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various jurisdictions within the County. Although as of 2010 EMWD's service area was experiencing a slowdown in new development, EMWD's service area is at about 40 percent of build out. To track new developments EMWD uses a spatial database, which is updated quarterly. (EMWD, 2011, p. 21)

Under existing conditions, the site is designated by the existing Winchester 1800 Specific Plan for "Very High Density Residential (VDHR)," "Medium Density Residential (MDR)," "Medium-Low Density Residential (MLDR)," "Public Facilities (PF)," "Open Space-Recreation (OS-R)," and "Open-Space Conservation (OS-C)" land uses. As previously depicted in Table 2-1, if the site were built out with existing specific plan land use designations, 499 dwelling units could be developed on the subject property along with five acres of park land, a 10-acre school site, and 10 acres for conservation/drainage. However, the Project proposes to eliminate the school site and redesignate the Project area to allow for the development of up to 349 single-family homes (including 146 units proposed as part of TTM 36722 within Planning Area 1, 3, and 6; 118 units currently built out within Planning Area 5A; and 85 units that could be developed in the future within Planning Area 7), with the remainder of the subject property utilized for conservation and drainage.

The Project therefore proposes to develop 150 fewer dwelling units than were previously accounted for within the EMWD's UWMP, which relies in part on population projections that are based upon buildout of the County's General Plan. Therefore, future potable water demand associated with Project development is accounted for in EMWD's UWMP. As concluded in the UWMP, "...EMWD has the ability to meet current and projected water demands through 2035 during normal, historic single-dry and historic multiple-dry years using existing supplies and imported water from MWD with existing supply resources" (EMWD, 2011, pp. 31-32).

Accordingly, and based on the foregoing analysis, the EMWD would have sufficient supplies to serve the proposed Project from existing and projected sources, and new or expanded entitlements would not be required to provide water service to the Project. Consistent with the findings of EIR No. 374, a less-than-significant impact would occur, and no mitigation is required. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in EIR No. 374.

Mitigation: No additional mitigation is required.

Monitoring: No additional monitoring is required.

46. Sewer

a) Require or result in the construction of new wastewater treatment facilities, including septic systems, or expansion of existing facilities, the construction of which would cause significant environmental effects?

b) Result in a determination by the wastewater treatment provider that serves or may service the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?

Source: Project Application Materials, Eastern Municipal Water District Fact Sheet, Riverside County General Plan EIR

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Findings of Fact:

- a) **Would the Project require or result in the construction of new wastewater treatment facilities, including septic systems, or expansion of existing facilities, the construction of which would cause significant environmental effects?**

EIR No. 374 Finding: EIR No. 374 did not identify any impacts associated with the construction or expansion of wastewater treatment facilities. However, EIR No. 374 identified Mitigation Measures 74 through 79 (renumbered herein as MM17.1 through MM 17.6) to reduce impacts associated with infrastructural improvements (e.g., water and sewer lines). With mitigation incorporated, EIR No. 374 determined that impacts would be less than significant. (Riv. County, 1997, pp. V-159, II-79)

No Substantial Change from Previous Analysis: The proposed Project would construct an on-site network of sewer pipes within the TTM 36722 area. The installation of water lines as proposed by the Project would result in physical impacts to the surface and subsurface of infrastructure alignments. These impacts are considered to be part of the Project's construction phase and are evaluated throughout this Addendum to EIR No. 374 accordingly. The construction of water lines as necessary to serve the proposed Project would not result in any significant physical effects on the environment that are not already identified and disclosed as part of this Addendum. Accordingly, additional mitigation measures beyond those identified throughout this Addendum to EIR No. 374 would not be required. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in EIR No. 374.

