and N-2 of the General Plan Noise Element.

2018 County of San Diego Climate Action Plan. SCH # 2016101055. February.

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LIST OF APPENDICES

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