

Mitigation and Monitoring Reporting Program

Mitigation Measure	Responsible Party or Parties	Timing for Mitigation Measure	Method of Verification	County Verification of Compliance (Date/Initials)
<p>manufacturers' specifications to all inactive construction areas (previously graded areas inactive for ten days or more).</p> <ul style="list-style-type: none"> Water active sites at least three times daily (locations where grading is to occur will be thoroughly watered prior to earthmoving). All trucks hauling dirt, sand, soil, or other loose materials are to be covered, or should maintain at least two feet of freeboard in accordance with the requirements of California Vehicle Code (CVC) Section 23114 (freeboard means vertical space between the top of the load and top of the trailer). Pave construction access roads at least 100 feet onto the site from main road. Traffic speeds on all unpaved roads shall be reduced to 15 mph or less. Stockpiled dirt may be covered with a tarp to reduce the need for watering or soil stabilizers. 	<p>SCAQMD, Inspector</p>	<p>During construction</p>	<p>Onsite Inspection</p>	
<p>AQ-9 The County shall require implementing projects to comply with the following additional SCAQMD CEQA Air Quality Handbook Dust Control Measures:</p> <ul style="list-style-type: none"> Revegetate disturbed areas as quickly as possible. All excavating and grading operations shall be suspended when wind speeds (as instantaneous gusts) exceed 25 mph. All streets shall be swept once a day if visible soil materials are carried to adjacent streets (recommend water sweepers with reclaimed water). Install wheel washers where vehicles enter and exit unpaved roads onto paved roads, or wash trucks and any equipment leaving the site each trip. 	<p>County Planning Department or designee SCAQMD, Inspector</p>	<p>Pre-construction (notes on plans) During construction</p>	<p>Plan check Onsite Inspection</p>	
<p>AQ-10 The County shall require implementing projects to comply with the following Mitigation Measures for Construction Equipment and Vehicles Exhaust Emissions:</p>	<p>County Planning Department or designee</p>	<p>Pre-construction (notes on plans)</p>	<p>Plan check</p>	

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<ul style="list-style-type: none"> The County shall require implementing projects to select construction equipment to be used on site based on low emission factors (equipment which releases little atmospheric pollutants) and high energy efficiency (equipment which requires less energy to do the same work). Examples of low emission and high energy efficiency equipment include, but are not limited to, use of EPA Tier 2 (or better) emission compliant construction equipment and use of alternative fueled construction equipment (natural gas)-as deemed appropriate by the County during application review (see GHG-1 for criteria). The County shall require implementing projects to include a statement on grading plans that all construction equipment will be tuned and maintained in accordance with the manufacturer's specifications. The County shall require implementing projects to utilize electric- or diesel-powered equipment, in lieu of gasoline-powered engines, as deemed appropriate by the County during application review (see GHG-1 for criteria). The County shall require implementing projects to include a statement on grading plans that work crews will shut off equipment when not in use. During smog season (May through October), the overall length of the construction period will be extended, thereby decreasing the size of the area prepared each day, to minimize vehicles and equipment operating at the same time. The County shall require implementing projects to time construction activities so as to not interfere with peak hour traffic and minimize obstruction of through traffic lanes adjacent to the site; if deemed necessary by the County to maintain acceptable levels of service and safety, a flag person shall be retained to maintain safety adjacent to existing roadways. The County shall require implementing projects to use 	<p>SCAQMD, Inspector</p>	<p>During construction</p>	<p>Onsite Inspection</p>	

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<p>Mitigation Measure</p> <p>EPA-rated engines of Tier 3 or better, or prevailing ARB construction fleet specifications (see GHG-1 for criteria).</p> <ul style="list-style-type: none"> • As soon as electric utilities are available at construction sites, the County shall require implementing projects to supply the construction site with electricity from the local utility and all equipment that can be electrically operated shall use the electric utility rather than portable generators, where reasonable and feasible (see GHG-1 for criteria). • The County shall require implementing projects to retain on site dust generated by the development activities, and keep dust to a minimum by following the dust control measures listed below: <ul style="list-style-type: none"> a) During clearing, grading, earthmoving, excavation, or transportation of cut or fill materials, water trucks or sprinkler systems shall be used to prevent dust from leaving the site and to create a crust after each day's activities cease. b) During construction, water trucks or sprinkler systems shall be used to keep all areas of vehicle movement damp enough to prevent dust from leaving the site. At a minimum, this would require watering at least three times per day which include wetting down such areas in the late morning, mid-day after work is completed for the day, and whenever wind exceeds 15 miles per hour. Soil stabilizers may also be used instead of watering as deemed appropriate by the County during application review, to comply with County and SCAQMD nuisance and dust regulations. c) Immediately after clearing, grading, earthmoving, or excavation is completed, the entire area of disturbed soil shall be treated until the area is paved or otherwise developed so that dust generation will not occur. d) Soil stockpiled for more than two days shall be 				

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<p>covered, kept moist, or treated with soil binders to prevent dust generation.</p> <p>e) Trucks transporting soil, sand, cut or fill materials, and/or construction debris to or from the site shall be tarped/covered from the point of origin.</p> <p>AQ-11 Where applicable, the County shall require implementing projects to apply Conservation Management Practices for Confined Animal Facilities:</p> <ol style="list-style-type: none"> 1) Manure Handling <ol style="list-style-type: none"> a) Cover manure prior to removing material off-site; and b) Spread the manure before 11:00 AM and when wind conditions are less than 25 miles per hour; and c) Utilize coning and drying manure management by removing manure at laying hen houses at least twice per year and maintain a base of no less than 6 inches of dry manure after clean out; or in lieu of complying with conservation management practice (1c) comply with conservation management practice (1d). d) Utilize frequent manure removal by removing the manure from laying hen houses at least every seven days and immediately thin bed dry the material. 2) Feedstock Handling <ol style="list-style-type: none"> a) Utilize a sock or boot on the feed truck auger when filling feed storage bins. 3) Disturbed Surfaces <ol style="list-style-type: none"> a) Maintain at least 70 percent vegetative cover on vacant portions of the facility; or b) Utilize conservation tillage practices to manage the amount, orientation and distribution of crop and other plant residues on the soil surface year-round, while growing crops (if applicable) in narrow slots 	<p>County Planning Department or designee</p>	<p>Concurrent with discretionary application review</p> <p>Post construction</p>	<p>Application review</p> <p>Site inspection</p>	

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<p>or tilled strips; or</p> <p>c) Apply dust suppressants in sufficient concentrations and frequencies to maintain a stabilized surface.</p> <p>4) Unpaved Roads</p> <p>a) Restrict access to private unpaved roads either through signage or physical access restrictions and control vehicular speeds to no more than 15 miles per hour through worker notifications, signage, or any other necessary means; or</p> <p>b) Cover frequently traveled unpaved roads with low silt content material (i.e., asphalt, concrete, recycled road base, or gravel to a minimum depth of four inches); or</p> <p>c) Treat unpaved roads with water, mulch, chemical dust suppressants or other cover to maintain a stabilized surface</p> <p>5) Equipment Parking Access</p> <p>d) Apply dust suppressants in sufficient quantity and frequency to maintain a stabilized surface; or</p> <p>e) Apply material with low silt content (i.e., asphalt, concrete, recycled road base, or gravel to a depth of four inches).</p>				
<p>AQ-12 Proponents of non-residential implementing projects, or projects larger than five acres in total size, shall prepare appropriate air quality studies which demonstrate that emissions resulting from project construction and operation do not result in significant localized impacts, or are mitigated to the extent feasible. The site-specific studies shall utilize SCAQMD's Localized Significance Threshold methodology, as reflected at http://www.aqmd.gov/ceqa/handbook/LST/LST.html. This methodology is a guidance document and may be modified for site-specific implementing actions as determined appropriate by the County.</p>	County Planning Department or designee	Prior to issuance of any discretionary approvals	Review/approval of required studies.	

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<p>AQ-13 Construction contractors supplying heavy duty diesel equipment, greater than 50 hp, will be encouraged to apply for AQMD SOON funds. Information including the AQMD website will be provided to each contractor which uses heavy duty diesel for on-site construction activities.</p>	<p>County Planning Department or designee</p>	<p>Prior to issuance of any construction permits</p>	<p>Verification of SOON fund application</p>	
Cultural Resources				
<p>CUL-1 For all implementing projects, the necessary archeological field surveys/studies/monitoring shall be required as part of the County's permitting approval process. Prior to discretionary project approval or issuance of a grading permit for ministerial projects, the County Archaeologist and/or architectural historian shall do the following:</p> <ul style="list-style-type: none"> • Review, and if evidence suggests the potential for historic resources on a future implementing project site, require a County-certified qualified archaeologist (retained by the future project applicant) to conduct a field survey for historical resources on specific sites not previously surveyed or those not surveyed within 5 years of the date of the application for cultural resources. The appropriate survey report shall be completed per current Riverside County Archaeological Survey Report Guidelines and shall include contacting the Native American Heritage Commission and the appropriate local tribes. • Review, and if evidence suggests the potential for historic resources on a future implementing project site, require a County-certified qualified archaeologist to conduct an appropriate records search to obtain information on historical property records. • Review, and if evidence suggests that potential for subsurface cultural deposits, consider archaeological monitoring during grading, trenching, and related construction activities, to facilitate project specific avoidance or other mitigation measures. • Consider Tribal observation and consultation during archaeological monitoring when requested by local 	<p>County Planning Department or designee</p>	<p>Prior to discretionary project approval or issuance of a grading permit for ministerial projects</p>	<p>Review/approval of required studies.</p>	

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<p>tribal government(s) or individual(s) recognized by the Native American Heritage Commission (NAHC), when that entity provides specific information suggesting the potential for subsurface cultural deposits may be present. Tribal monitoring shall not replace archaeological monitoring as they serve different purposes and have different responsibilities under different authorities.</p> <ul style="list-style-type: none"> • Evaluate the significance and integrity of all historical resources identified on implementing project sites within the Project area, using criteria established in the CEQA Guidelines for important archaeological resources (eligibility for listing on the California Register of Historical Resources [CRHR]), and/or 36 CFR 60.4 for eligibility for listing on the National Register of Historic Places. • Where site investigations identify significant cultural resources (specifically including, but not limited to, site investigations related to potential trail or circulation improvements), consistent with CEQA and County guidelines, these resources shall be avoided as a first priority wherever feasible, prior to considering salvage or other invasive mitigation. Feasibility of avoidance is case-specific and potentially subject to different variables unique to a project site that have to be analyzed. Feasibility could involve modifying the project design. • Propose recommended mitigation measures and conditions of approval for implementing projects (if a local government action is required) to reduce adverse project effects on significant, important, and/or unique historical resources, following appropriate CEQA and/or National Historic Preservation Act Section 106 guidelines. • Require from the designated project-specific County-certified Project Archaeologist documentation of all required mitigation treatments and the results of those 				