- b) **Would the Project result in a determination by the wastewater treatment provider that serves or may service the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?**

EIR No. 374 Finding: The EIR determined that the Eastern Municipal Water District (EMWD) would have adequate capacity to serve the project and that the project was estimated to generate approximately 2.08 million gallons of wastewater per day. As such, EIR No. 374 concluded that impacts would be less than significant. (Riv. County, 1997, pp. V-159, II-79)

No Substantial Change from Previous Analysis: All sanitary sewer flows from the site would be conveyed to the EMWD's Temecula Valley Regional Water Reclamation Facility (WRF) for treatment, located at 42565 Avenida Alvarado in Temecula, or approximately 9.0 miles southwest of the Project site. The Temecula Valley Regional WRF provides secondary treatment of wastewater flows, and currently accepts approximately 14.0 million gallons per day (mgd) with a total capacity of 18.0 mgd, or an excess capacity of approximately 4.0 mgd. (EMWD, 2014)

Residential uses within EMWD's service area are estimated to produce approximately 250 gallons of wastewater per household per day (gpd) (Riverside County, 2003b, p. 4.15-17). Thus, the 349 single-family homes that would be expected as a result of the proposed Project (including 146 units proposed as part of TTM 36722 within Planning Area 1, 3, and 6; 118 units currently built out within Planning Area 5A; and 85 units that could be developed in the future within Planning Area 7) would result in a demand for approximately 87,250 gpd, or approximately 0.087 mgd of wastewater. The Project's level of wastewater contribution represents approximately 2.18% of the existing excess daily capacity for the Temecula Valley Regional WRF, or approximately 0.48% of the WRF's total daily capacity. With buildout of the Project and generation of 0.87 mgd of Project-related wastewater per day, the Temecula Valley Regional WRF would have an excess remaining capacity of approximately 3.13 mgd.

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Accordingly, adequate capacity exists at the Temecula Valley Regional WRF to serve the Project's projected demand in addition to the EMWD's existing commitments. Consistent with the findings of EIR No. 374, impacts associated with wastewater demand would be less than significant. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in EIR No. 374.

Mitigation: No additional mitigation is required.

Monitoring: No additional monitoring is required.

47. Solid Waste

a) Is the project served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Does the project comply with federal, state, and local statutes and regulations related to solid wastes including the CIWMP (County Integrated Waste Management Plan)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: *Project Application Materials*

Findings of Fact:

- a) **Is the Project served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?**
- b) **Does the Project comply with federal, state, and local statutes and regulations related to solid wastes including the CIWMP (County Integrated Waste Management Plan)?**

EIR No. 374 Finding: EIR No. 374 found that the project would generate approximately 34.9 tons of waste per day which represented approximately 1.9% of the Lamb Canyon Landfill's annual permitted capacity of 682,000 tons. EIR No. 374 did not identify any impacts to landfill capacity or conflicts with federal, state, and local statutes and regulations related to solid wastes. The EIR identified Mitigation Measures 101 through 107 (renumbered herein as MM 23.1 to MM 23.7) to ensure that solid waste impacts would be less than significant. As such, EIR No. 374 concluded that impacts associated with solid waste would be less than significant with mitigation. (Riv. County, 1997, pp. V-183, II-40 - II-42)

No Substantial Change from Previous Analysis: Buildout of the Project would result in the generation of solid waste, requiring disposal at a landfill. During the second quarter of 2014 (April 1, 2014 through June 30, 2014), which is the most recent time period for which reporting data is available, most of the waste collected from unincorporated portions of Riverside County were disposed of at five separate landfills: Badlands Landfill, Blythe Landfill, El Sobrante Landfill, Lamb Canyon Landfill, and Oasis Landfill. It is anticipated that solid waste generated during construction and long-term operation of the Project would be disposed of at one of these landfills. Table EA-16, *Permitted and Remaining Capacity of Project-Related Landfills*, summarizes the maximum daily capacity, permitted capacity, and remaining capacity of each of these landfills, based on reporting provided by CalRecycle.