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<p>treatments for previously known and inadvertent finds according to current County reporting requirements to document environmental mitigation compliance.</p> <p>CUL-2 If previously unknown unique cultural resources are identified during grading activities associated with the implementing Project, the following procedures shall be followed. For this Project, unique cultural resources are defined as being multiple artifacts in close association with each other, but may include fewer artifacts if the area of the find is determined to be of significance due to its sacred or cultural importance.</p> <ul style="list-style-type: none"> • If not previously retained, a County-certified qualified archaeologist shall be retained to assess the nature and significance of the find(s). • All ground disturbance activities within 100 feet of the discovered cultural resources shall be halted until a meeting is convened between the developer, the archaeologist, the Native American tribal representative and the Planning Director to discuss the significance of the find. • At the meeting, the significance of the discoveries shall be discussed and after consultation with the Native American tribal representative and the archaeologist, a decision shall be made, with the concurrence of the Planning Director, as to the appropriate mitigation (documentation, recovery, avoidance, etc.) for the cultural resources. • Grading of further ground disturbance shall not resume within the area of the discovery until an agreement has been reached by all parties as to the appropriate mitigation. 	<p>County Planning Department or designee</p>	<p>During construction activities</p>	<p>Onsite Inspection/monitoring</p>	
<p>CUL-3 If human remains are encountered, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the County Coroner has made a determination of origin pursuant to Public Resources Code Section 5097.98. The County Coroner shall be notified of the find immediately and the remains shall be left in place and free from disturbance until a final decision as to</p>	<p>County Planning Department or designee</p>	<p>Immediately after human remains are encountered, within 48 hours of notification by the NAHC, upon completion of the</p>	<p>MLD inspection and County Coroner notification</p>	

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<p>the treatment and disposition has been made. If the remains are determined to be Native American, the Coroner shall notify the Native American Heritage Commission (NAHC) within 24 hours, which shall determine and notify a Most Likely Descendant (MLD). With the permission of the landowner or his/her authorized representative, the MLD may inspect the site of the discovery. The MLD shall complete the inspection within 48 hours of notification by the NAHC. The MLD may recommend scientific removal and nondestructive analysis of human remains and items associated with Native American burials. The MLD may recommend reburial somewhere within the Project boundaries where they can be protected in perpetuity. The MLD may also request avoidance and preservation in place.</p>		assessment		
<p>CUL-4</p> <p>For all implementing projects, the necessary paleontological field surveys/studies/monitoring would be required as part of the permitting approval process. Prior to grading for ministerial projects, and prior to approval of discretionary projects, the County Geologist shall do the following:</p> <ul style="list-style-type: none"> Review and, if evidence suggests the potential for paleontological resources on a future implementing project site, require a County-certified qualified paleontologist (retained by the future project applicant) to conduct a field survey for paleontological resources on specific sites not previously surveyed for paleontological resources. Review and, if evidence suggests the potential for paleontological resources on a future implementing project site, require a County-certified qualified paleontologist to conduct an appropriate records search to obtain information on paleontological resource records. Review and, if evidence suggests that potential for subsurface paleontological deposits, consider paleontological monitoring during grading, trenching, and related construction activities, to facilitate appropriate mitigation treatment. 	County Planning Department or designee	Prior to discretionary project approval or issuance of a grading permit for ministerial projects	Review/approval of required studies.	

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<ul style="list-style-type: none"> Evaluate the significance and integrity of all paleontological resources identified on implementing project sites within the Project area, using criteria established in the CEQA Guidelines for important paleontological resources. Propose recommended mitigation measures and recommend conditions of approval for implementing projects (if a local government action is required) to reduce adverse project effects on significant, important, and/or unique paleontological resources. Require from the designated project-specific County-certified Project Paleontologist documentation of all required mitigation treatments and the results of those treatments for previously known and inadvertent finds according to current County reporting requirements to document environmental mitigation compliance. 				
<p>CUL-5</p> <p>If previously unknown paleontological resources are identified during grading activities associated with the implementing projects, the following procedures shall be followed:</p> <ul style="list-style-type: none"> All ground disturbance activities within 100 feet of the discovered paleontological resources shall be halted until a meeting is convened between the developer, the project paleontologist, and the Planning Director to discuss the significance of the find. At the meeting, the significance of the discoveries shall be discussed and after consultation with the paleontologist, a decision shall be made, with the concurrence of the Planning Director, as to the appropriate mitigation (documentation, recovery, avoidance, etc.) for the paleontological resources. Grading of further ground disturbance shall not resume within the area of the discovery until the fossil has been properly recovered/removed from the area to be graded and/or the fossil has been determined to be insignificant. 	County Planning Department or designee	During construction activities	Onsite Inspection/monitoring	

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Geology, Soils, and Seismicity				
<p>GEO-1 All implementing projects shall prepare a site-specific assessment as determined by the County Geologist to ascertain all site-specific geologic/geotechnical information, including, but not limited to, ground shaking potential, blasting hazards, liquefaction potential, fault rupture potential and landslide/slope instability potential. This assessment and report shall be prepared by a California-licensed geologist and/or geotechnical engineer and shall be submitted to the County Geologist for review and approval prior to approval of the implementing project. This report shall include site-specific measures such as grading recommendations, foundation design recommendations, slope stability recommendations, and the alternative siting of structures, as appropriate, to reduce the significance of potential geologic and/or geotechnical hazards associated with the proposed implementing project</p>	<p>County Geologist</p>	<p>Prior to issuance of grading permits</p>	<p>Plan Check</p>	
<p>GEO-1a Any development within the Project area shall consider retention of topsoil should any grading be necessary, with the intent to minimize loss of valuable topsoil for agricultural purposes. The topsoil removed from grading areas, if any, could be reapplied to areas proposed for viticultural production or other agricultural use, subject to consistency with project grading plans, other applicable regulations, and viticulture Best Management Practices as determined appropriate by the landowner</p>	<p>County Planning Department or designee</p>	<p>Concurrent with discretionary application review</p>	<p>Application Review</p>	
Greenhouse Gas Emissions				
<p>GHG-1 All implementing projects shall use the following mitigation measures to reduce impacts from construction activities as related to construction equipment and vehicle exhaust emissions:</p> <ul style="list-style-type: none"> The County shall require implementing projects to use low-emission and high energy efficiency construction equipment on site. Examples of low-emission and high energy efficiency equipment include use of EPA Tier 2 (or better) emission compliant construction equipment and use of alternative-fuel construction equipment (natural gas), if available. 	<p>County Planning Department or designee</p>	<p>Prior to discretionary project approval or issuance of a grading permit for ministerial projects</p>	<p>Plan Check</p>	

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

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<p>Mitigation Measure</p> <p>a 100/70 points shall be considered to be consistent with the County's GHG reduction goals for the Project area. Refer to Temecula Valley Wine Country Greenhouse Gas Reduction Workbook (refer to Appendix E of this Draft EIR).</p> <ul style="list-style-type: none"> Those implementing projects that do not garnish the minimum points using the Option Tables (presented in the Temecula Valley Wine Country Greenhouse Gas Reduction Workbook, Appendix A [refer to Appendix E of this Draft EIR]) shall require quantification of project-specific GHG emissions and shall provide mitigation measures to reduce GHG emissions at least 28.5% below Business As Usual (BAU) emissions. 				
Hazards and Hazardous Materials				
<p>HAZ-1 During development of implementing projects, if underground storage tanks (UST) or other potential environmental concerns associated with the implementing project site are encountered, these areas of concern shall be handled as follows:</p> <ul style="list-style-type: none"> The contractor/property owner shall retain all responsibility associated with activities surrounding the safe and legal removal of the tank(s); The contractor/ property owner shall notify the local Fire Department jurisdiction prior to removal of the UST as local fire restrictions may be more stringent than County Department of Environmental Health (DEH), Hazardous Materials Management Division requirements; The contractor (licensed in accordance with the requirements of the State Contractors License Board) shall submit an Underground Storage Tank Closure by Removal completed permit application (or similar permit application as deemed appropriate) to the County Hazardous Materials Management Division along with applicable closure fees; The contractor shall submit a work plan (with the 	County Planning Department or designee	Prior to discretionary project approval or issuance of a grading permit for ministerial projects	Plan check	

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<p>permit application) to the Hazardous Materials Management Division prior to UST removal, which shall demonstrate compliance with the required closure procedures as set forth in the UST closure application currently in effect; and</p> <ul style="list-style-type: none"> The Division will inspect the tank removal, as necessary, evaluate all sample results, determine whether or not an unauthorized release has occurred, and determine if any further corrective actions are required. 				
<p>HAZ-2 All implementing projects located within a one-mile radius of the Teneclia Bomb Site 107 shall be required to perform an Unexploded Ordnance Survey to verify presence/ absence of unexploded ordnance prior to any earth disturbing activities (including preliminary site studies such as geotechnical investigations and biological surveys). Upon completion of this survey, the results will be provided to the Riverside County Planning Department and Riverside County Fire Department (Hazardous Materials Emergency Response Team), and appropriate pre-construction measures will be incorporated into the implementing project's grading and development plans, including removal of any identified hazards.</p>	<p>County Planning Department or designee; Riverside County Fire Department</p>	<p>Prior to grading</p>	<p>Application review; review/approval of Survey if required</p>	
<p>HAZ-3 If unexploded ordinances are identified during earth disturbance activities associated with implementing projects, the Riverside County Fire Department (Hazardous Materials Emergency Response Team) will be notified and all safety and remediation actions contained within the U.S. Department of Defense Ammunition and Explosives Safety Standards (U.S. Department of Defense 2004) will be implemented.</p>	<p>County Planning Department or designee; Riverside County Fire Department</p>	<p>During construction activities</p>	<p>Proof of notification and applicable remediation implementation</p>	
<p>HAZ-4 During the entitlement process, all implementing projects located within areas of wildfire susceptibility shall be evaluated by the Fire Department to determine whether the Department's Urban-Wildland Interface requirements should be implemented as part of the development. If the Department determines that either an interim or permanent condition of high fire risk would be present, a Fuel Modification Plan that meets the current requirements of</p>	<p>County Planning Department or designee; Riverside County Fire Department</p>	<p>Prior to discretionary project approval or issuance of a grading permit for ministerial projects</p>	<p>Application review; review/approval of Fuel Modification Plan if required.</p>	

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<p>the Fire Department shall be prepared and shall be approved by the Fire Department prior to approval of the implementing project.</p>				
Hydrology and Water Quality				
<p>HYD-1 All implementing projects shall utilize the County's Water Quality Management Plan (WQMP) checklist to determine if a project-specific WQMP is required. All implementing projects, regardless of the need for a WQMP, shall incorporate the appropriate Best Management Practices (BMPs) to maintain conformance to the County's active MS4 permit. Depending upon the location of the implementing project and whether it is considered a "Significant Redevelopment" or "New Development", the County shall require the project proponent to submit the necessary additional information and condition the project accordingly.</p>	<p>County Planning Department or designee</p>	<p>Prior to discretionary project approval or issuance of a grading permit for ministerial projects</p>	<p>Application review against WQMP checklist</p>	
<p>HYD-2 All implementing projects exceeding a discharge of average aggregate wastewater flow that exceeds the San Diego Regional Water Quality Control Board (SDRWQCB) threshold shall be required to connect to sewer services when it is made available by the Eastern Municipal Water District (EMWD). Most single-family residences may be exempted from average aggregate wastewater flow requirements regardless of family units.</p>	<p>County Planning Department or designee</p>	<p>Prior to discretionary project approval</p>	<p>Application review against SDRWQCB wastewater discharge thresholds</p>	
<p>HYD-3 Prior to issuance of grading permits, implementing projects shall prepare the necessary Stormwater Pollution Prevention Program (SWPPP) and comply with the National Pollutant Discharge Elimination System (NPDES) General Construction Storm Water Permit from the State Water Resources Control Board.</p>	<p>County Planning Department or designee</p>	<p>Prior to discretionary project approval or issuance of a grading permit for ministerial projects</p>	<p>Review/approval of SWPPP and NPDES permit compliance</p>	
<p>HYD-4 Infiltration shall be utilized by implementing projects for maintaining water quality standards as deemed appropriate by the County during application review. However, any implementing projects proposing onsite stormwater runoff infiltration shall conduct individual percolation tests, prepared by a soils engineer, to determine the feasibility of using infiltration onsite, as well as to provide design recommendations for the chosen BMP's. If infiltration is not feasible based on a specific site's soils</p>	<p>County Planning Department or designee</p>	<p>Prior to discretionary project approval or issuance of a grading permit for ministerial projects</p>	<p>Application review for infiltration and use of applicable BMPs</p>	

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<p>properties, on-site detention shall be utilized to mitigate any additional stormwater runoff that exceeds the existing calculated flows. In this case (when infiltration is not feasible) other BMP's shall be evaluated by the County and contractor to ensure that projects meet the water quality requirements. Maintaining the use of existing roadside swales in compliance with the current MS4 permit can be utilized as deemed appropriate by the County during application review to help maintain existing drainage patterns and help with water quality.</p> <p>HYD-5 All implementing projects shall include measures designed to increase infiltration and reduce impacts to water quality within the upper aquifer. Depending upon project location, the applicable measures shall include the following:</p> <ul style="list-style-type: none"> • Require that all wastewater discharges conform to the Regional Water Quality Control Board Basin Plan groundwater quality objectives. • Requires the use of cisterns and infiltrators to capture and reuse rainwater as a water conserving system (Riverside County Policy OS 2.1). • Require the use of natural drainage systems, permeable parking bays and porous parking lots to provide rainwater detention (Riverside County Policy OS 2.2 and 4.4). • Require that adequate aquifer water recharge areas are preserved and protected and that rainwater is used to recharge the aquifers (Riverside County Policy OS 4.2 and 4.3). • Restrict pollutant discharge into the drainage systems and aquifer (Riverside County Policy OS 3.3). • Prohibit the use of fertilizing, manure spreading, pesticide application, and runoff from animal/horse corrals within all drainage courses, especially Temecula Creek. 	<p>County Planning Department or designee</p>	<p>Prior to discretionary project approval or issuance of a grading permit for ministerial projects</p>	<p>Application review for infiltration and use of applicable BMPs</p>	

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<p>HYD-6 All implementing projects shall provide a plan of service analysis in determining the needs for water distribution, fire protection, service pressures and connection into the Rancho California Water District's (RCWD) master planned system. These plans must show requirements of off-site transmission mains to be constructed to serve certain areas of the project. It will be the responsibility of each implementing project proponent to ensure water system reliability/redundancy for domestic, irrigation, and emergency needs, as determined appropriate through the County's discretionary review process, and RCWD staff review.</p>	<p>County Planning Department or designee; RCWD</p>	<p>Prior to discretionary project approval</p>	<p>Plan of service review</p>	
<p>HYD-7 All implementing projects that fall within the Murrieta Creek Area Drainage Plan shall be subject to Area Drainage Plan (ADP) fees, as enforced by the Riverside County Flood Control and Water Conservation District (RCFCWCD).</p>	<p>RCFCWCD</p>	<p>Prior to discretionary project approval or issuance of a grading permit for ministerial projects</p>	<p>Payment of ADP fees</p>	
<p>HYD-8 All implementing projects shall incorporate the following flood control measures, as applicable:</p> <ul style="list-style-type: none"> • Minimize encroachment into floodplains and watercourses to the satisfaction of the Riverside County Flood Control and Water Conservation District prior to applicable plan/permit approval. • Phase so that 100-year flood protection is ensured in all areas of development. Provide protection against flooding, erosion, siltation, and water quality impacts through interim improvements (such as temporary debris basins, earthen channels/berms, check dams, sand bag barriers, or other temporary BMPs and flood control protection measures). • Keep building pad construction from flood hazard for the 100-year frequency storm by elevating finished floor elevations above the 100-year level of flood protection. • Detain any incremental increase in drainage within the implementing project's boundaries in accordance with RCFCWCD requirements. 	<p>County Planning Department or designee; RCFCWCD</p>	<p>Prior to discretionary project approval or issuance of a grading permit for ministerial projects</p>	<p>Plan check</p>	

Mitigation and Monitoring Reporting Program

Land Use and Relevant Planning	Mitigation Measure	Responsible Party or Parties	Timing for Mitigation Measure	Method of Verification	County Verification of Compliance (Date/Initials)
<p>LU-1</p>	<p>All future requests for discretionary land use entitlements within the Project boundary shall comply with the following requirements:</p> <ul style="list-style-type: none"> Apply for and obtain a Change of Zone (CZ) to benefit from the implementing zones of the Wine Country Policy Area. As part of the review process, the County shall conduct a project-specific CEQA analysis for the CZ Application. Depending upon the location of the implementing project, Planning staff shall require the project proponent to conduct the necessary studies (e.g., Archeology, Geology, Biology, Hydrology, etc.). Depending upon the findings of those studies, Planning staff shall recommend that a restrictive zoning classification (such as an open space zone) be placed on areas where sensitive resources require protection. Apply for and obtain the necessary grading permit. Such grading permit shall go through the appropriate environmental analysis and identify the necessary mitigations, if any (e.g., cultural monitoring during grading, biological restoration, etc.), prior to approval of the grading permit. Apply for and obtain the necessary building permit. The County shall ensure the necessary reviews of building permits by the Riverside County Flood Control and Water Conservation District (RCFCWCD), Environmental Programs Division (EPD), County Archeologist, County Geologist, etc. Comply with the MSHCP and applicable resource agency regulations pertaining to the protection of biological resources and existing jurisdictional drainage features. Applicants for such implementing projects shall reference the current MHSCP criteria (biological objectives and requirements for any applicable Conservation Area/Criteria Cell or linkage), conduct an MSHCP consistency analysis, and prepare a 	<p>County Planning Department</p>	<p>As part of discretionary land use entitlement process</p>	<p>Application review</p>	

Mitigation and Monitoring Reporting Program

Mitigation Measure	Responsible Party or Parties	Timing for Mitigation Measure	Method of Verification	County Verification of Compliance (Date/Initials)
<p>Mitigation Measure</p> <p>Jurisdictional Delineation where onsite drainages exist and obtain applicable permits/approvals from the U.S. Army Corps of Engineers, California Department of Fish and Game, Regional Water Quality Control Board and/or U.S. Fish and Wildlife Service.</p> <ul style="list-style-type: none"> • Conditions of approval for all implementing projects shall be in compliance with applicable mitigation measures pursuant to the County's General Plan EIR. <p>Notwithstanding the foregoing, if the future proposed use of the property within the Project boundary is a use that is permitted by right under both Ordinance 348.4729 and the zoning designation for the property that was in place immediately before the adoption of Ordinance 348.4729, then the future proposed use shall not be required to apply for and obtain a Change of Zone.</p>				
Mineral Resources				
<p>MIN-1</p>	<p>Pursuant to Public Resources Code, the Surface Mining and Reclamation Act, Chapter 9, Article 4, Section 2762(e), prior to approval of a future implementing project on lands classified by the State Geologist as MRZ-3, (as described in paragraph (3) of subdivision (b) of Section 2761), the County Geologist shall make a site-specific determination as to the site's potential to contain or yield important or significant mineral resources of value to the region and the residents of the State of California.</p> <ul style="list-style-type: none"> • If it is determined by the County Geologist that lands classified as MRZ-3 have the potential to yield significant mineral resources which may be of "regional or statewide significance" and the proposed use is considered "incompatible" (as defined by Section 3675 of Title 14, Article 6 of the California Code of Regulations) and could threaten the potential to extract said minerals, the project proponent shall prepare an evaluation of the area in order to ascertain the significance of the mineral deposit located therein. This site-specific mineral resources study shall be performed to, at a minimum, document the site's 	<p>County Geologist</p>	<p>Prior to future implementing project approvals</p>	<p>Application review</p>