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Table EA-16 Permitted and Remaining Capacity of Project-Related Landfills

Landfill	Maximum Daily Capacity (Tons/Day)	Permitted Capacity (Cubic Yards)	Remaining Capacity (Cubic Yards)
Badlands	4,000	33,560,993	14,730,025
Blythe	400	6,034,148	4,159,388
El Sobrante	16,054	184,930,000	145,530,000
Lamb Canyon	3,000	34,292,000	18,955,000
Oasis	400	1,091,152	149,597
Total:	23,854	259,908,293	183,524,010

Data provided in Table EA-16 is taken from the CalRecycle Solid Waste Information System (CalRecycle, 2014)

Solid Waste Generation – Construction Activities

Table EA-17, *Estimated Construction Solid Waste Generation*, provides an estimate of the amount of solid waste that can conservatively be estimated to occur on a daily basis during construction of the proposed Project. Table EA-17 includes the generation of construction waste from the buildout of TTM 36722 within Planning Areas 1, 3, and 6. Table EA-17 does not include the construction waste from the existing 118 homes within Planning Area 5A or the 85 homes that could potentially be developed within Planning Area 7 in the future. As indicated, construction waste generated by the Project would amount to approximately 2,313 pounds per day, or 1.16 tons per day. Total waste generated by construction activities over the roughly 24 months of building construction would amount to approximately 1,688,490 pounds, or 844 tons. Using a conversion factor of 200 pounds of uncompacted solid waste per cubic yard, the 844 tons of solid waste generated during the building construction phase of the Project is equal to approximately 8,440 cubic yards of construction waste (US EPA, 1994, Appendix C).

Table EA-17 Estimated Construction Solid Waste Generation

Planning Area (s)	Land Use	Construction Rate	Estimated Dwelling Unit Size	Solid Waste Generation Rate	Total	
					LBS/Day	Tons/Day
1	23 Dwelling Units	0.03 dwelling units/day ¹	2,833 s.f. ²	4.39 lb/s.f. ⁴	373	0.19
3 and 6	123 Dwelling Units	0.17 dwelling units/day ¹	2,600 s.f. ³	4.39 lb/s.f. ⁴	1,940	0.97
Totals:					2,313	1.16

1. Based on information presented in Section 2.5.1B, which indicates that building construction would occur over approximately 24 months (or approximately 730 days). The Project would be anticipated to construct an average of approximately 0.2 dwelling units per day (146 dwelling units ÷ 730 days = 0.2 dwelling units/day, or 0.03 units per day within Planning Area 1 and 0.17 units per day within Planning Areas 3 and 6).

2. Estimated average dwelling unit size is based on the minimum lot size specified on TTM 36722 (95 x 57.5) for lots within Planning Area 1 and application of the required setbacks specified by the zoning ordinance for Specific Plan No. 286 (i.e., 20-foot minimum front yard, 3-foot minimum side yards, and 20-foot minimum backyard). Application of these factors would result in a maximum single-story building measuring 51.5 x 55, or 2,833 s.f.

3. Estimated average dwelling unit size is based on the minimum lot size specified on TTM 36722 (50 x 100) for lots within Planning Areas 3 and 6 and application of the required setbacks specified by the zoning ordinance for Specific Plan No. 286 (i.e., 20-foot minimum front yard, 35-foot minimum side yards, and 15-foot minimum backyard). Application of these factors would result in a maximum single-story building measuring 40 x 65, or 2,600 s.f.

4. Source: (US EPA, 2003)

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Due to the Project's location, it can reasonably be anticipated that solid waste generated by the Project would most likely be disposed of at the El Sobrante Landfill, Lamb Canyon Landfill, and/or Badlands Landfill. These landfills have a permitted daily disposal capacity of between 3,000 and 16,054 tons per day, and the Project's daily demand for construction waste disposal at buildout amounts to between 0.0038% and 0.0072% of the available daily disposal capacity at these landfills. Total solid waste generated during the Project's building construction phase would represent approximately 0.0045% to 0.00058% of the total remaining capacity at these landfills.

Solid Waste Generation – Long-Term Operation

Utilizing the solid waste generation rates used in the General Plan EIR, residential uses are estimated to generate approximately 0.41 tons per unit per year (Riverside County, 2003b, Table 4.15.C). Thus, the 349 dwelling units that could result from Project approval (including 146 units proposed as part of TTM 36722 within Planning Area 1, 3, and 6; 118 units currently built out within Planning Area 5A; and 85 units that could be developed in the future within Planning Area 7) are estimated to generate approximately 143.09 tons per year (349 x 0.41 = 143.09), or approximately 0.39 tons per day. Using a conversion factor of 200 pounds of uncompacted solid waste per cubic yard, the 143.09 tons per year of solid waste generated by the Project is equal to approximately 1,430 cubic yards of solid waste per year (US EPA, 1994, Appendix C).