Mitigation and Monitoring Reporting Program

Mitigation Measure	Responsible Party or Parties	Timing for Mitigation Measure	Method of Verification	County Verification of Compliance (Date/Initials)
<p>known or inferred geological conditions; describe the existing levels of development on or near the site which might preclude mining as a viable adjacent use; and analyze the State standards for designating land as having "regional or Statewide significant" under the Surface Mining and Reclamation Act. The results of such evaluation shall be transmitted to the State Geologist and the State Mining and Geological Board (SMGB).</p> <ul style="list-style-type: none"> Should significant mineral resources be identified, future implementing projects shall either avoid said resource or shall incorporate appropriate findings subject to a site-specific discretionary review and CEQA process. 				
Noise				
<p>NOI-1 All implementing projects shall comply with the following noise reduction measures during grading and building activities in order to achieve applicable County Noise Element requirements and comply with EIR mitigation measures, concurrent with Mitigation Measure LU-1:</p> <ul style="list-style-type: none"> If construction occurs within one-quarter mile of an inhabited dwelling, construction activities shall be limited to the daytime hours of 6:00 a.m. to 6:00 p.m. during the months of June through September, and to 7:00 a.m. to 6:00 p.m. during the months of October through May. To minimize noise from idling engines, all vehicles and construction equipment shall be prohibited from idling in excess of three minutes when not in use. Best efforts shall be made to locate stockpiling and/or vehicle staging area as far as practicable from existing residential dwellings. Equipment and trucks shall utilize the best available noise control techniques (e.g., improved mufflers, equipment redesign, use of intake silencers, ducts, 	Construction Contractor	Concurrent with application review During construction activities	Construction plan notes Onsite Inspection	

Mitigation and Monitoring Reporting Program

Mitigation Measure	Responsible Party or Parties	Timing for Mitigation Measure	Method of Verification	County Verification of Compliance (Date/Initials)
<p>engine enclosures, and acoustically-attenuating shields or shrouds, wherever feasible).</p> <ul style="list-style-type: none"> Impact tools (e.g., jack hammers, pavement breakers, and rock drills) shall be hydraulically or electronically powered wherever possible to avoid noise associated with compressed air exhaust from pneumatically powered tools. However, where use of pneumatic tools is unavoidable, an exhaust muffler shall be used; this muffler can lower noise levels from the exhaust by up to about ten dBA. External jackets on the tools themselves shall be used where feasible, and this could achieve a reduction of five dBA. Quieter procedures shall be used, such as drills rather than impact equipment, whenever feasible. Stationary construction noise sources shall be located as far from adjacent receptors as possible, and they shall be muffled and incorporate insulation barriers, or other measures to the extent feasible. 				
<p>NOI-2 Implementing project proponents shall submit a list of measures to respond to and track complaints pertaining to construction noise, ongoing throughout demolition, grading, and/or construction. These measures may include the following:</p> <ul style="list-style-type: none"> A sign posted on-site pertaining the permitted construction days and hours and complaint procedures and who to notify in the event of a problem. The sign shall also include a listing of both the County and construction contractor's telephone numbers (during regular construction hours and off-hours); and A pre-construction meeting may be held with the job inspectors and the general contractor/on-site project manager to confirm that noise measures and practices (including construction hours, neighborhood notification, posted signs, etc.) are completed. 	County Planning Department or designee	Prior to/during construction activities	Onsite Inspection	
<p>NOI-3 All implementing projects involving a new winery or expansion of an existing winery shall be reviewed by the Riverside County Office of Industrial Hygiene and include at least the following</p>	County Office of Industrial Hygiene	Prior to winery approvals and	Plan Check	

Mitigation and Monitoring Reporting Program

Mitigation Measure	Responsible Party or Parties	Timing for Mitigation Measure	Method of Verification	County Verification of Compliance (Date/Initials)
<p>conditions:</p> <ul style="list-style-type: none"> The hours of operation for tasting rooms associated with wineries shall be limited to 9:00 a.m. to 7:00 p.m. Monday through Sunday in the Wine Country - Winery District and 10:00 a.m. to 6:00 p.m. Monday through Sunday in the Wine Country - Equestrian and Residential Districts. Mechanical equipments including but not limited to, de-stemming, crushing, and refrigeration equipment shall be enclosed or shielded for noise attenuation. Alternatively, the proponent may submit a Noise Study prepared by a qualified acoustical analyst that demonstrates that the unenclosed/unshielded equipment would not exceed the County's allowable noise levels. The hours of operation for shipping facilities associated with wineries shall be limited to 9:00 a.m. to 7:00 p.m. Monday through Sunday in the Wine Country - Winery District and 10:00 a.m. to 6:00 p.m. Monday through Sunday in the Wine Country - Equestrian and Residential Districts. Shipping facilities and parking areas which abut residential parcels shall be located away from sensitive land uses and be designed to minimize potential noise impacts upon nearby sensitive land uses. Site-specific noise-attenuating features such as hills, berms, setbacks, block walls, or other measures shall be considered for noise attenuation in noise-producing areas of future wineries including, but not limited to, locations of mechanical equipment, locations of shipping facilities, access, and parking areas. 		<p>permitting</p>		
<p>NOI-4 All implementing projects involving a special occasion facility shall be required to conduct a noise study prior to its approval. Similarly, all implementing projects involving an outdoor special occasion facility shall be required to conduct an acoustical analysis (that shows the noise contours outside the property boundary) prior to its approval.</p>	<p>County Planning Department; County Office of Industrial Hygiene</p>	<p>Prior to Special Occasion Facility approval</p>	<p>Review/approval of Noise Study</p>	

Mitigation and Monitoring Reporting Program

Mitigation Measure	Responsible Party or Parties	Timing for Mitigation Measure	Method of Verification	County Verification of Compliance (Date/Initials)
<ul style="list-style-type: none"> • The said noise study or acoustical analysis shall be submitted to the Office of Industrial Hygiene for review and comments. • Based on those comments, the implementing project shall be conditioned to mitigate noise impacts to the applicable County noise standards through site design and buildings techniques. • Prior to the issuance of any building permit for the special occasion facility, those noise mitigation measures shall have received the necessary permits from Building and Safety Department. • Prior to issuance of occupancy permit for the special occasion facility, those noise mitigation measures shall be constructed/implemented. 				
<p>NOI-5 All implementing projects involving a special occasion facility shall be reviewed by the Riverside County Office of Industrial Hygiene and include at least the following conditions:</p> <ul style="list-style-type: none"> • All special event vendors (e.g. DJs, musical bands, etc.) shall be notified regarding noise conditions of approval. • Outdoor special events shall be limited to the hours of 8:00 a.m. to 10:00 p.m. Monday through Sunday. • Noise levels shall be kept below levels prescribed in the County's General Plan Noise Element and County noise Ordinances No. 847 by using a decibel-measuring device to measure music sound levels when amplified music is used. • Clean-up activities associated with special events shall terminate no later than midnight. • Outdoor amplified sound for all scheduled events shall be prohibited, except as necessary for public safety or incidental to the event, as determined appropriate by the County Planning Director. Existing County Ordinance No. 847 allows exemptions for outdoor amplified sound for single events or ongoing activity, subject to discretionary review. If considered for an exemption 	<p>County Planning Department; County Office of Industrial Hygiene</p>	<p>Prior to Special Occasion Facility approval</p>	<p>Review/approval of Noise Study</p>	

Mitigation and Monitoring Reporting Program

Mitigation Measure	Responsible Party or Parties	Timing for Mitigation Measure	Method of Verification	County Verification of Compliance (Date/Initials)
<p>under Ordinance No. 847, the outdoor amplified sound would be oriented toward the center of the property and away from adjoining land uses.</p> <ul style="list-style-type: none"> • Padding/carpeting shall be installed under music speakers for early absorption of music. 				
<p>NOI-6 All implementing projects involving a special occasion facility shall include at least the following conditions to ensure proper enforcement of the County Ordinances and project conditions:</p> <ul style="list-style-type: none"> • After issuance of two Code Violation Notices for excessive noise, noise measurements shall be performed by the Office of Industrial Hygiene for every event at the property line, to determine if the Noise Ordinance and project conditions are being followed during the special events. • If violations of the Noise Ordinance or project conditions are found, the County shall reconsider allowed hours of operation, number of guests, amount of special events per year, or approval of the specific facility. • The proponents shall be required to pay fees assessed per the Department's hourly rate pursuant to Ordinance No. 671. 	County Office of Industrial Hygiene	During operations	Onsite Inspections; operations subject to modification, revocation and/or payment of fees	
<p>NOI-7 Prior to the issuance of each grading permit, all implementing projects shall demonstrate compliance with the following measures to reduce the potential for human annoyance and architectural/structural damage resulting from elevated groundborne noise and vibration levels:</p> <ul style="list-style-type: none"> • Pile driving within a 50-foot radius of occupied units or historic or potentially historic structures shall utilize alternative installation methods where possible (e.g., pile cushioning, jetting, pre-drilling, cast-in-place systems, resonance-free vibratory pile drivers). • If no alternative to pile driving is deemed feasible, the preexisting condition of all designated historic buildings within a 50-foot radius of proposed 	County Office of Industrial Hygiene	Prior to issuance of grading permits	Plan Check; grading plan notes	

Mitigation and Monitoring Reporting Program

Mitigation Measure	Responsible Party or Parties	Timing for Mitigation Measure	Method of Verification	County Verification of Compliance (Date/Initials)
<p>construction activities shall be evaluated during a preconstruction survey. The preconstruction survey shall determine conditions that exist before construction begins for use in evaluating damage caused by construction activities. Fixtures and finishes within a 50-foot radius of construction activities susceptible to damage shall be documented (photographically and in writing) prior to construction. All damage shall be repaired back to its preexisting condition.</p> <ul style="list-style-type: none"> Vibration monitoring shall be conducted prior to and during pile driving operations occurring within 100 feet of the historic structures. Every attempt shall be made to limit construction-generated vibration levels during pile driving and impact activities in the vicinity of the historic structures. 				
Public Services, Recreation, and Utilities				
<p>PSU FIRE-1 All implementing projects requiring a traffic impact analysis (TIA) shall analyze the project-related traffic's impact on emergency service response times. Implementing projects shall participate in a land acquisition and fire facility construction program, as necessary, to ensure adequate response times, as determined by the Riverside County Fire Department (RCFD).</p>	Riverside County Fire Department	Prior to project approval for projects requiring a TIA	TIA review	
<p>PSU FIRE-2 All implementing projects shall participate in a fire mitigation fee program pursuant to County Ordinance No. 659, Development Impact Fees, which would allow one-time capital improvements such as land and equipment purchases (e.g., fire suppression equipment) and construction development.</p>	Riverside County Fire Department	Prior to issuance of occupancy permits	Payment of fire mitigation fee	
<p>PSU FIRE-3 Prior to the approval of any implementing project for lands adjacent to open space areas, a fire protection/vegetation management plan (fuel modification plan) shall be submitted to the Fire Department for review and approval. Provision shall be made as part of the development entitlement process for a Home Owners Association (HOA) or other appropriate management entity to be responsible for maintaining the elements of the plan, including the power to assess HOA fees or other fees required to fund the maintenance activity.</p>	Riverside County Fire Department	Prior to the approval of any implementing project for lands adjacent to open space areas	Fuel Modification Plan review/approval	

Mitigation and Monitoring Reporting Program

Mitigation Measure	Responsible Party or Parties	Timing for Mitigation Measure	Method of Verification	County Verification of Compliance (Date/Initials)
<p>PSU FIRE-4 Flag lots will not be permitted without adequate secondary access or alternative measures as deemed appropriate by the Fire Chief.</p>	<p>Riverside County Fire Department</p>	<p>Prior to project approval</p>	<p>Plan check</p>	
<p>PSU FIRE-5 For those residential areas planned for rural residential estate lots, the proponent of the implementing project shall ensure the construction of water lines and hydrants (and maintain sufficient water pressure) per current applicable fire code to ensure adequate fire protection.</p>	<p>Riverside County Fire Department</p>	<p>Prior to issuance of occupancy permits</p>	<p>Onsite Inspection Plan Check</p>	
<p>PSU REC-1 All implementing projects within the Project area shall participate in any future trails phasing and financing plan being developed by the County.</p>	<p>County Planning Department or designee</p>	<p>Prior to discretionary project approval or issuance of a grading permit for ministerial projects</p>	<p>Plan participation</p>	
<p>PSU REC-2 Prior to the approval of any implementing project within the Project area, a park and recreational facilities dedication plan or fee-in-lieu shall be submitted to the County Regional Recreation and Parks District for review and approval. This includes at minimum the "half-width" dedication of trail right-of-way (ROW) for any trails bordering a proposed implementing project, and full dedication and/or construction of trails traversing a proposed implementing project. Where private recreational facilities are proposed, provision shall be made as part of the development entitlement process for a HOA or other appropriate management entity to be responsible for maintaining the elements of the plan, including the power to assess HOA fees or other fees required to fund the maintenance activity.</p>	<p>County Regional Recreation and Parks District</p>	<p>Prior to the approval of any implementing project</p>	<p>Plan review, in lieu fee</p>	
<p>PSU REC-3 To the extent feasible, the County Regional Recreation and Park District should work to negotiate joint use agreements with the Temecula Valley Unified School District for the joint use of school recreational facilities including playing fields, to contribute to the supply of public parks located within reach of residents of the Project area.</p>	<p>County Regional Recreation and Parks District</p>	<p>ongoing</p>	<p>Annual report to the Board of Supervisors on WCCP Implementation Progress</p>	
<p>PSU WATER-1 All implementing projects shall be required to use graywater as a water conserving system (Riverside County Policy OS 2.1), subject to review and approval by the SDRWQCB and incorporation of applicable Best Management Practices.</p>	<p>SDRWQCB</p>	<p>Prior to implementing project approvals</p>	<p>Plan Check</p>	

Mitigation and Monitoring Reporting Program

Mitigation Measure	Responsible Party or Parties	Timing for Mitigation Measure	Method of Verification	County Verification of Compliance (Date/Initials)
<p>PSU WATER-2 All implementing projects shall be required to use California-friendly, drought-resistant landscaping and landscape irrigation consistent with County Ordinance No. 859 and Riverside County Policy OS 2.3 in consideration of Rancho California Water District Budget Tiered Rate Program.</p>	<p>County Planning Department or designee;</p>	<p>Prior to issuance of occupancy permits</p>	<p>Plan check Site inspection</p>	
<p>PSU WATER-3 All implementing projects shall be required to use advanced water conservation pursuant to the intent of Riverside County Policy OS 2.5, through implementation of at least the following best management practices:</p> <ul style="list-style-type: none"> • Irrigation systems shall be designed, maintained, and managed to meet or exceed an irrigation system efficiency of 80%. • The capacity of the irrigation system shall not exceed peak system capacity to meet crop-specific water requirements, water meter capacity, and backflow preventer device capacity. • Irrigation systems shall be designed to prevent runoff, overspray, and low-head drainage. • Irrigation systems shall be designed to ensure the dynamic pressure at each emission device is within the manufacturers recommended pressure range for optimum performance. • Irrigation systems shall be designed to include a device(s), which provides site-specific soil moisture and/or evapotranspiration data that can be used to schedule irrigation events effectively. • Care shall be taken to design irrigation systems so that irrigation blocks are contained within areas of uniform soil texture and solar orientation. • Irrigation shall be scheduled to apply water at or below crop-specific water requirements. • Crops with different water needs shall be irrigated separately. 	<p>County Planning Department or designee</p>	<p>Prior to discretionary project approval or issuance of a grading permit for ministerial projects During construction</p>	<p>Plan check Site inspection</p>	

Mitigation and Monitoring Reporting Program

Mitigation Measure	Responsible Party or Parties	Timing for Mitigation Measure	Method of Verification	County Verification of Compliance (Date/Initials)
<p>PSU SEWER-1 Interim to sewer services in this region, all implementing projects proposed for construction in the Project area shall provide onsite wastewater treatment which does not exceed a wastewater discharge of 1,200 gpd and to meet compliance with the Basin Plan Groundwater Quality Objectives, as well as, additional conditions for salinity management to the satisfaction of the County Department of Environmental Health, the Rancho California Water District, and the San Diego Regional Water Quality Control Board (SDRWQCB).</p>	<p>County Department of Environmental Health, SDRWQCB</p>	<p>Prior to issuance of occupancy permits</p>	<p>Plan check; Site inspection</p>	
<p>PSU SEWER-2 All implementing projects shall make a fair share contribution toward proposed sewer improvements, as set forth in the phasing and financing plan being developed by EMWD. In addition, all implementing projects shall be responsible for extending sewer lines from available trunk lines as a condition of approval for the project, and/or otherwise ensuring adequate wastewater service consistent with County, Rancho California Water District and Regional Water Quality Control Board requirements, as deemed appropriate by the County during application review, in order to meet water quality standards and comply with applicable policies and regulations adopted by the County, Rancho California Water District and the Regional Water Quality Control Board. Every future project in the Project area shall have special sewer conditions as established by the County pursuant to the "Temecula Valley Wine Country (TVWC) Draft Conditions of Approval" adopted by the Board on April 24, 2012.</p>	<p>County Planning Department or designee; EMWD</p>	<p>Prior to issuance of occupancy permits</p>	<p>fair share contribution; provision of special sewer conditions per 4/24/12 TVWC Draft Conditions of Approval regarding sewer service</p>	
<p>PSU WASTE-1 All implementing project proponents shall make every effort feasible to recycle, reuse, and/or reduce the amount of construction and demolition materials (i.e., concrete, asphalt, wood, etc.) generated by implementing projects of the Project that would otherwise be taken to a landfill. This diversion of waste must exceed a 50 percent reduction by weight. The project shall complete the Riverside County Waste Management Department Construction and Demolition Waste Diversion Program Form B or Form C process as evidence to ensure compliance. Form B (Recycling Plan) must be submitted and approved by the Riverside County Waste Management Department and provided to the Department of Building and Safety prior to the issuance of</p>	<p>Riverside County Waste Management Department</p>	<p>Prior to issuance of building permits Prior to issuance of occupancy permits</p>	<p>Review/acceptance of Form B Review/acceptance of Form C</p>	

Mitigation and Monitoring Reporting Program

Mitigation Measure	Responsible Party or Parties	Timing for Mitigation Measure	Method of Verification	County Verification of Compliance (Date/Initials)
<p>building permits. Form C (Reporting Form) must be approved by the Riverside County Waste Management Department and submitted to the Department of Building and Safety prior to the issuance of certificate of occupancy/final inspection.</p>				
<p>PSU WASTE-2 All implementing project proponents shall dispose of any hazardous wastes, including paint, used during construction and grading at a licensed facility in accordance with local, state, and federal guidelines.</p>	Construction Contractor	During Construction	Onsite Inspection	
<p>PSU WASTE-3 All implementing projects with a residential Homeowners Association (HOA) shall establish green waste recycling through its yard maintenance or waste hauling contracts. Green waste recycling includes such things as grass recycling (where lawn clippings from a mulching-type mower are left on the lawn) and on- or off-site composting. This measure shall be implemented to reduce green waste going to landfills. If such services are not available through the yard maintenance or waste haulers in the area, the implementing project's HOA shall provide individual homeowners with information about ways to recycle green waste individually and collectively and provisions shall be included in the CC&R's</p>	County Planning Department or designee	Concurrent with discretionary review of projects with an HOA	HOA review; site inspection	
<p>PSU WASTE-4 Prior to issuance of Building Permits for any commercial or agricultural facilities, clearance from the Riverside County Waste Management Department is needed to verify compliance with California Solid Waste Reuse and Recycling Act of 1991 (AB 1327), which requires the local jurisdiction to require adequate areas for collecting and loading recyclable materials.</p>	Riverside County Waste Management Department	Prior to issuance of Building Permits for any commercial or agricultural facilities	Plan Check	
<p>PSU WASTE-5 Prior to implementing project approval, applicant(s) shall submit for review and approval landscape plans that provide for the use of xeriscape landscaping to the extent feasible and consistent with the Temecula Valley Wine Country Community Plan Design Guidelines and provide for the use of drought tolerant low maintenance vegetation in all landscaped areas of the Project.</p>	County Planning Department or designee	Prior to implementing project approval	Landscape Plan review/approval	

Mitigation and Monitoring Reporting Program

Mitigation Measure		Responsible Party or Parties	Timing for Mitigation Measure	Method of Verification	County Verification of Compliance (Date/Initials)
Traffic and Circulation					
TRF-1	Proposed implementing projects within the Project area shall be required to complete a comprehensive transportation impact assessment consistent with County Transportation Impact Analysis (TIA) guidelines. To be consistent with the Project, all analyses shall utilize the Wine Country Traffic Demand Forecasting (TDF) model to forecast cumulative impacts associated with the implementing projects.	County Planning Department or designee	Prior to implementing project approval	TIA review/approval	
TRF-2	The County shall require wineries and equestrian facilities to prepare a Traffic Management Plan (TMP) for County's review and approval for large special events, including but not limited to weddings, concerts, festivals, and equestrian events. The TMP shall provide detail such as traffic management strategies (such as traffic coordinators, event signage, staggered arrival/departure times, etc) for events that cause a substantial increase of vehicles entering or exiting the Project during a small period of time. The TMP may also be required to include parking strategies to aid traffic management such as a drop-off/pick-up zone and/or offsite shuttle arrangements, including potential use of the City of Temecula's old town parking structure on Main Street.	County Planning Department or designee	Prior to approval of wineries or equestrian facilities or special events	TMP review/approval	
TRF-3	The County shall implement a Traffic Impact Fee (TIF) Program or other funding mechanism for the Project area. This Program shall collect fair share contributions toward identified mitigation measures (as outlined in the <i>WCP Fair Share and Phasing Assessment</i> conducted by Fehr and Peers) within the Project area and within the City of Temecula, and the County shall enter into an agreement with the City of Temecula to implement the identified improvements. Implementing projects shall also make fair share contributions to revise the Adaptive Traffic Signal Timing Program through the above-mentioned TIF as well, for those intersection locations that would experience improved levels of service with implementation of this Program. In addition, implementing projects shall also make fair share contributions for the Transportation Uniform Mitigation Fee (TUMF) Program for those facilities that are eligible for improvements through the TUMF Program.	County Transportation Department, County Planning Department or designee	Ongoing	Payment of TIF; Annual report to the Board of Supervisors on WCCP Implementation Progress	

Mitigation and Monitoring Reporting Program

Mitigation Measure	Responsible Party or Parties	Timing for Mitigation Measure	Method of Verification	County Verification of Compliance (Date/Initials)
<p>Mitigation Measure</p> <p>Although participation in these Programs would reduce the impacts to most locations to a less than significant level, some measures are considered infeasible, because they would either not meet rural character project objectives, the location of necessary improvement(s) would not be within the County's jurisdictional control, there is uncertainty of funding and feasibility, or there are right-of-way constraints, and the impact would remain significant and unavoidable. The specific locations, impact levels, identified improvements, and basis for those locations that would experience significant and unavoidable impacts, are described below.</p> <p>The County shall work with the City of Temecula to ensure that the transition from the County's land configurations to the City's planned land configurations is provided in a safe and efficient manner.</p> <p><u>Roadways</u></p> <p>Impacts to the following roadways would be less than significant following implementation of the identified improvements:</p> <ul style="list-style-type: none"> Anza Road south of Rancho California Road (widen from two to four lanes) <p>The following roadway segment improvements are also recommended; however, these were found to be potentially infeasible as discussed above in Impact 4.14-2, and therefore, impact levels would remain significant and unavoidable:</p> <ul style="list-style-type: none"> Rancho California Road West of Anza (widen from two to four lanes); however, widening would be inconsistent with policy and plan direction for the Project. Rancho California Road East of Anza (widen from two to four lanes); however, widening would be inconsistent with policy and plan direction for the Project. I-15 from south of SR-79 to north of Rancho California Road (freeway expansion); however, remaining funding has not yet been identified and there is limited right-of- 				

Mitigation and Monitoring Reporting Program

Mitigation Measure	Responsible Party or Parties	Timing for Mitigation Measure	Method of Verification	County Verification of Compliance (Date/Initials)
<p>way in the corridor for freeway expansion.</p> <ul style="list-style-type: none"> • I-15 Freeway ramps to Rancho California (northbound on and off ramps/southbound off ramp); however, the remaining funding has not yet been identified and there is limited right-of-way in the corridor for ramp expansion. • Under Scenario 4 (Existing Project plus buildout of the General Plan outside the Project area), the Temecula Parkway east of Butterfield Stage Road roadway segment operates at LOS F, an unacceptable level. However, it should be noted that, for the segment to operate at an acceptable level under Scenario 4, it would need additional capacity beyond that of a six-lane (Principal Arterial) as well as mitigation measures outside the Project area. <p><u>Intersections</u> Impacts to the following intersections would be less than significant following implementation of the identified improvements:</p> <ul style="list-style-type: none"> • Winchester Road at Ynez Road (optimize cycle length and signal timing splits) • Margarita Road at Rancho Vista Road (optimize Adaptive Traffic Signal Timing program) • Margarita Road at Pauba Road (optimizing the Adaptive Traffic Signal Timing Program, a dedicated westbound right-turn lane would be needed at the intersection, providing one left-turn lane, two through lanes, and one right-turn lane at the intersection) • Margarita Road at Rancho California Road (optimizing the Adaptive Traffic Signal Timing Program) • Butterfield Stage Road at La Serena Way (install a traffic signal) • Butterfield Stage Road at Rancho California Road 				

Mitigation and Monitoring Reporting Program

Mitigation Measure	Responsible Party or Parties	Timing for Mitigation Measure	Method of Verification	County Verification of Compliance (Date/Initials)
<p>The Project shall make a fair share contribution through the Project TIF toward design and construction of the intersection improvements described below:</p> <ul style="list-style-type: none"> • Northbound Approach – two left-turn lanes, two through lanes, one right-turn lane • Southbound Approach – one left-turn lane, two through lanes, one right-turn lane • Eastbound Approach – one left-turn lane, three through lanes, and one right-turn lane (with overlap right-turn phase) • Westbound Approach – one left-turn lane, two through lanes, and one right-turn lane <p>With these improvements, the intersection will operate at LOS C. The identified improvement would reduce the impact to a less-than significant level.</p> <ul style="list-style-type: none"> • Butterfield Stage Road at Rancho Vista Road (install traffic signal) • Butterfield Stage Road at Pauba Road (optimize signal timings) • Butterfield Stage Road at Temecula Parkway (re-stripe the southbound approach to include two left-turn lanes, add a westbound right-turn lane with overlap right-turn phase) • La Serena Way at Rancho California Road (install a two-lane roundabout) • Calle Contento at Rancho California Road (install a two-lane roundabout) • Anza Road at Borel Road (future) (install a traffic signal) • Anza Road at Buck Road (future) (install traffic signal) 				

Mitigation and Monitoring Reporting Program

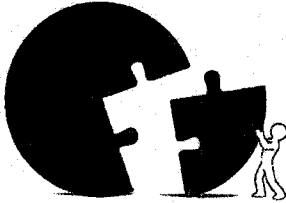
Mitigation Measure	Responsible Party or Parties	Timing for Mitigation Measure	Method of Verification	County Verification of Compliance (Date/Initials)
<ul style="list-style-type: none"> • Anza Road at Rancho California Road (install a large roundabout with a minimum of two lanes on each approach) • Anza Road at Madera de Playa (install a traffic signal and widen the intersection) • Anza Road at Pauba Road (install a traffic signal and widen the intersection) • Anza Road at De Portola Road (install a traffic signal and widen the intersection) • Anza Road at Temecula Parkway (install a traffic signal and widen the intersection) • Rancho California Road at Camino del Vino (install a traffic signal and add a southbound left-turn lane, or install a single-lane roundabout) • Rancho California Road at Monte De Oro (install a two-lane roundabout) <p>The following intersection improvements are also recommended; however, these were found to be potentially infeasible as discussed above in Impact 4.14-2, and therefore, impact levels would remain significant and unavoidable:</p> <ul style="list-style-type: none"> • Rancho California Road at Ynez Road (two left-turn lanes, three through lanes and a right-turn lane at the northbound approach; two left-turn lanes, three through lanes and dual right-turn lanes [with overlap right-turn phasing] at the southbound and westbound approaches; and three left-turn lanes, three through lanes and a right-turn lane [with overlap right-turn phasing] at the eastbound approach); however, there is development on all four quadrants of this intersection resulting in limited right-of-way, and the improvements would encroach onto the adjacent pond/park on the southwest quadrant. • Winchester Road at I-15 Northbound Ramps (signal modifications to allow "free" westbound right-turn movement, and add a second dedicated northbound 				

Mitigation and Monitoring Reporting Program

Mitigation Measure	Responsible Party or Parties	Timing for Mitigation Measure	Method of Verification	County Verification of Compliance (Date/Initials)
<p>right-turn lane); however, the remaining funding outside of the TIF has not been guaranteed. In addition, this ramp is controlled by Caltrans and is in the City of Temecula; as such, the County cannot guarantee implementation of this improvement. It should be noted that the French Valley Parkway improvements, once fully designed and constructed, may further reduce volumes at this location (beyond that identified in this assessment), which would assist in reducing impacts at this location.</p> <ul style="list-style-type: none"> Winchester Road at Ynez Road. This intersection operates at LOS E with the proposed Project, an unacceptable level. However, implementation of the Project will decrease delay at this intersection compared to the No Project condition. As such, based on the City of Temecula significance criteria described above, this impact is considered <i>less-than-significant</i>. For the intersection to operate at an acceptable level, improvements to the Adaptive Traffic Signal Timing would be required. With this improvement, the intersection would operate at an acceptable LOS D. Margarita Road at Rancho California Road (add two left-turn lanes, two through lanes and a dedicated right-turn lane); however, this intersection is controlled by the City of Temecula and the County cannot guarantee implementation of this improvement. Los Caballos Road at Temecula Parkway (install a traffic signal); however, given the rural nature of this area, this intersection will remain unsignalized in the future. Camino del Vino at Glen Oaks Road (install a traffic signal); however, given the rural nature of this area, this intersection will remain unsignalized in the future. Camino del Vino at Monte De Oro (install a traffic signal); however, given the rural nature of this area, this intersection will remain unsignalized in the future. 				

Mitigation and Monitoring Reporting Program

Mitigation Measure	Responsible Party or Parties	Timing for Mitigation Measure	Method of Verification	County Verification of Compliance (Date/Initials)
<p>• De Portola Road at Pauba Road (install a traffic signal); however, given the rural nature of this area, this intersection will remain unsignalized in the future.</p> <p>• Pauba Road at Temecula Parkway (install a traffic signal); however, given the rural nature of this area, this intersection will remain unsignalized in the future.</p>				
<p>TRF-4 All future transportation related improvements in the Project area shall be consistent with the County ordinances (i.e. Ordinance No. 348, 460, 461, 499, 512, 585 etc.) and the Project (i.e., revised SWAP Figure 7 – Circulation Network, development standards of the implementing zones, Temecula Valley Wine Country Design Guidelines, etc.). All implementing project designs, including site access points, turning lanes, etc. shall be reviewed by the County Transportation Department staff to determine that proposals are consistent with appropriate design standards.</p>	County Transportation Department	Prior to implementing project approval, Prior to construction of Project area transportation improvements	Plan Check	
<p>TRF-5 All implementing projects in the Project area shall be reviewed by appropriate emergency services personnel to ensure adequate emergency access is provided, as part of the County's discretionary application review process.</p>	County Transportation Department	Prior to implementing project approval, Prior to construction of Project area transportation improvements	Plan Check	



RIVERSIDE COUNTY PLANNING DEPARTMENT

Juan C. Perez
**TLMA Director/
Interim Planning Director**

TO: Office of Planning and Research (OPR)
P.O. Box 3044
Sacramento, CA 95812-3044
 County of Riverside County Clerk

FROM: Riverside County Planning Department
 4080 Lemon Street, 12th Floor
P. O. Box 1409
Riverside, CA 92502-1409

38686 El Cerrito Road
Palm Desert, California 92211

SUBJECT: Filing of Notice of Determination in compliance with Section 21152 of the California Public Resources Code.

Temecula Valley Wine Country Community Plan, General Plan Amendment (GPA) No. 1077, Zoning Ordinance Amendment No. 348.4729, Temecula Valley Wine Country Design Guidelines, Temecula Valley Wine Country Greenhouse Gas Reduction Workbook, Program Environmental Impact Report No. 524
Project Title/Case Numbers

Phayvanh Nanthavongdouangsy
County Contact Person

951-955-6573
Phone Number

SCH No. 2009121076

State Clearinghouse Number (if submitted to the State Clearinghouse)

County of Riverside TLMA-Planning Department
Project Applicant

4080 Lemon St. 12th Floor Riverside Ca 92501-1409
Address

Southwest portion of the unincorporated Riverside County, approximately three miles north of the border with San Diego County, covering approximately 18,005 acres of land located east of the City of Temecula, south of Lake Skinner, and northwest of Vail Lake. 33° 31' 25.6" / 177° 5' 35.6". See attached map.
Project Location

The proposed project is the development of a Temecula Valley Wine Country Community Plan, that will be used to ensure that the region develops in an orderly manner that maximizes the area's unique viniculture potential and associated entrepreneurial uses, while balancing the need to protect the area's existing equestrian and rural lifestyles. The project includes the following County actions: (1) Adoption of General Plan Amendment No. 1077 which adopts the Wine Country Community Plan and updates the existing Southwest Area Plan (SWAP) and other elements of the County General Plan, particularly the policies and boundaries related to the existing Citrus Vineyard and Valle de Los Caballos Policy Areas; (2) Zoning Ordinance Amendment No. 348.4729, adding new zoning classifications that implement the General Plan; and (3) Replacement of the existing Citrus Vineyard Policy Area Design Guidelines with the Temecula Valley Wine Country Design Guidelines and adopting the Temecula Valley Wine Country Greenhouse Gas Reduction Workbook.
Project Description

This is to advise that the Riverside County Board of Supervisors, as the lead agency, has approved the above-referenced project on March 11, 2014, and has made the following determinations regarding that project:

1. The project will have a significant effect on the environment.
2. A Program Environmental Report was prepared and certified for this project pursuant to the provisions of the California Environmental Quality Act and reflects the independent judgment of the Lead Agency;
3. Mitigation measures were made a condition of the approval of the project.
4. A Mitigation Monitoring or Reporting Plan was adopted for this project.
5. A Statement of Overriding Considerations was adopted for the project.
6. Findings were made pursuant to the provisions of CEQA.

This is to certify that the Final Program Environmental Impact Report No. 524 with comments, responses, and record of project approval is available to the general public at: Riverside County Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92501.

Signature






TLMA Director / Interim Planning Director
Title

March 11, 2014
Date

Date Received for Filing and Posting at OPR: _____

FOR COUNTY CLERK'S USE ONLY

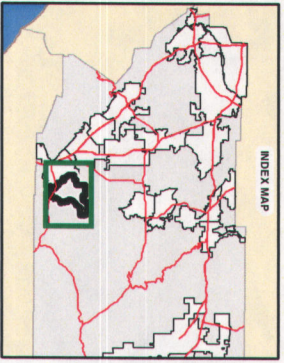
TEMECULA VALLEY WINE COUNTRY COMMUNITY PLAN PROJECT AREA

-  FINAL TEMECULA VALLEY WINE COUNTRY POLICY AREA
-  TEMECULA VALLEY WINE COUNTRY PROJECT AREA
-  CITIES
-  PARCELS
-  WATERBODIES

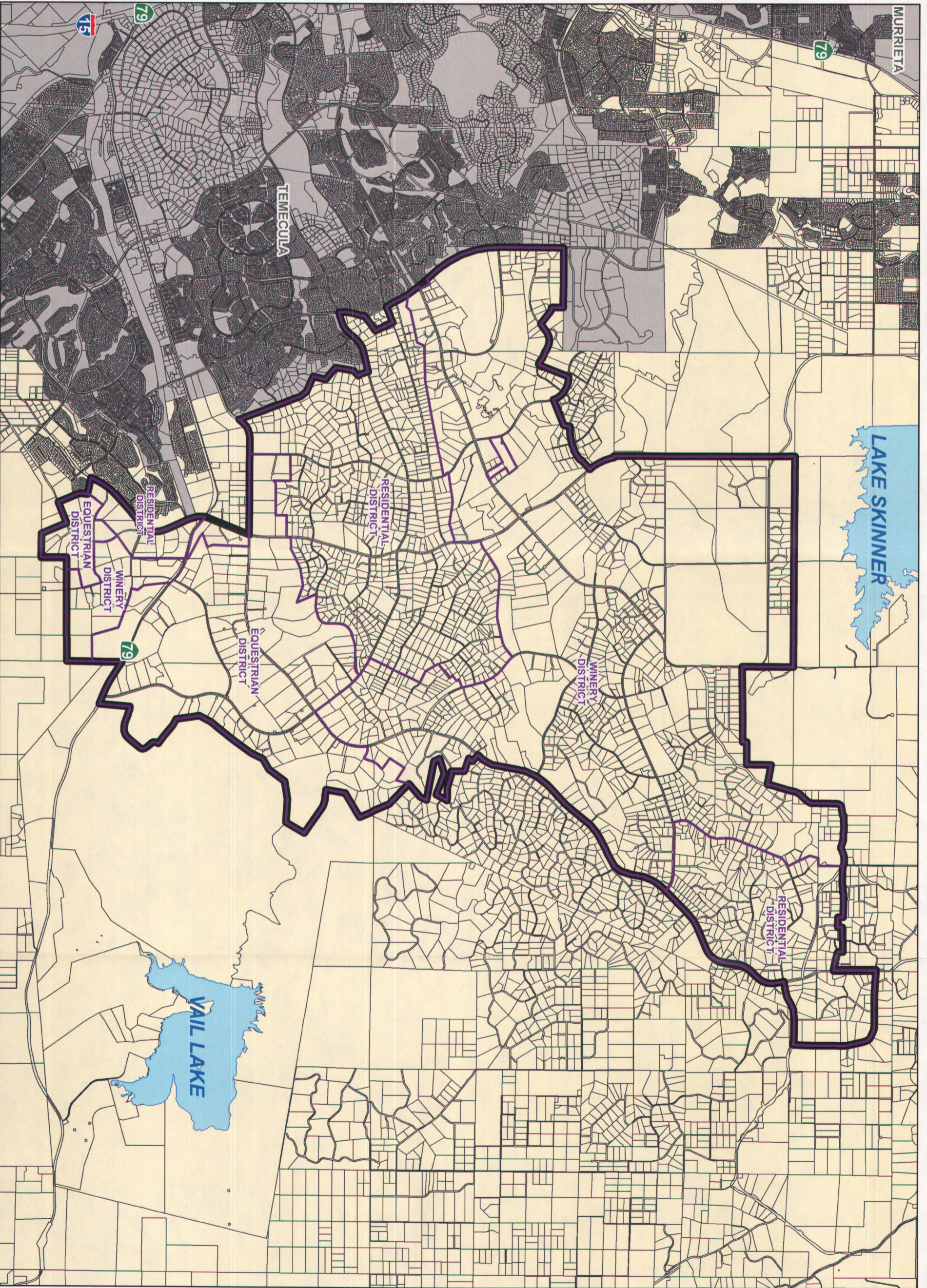


0 0.325 0.65 1.3 Miles

February 07 2014
 J. CLARK/UPDATES BY P. PKANG & M. ZOLEZIO
 COUNTY OF RIVERSIDE



Disclaimer: Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The user should verify the accuracy of any data provided, as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.

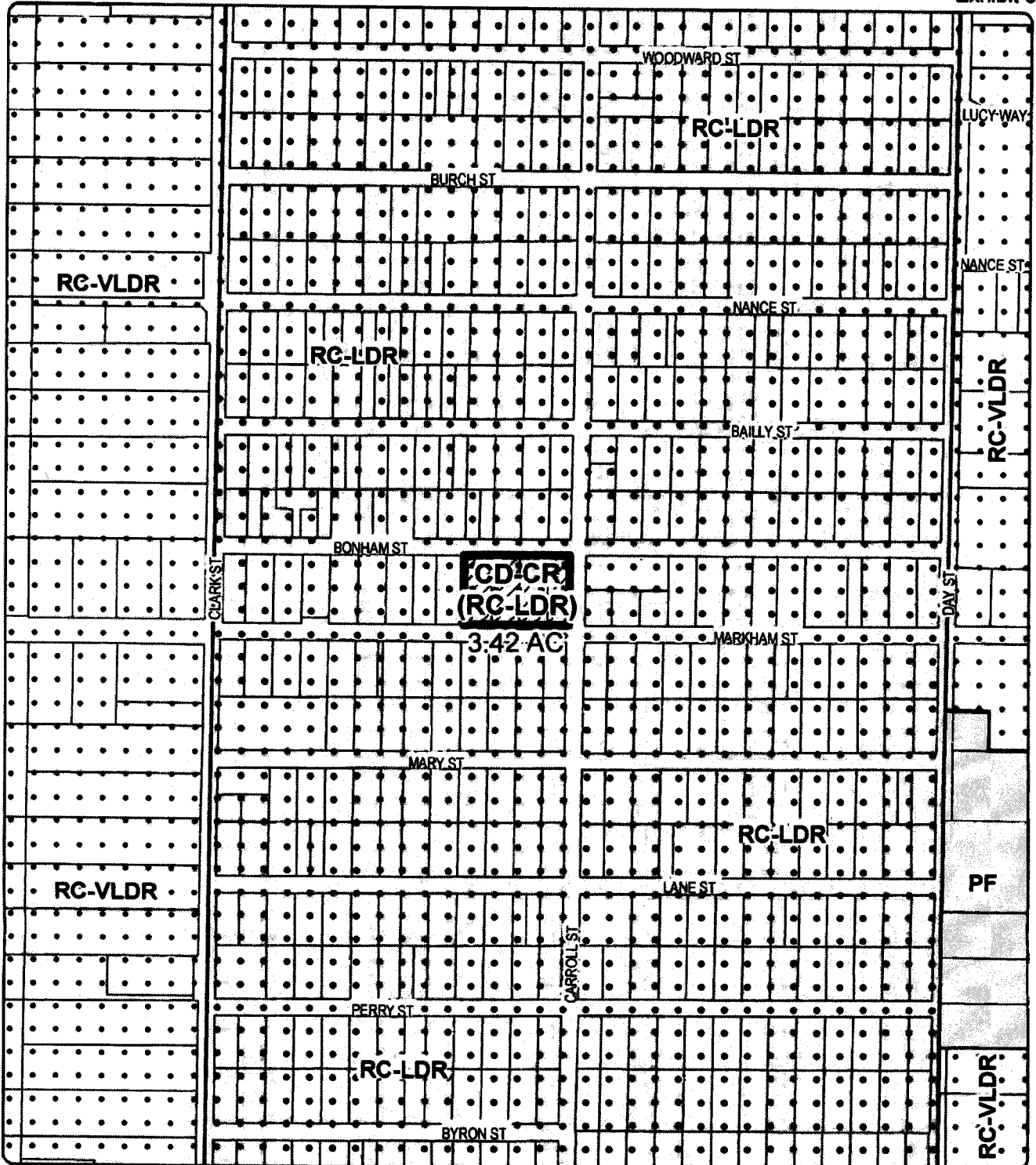


RIVERSIDE COUNTY PLANNING DEPARTMENT

Supervisor Jeffries
District 1

CZ07734 GPA00936 CUP03642
PROPOSED GENERAL PLAN

Date Drawn: 10/09/2013
Exhibit 6

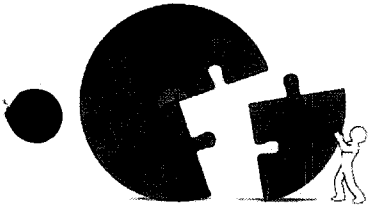


Zoning District: Mead Valley
Township/Range: T4SR4W
Section: 3

Assessors Bk. Pg. 315-172
Thomas Bros. Pg. 776 J1
Edition 2011



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under state zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951) 953-3200 (Western County), or in Indio at (760) 863-8277 (Eastern County) or website at <http://www.ltrm.ca.gov/riverside.ca.us/index.html>.



RIVERSIDE COUNTY PLANNING DEPARTMENT

Juan C. Perez
TLMA Director/
Interim Planning Director

NOTICE OF EXEMPTION

TO: Office of Planning and Research (OPR) P.O. Box 3044 Sacramento, CA 95812-3044
 County of Riverside County Clerk

FROM: Riverside County Planning Department
 4080 Lemon Street, 12th Floor P. O. Box 1409 Riverside, CA 92502-1409
 38686 El Cerrito Road Palm Desert, CA 92201

Project Title/Case No.: General Plan Amendment No. 936/Change of Zone No. 7734/Conditional Use Permit No. 3642

Project Location: In the unincorporated area of Riverside County, more specifically located southerly Bonham Street, northerly side of Markham Street and easterly of Clark Street.

Project Description: The general plan amendment proposes to amend the foundation component and land use designation of the subject site from Rural Community : Low Density Residential to Community Development : Commercial Retail; the change of zone proposes to amend the zone classification from Rural Residential 1/2 min to General Commercial and Conditional Use Permit to allow improvements to an existing market with the sale of alcoholic beverage for off-premise consumption and a 1,785 sq.ft. retail building.

Name of Public Agency Approving Project: Riverside County Planning Department

Project Applicant & Address: Ramuni, Inc. 21700 Markham Street Perris CA 92570

Exempt Status: (Check one)

- Ministerial (Sec. 21080(b)(1); 15268)
 Declared Emergency (Sec. 21080(b)(3); 15269(a))
 Emergency Project (Sec. 21080(b)(4); 15269 (b)(c))
- Categorical Exemption (§15301, §15303, §15311)
 Statutory Exemption (_____)
 Other: _____

Reasons why project is exempt: GPA00936 and associated entitlements allow the existing facility to continue operating at its current site. The associated entitlements will allow improvements to the existing building's façade, landscaping and parking area. There is no expansion of the existing facility. Therefore, it is exempt from CEQA pursuant to CEQA pursuant to CEQA Guidelines Section 15301, Section 15303, and Section 15311.

H.P. Kang 951-955-1888
County Contact Person Phone Number

[Signature] Project Planner March 11, 2014
Signature Title Date

Date Received for Filing and Posting at OPR: _____

FOR COUNTY CLERK'S USE ONLY

RIVERSIDE COUNTY PLANNING DEPARTMENT

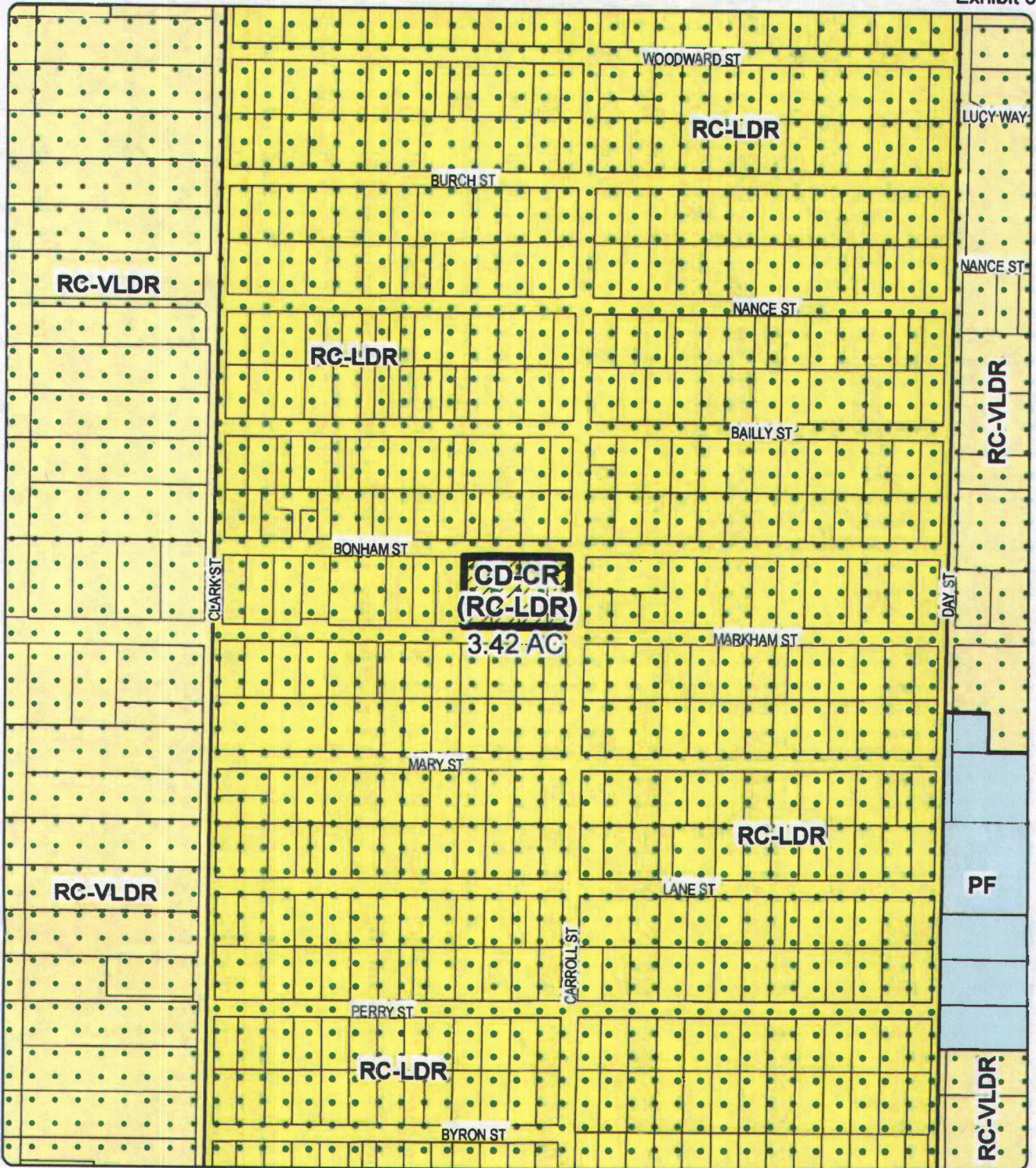
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Supervisor Jeffries
District 1

Date Drawn: 10/09/2013

Exhibit 6

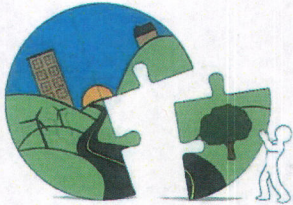


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RIVERSIDE COUNTY PLANNING DEPARTMENT

Juan C. Perez
TLMA Director/
Interim Planning Director

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H.P. Kang 951-955-1888
County Contact Person Phone Number

[Signature] Project Planner Title March 11, 2014 Date

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FOR COUNTY CLERK'S USE ONLY