Due to the Project's location, it can reasonably be anticipated that solid waste generated by the Project would most likely be disposed of at the El Sobrante Landfill, Lamb Canyon Landfill, and/or Badlands Landfill. These landfills have a permitted daily disposal capacity of between 3,000 and 16,054 tons per day, and the Project's daily demand for solid waste (i.e., 0.39 tons per day) represents only 0.013% to 0.0024% of the permitted daily disposal capacity of these landfills. On an annual basis, the Project's anticipated generation of 143.09 tons per year would represent between 0.00075% and 0.000098% of the total disposal capacity of these landfills. As such, construction-related impacts would be less than significant.

Federal, State and Local Statutes

The California Integrated Waste Management Act (Assembly Bill (AB) 939), signed into law in 1989, established an integrated waste management system that focused on source reduction, recycling, composting, and land disposal of waste. In addition, the bill established a 50% waste reduction requirement for cities and counties by the year 2000, along with a process to ensure environmentally safe disposal of waste that could not be diverted. Per the requirements of the Integrated Waste Management Act, the Riverside County Board of Supervisors adopted the Riverside Countywide Integrated Waste Management Plan (CIWMP) (adopted January 14, 1997), which outlines the goals, policies, and programs the County and its cities will implement to create an integrated and cost effective waste management system that complies with the provisions of AB 939 and its diversion mandates.

In order to assist the County of Riverside in achieving the mandated goals of the Integrated Waste Management Act, the Project Applicant would be required to work with future refuse haulers to develop and implement feasible waste reduction programs, including source reduction, recycling, and composting. Additionally, in accordance with the California Solid Waste Reuse and Recycling Act of 1991 (Cal Pub Res. Code § 42911), the Project would provide adequate areas for collecting and loading recyclable materials where solid waste is collected. The collection areas are required to be shown on construction drawings and be in place before occupancy permits are issued. Additionally, the Riverside County Waste Management Department requires development projects to prepare a Waste Recycling Plan (WRP) that identifies the materials (i.e., concrete, asphalt, wood, etc.) that would be generated by

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construction and development, the projected amounts, the measures/methods that will be taken to recycle, reuse, and/or reduce the amount of materials, the facilities and/or haulers that will be utilized, and the targeted recycling or reduction rate. The implementation of these requirements would reduce the amount of solid waste generated by the Project, which in turn will aid in the extension of the life of affected disposal sites. As such, the Project would comply with the mandates of applicable solid waste statutes and regulations and impacts would be less than significant.

Conclusion

Based on the analysis presented above, the proposed Project would be served by landfills with adequate capacity to accommodate the Project's solid waste needs during both construction and long-term operation. Although the Project would likely contribute to the ultimate need for landfill expansion as needed to accommodate future growth within Riverside County, such potential landfill expansions would not be the direct result of the proposed Project. Furthermore, any environmental impacts that could result from such landfill expansions cannot be determined at this time, as the environmental impacts would be evaluated as part of a future CEQA document prepared in support of future landfill expansion efforts. Accordingly, environmental impacts that may result from future landfill expansions are herein evaluated as speculative in nature (CEQA Guidelines § 15145). In addition, the Project would comply with all federal, State and local regulation and statutes. As such, impacts associated with solid waste generation would be less than significant. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in EIR No. 374.

Mitigation: No additional mitigation is required.

Monitoring: No additional monitoring is required.

48. Utilities

Would the project impact the following facilities requiring or resulting in the construction of new facilities or the expansion of existing facilities; the construction of which could cause significant environmental effects?

a) Electricity?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Natural gas?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Communications systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Storm water drainage?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Street lighting?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Maintenance of public facilities, including roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Other governmental services?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Project Application Materials

Findings of Fact:

EIR No. 374 Finding: EIR No. 374 determined that on-site natural gas demand for the project would be approximately 40,612,262 cubic feet (c.f) per month and on-site electricity demand for the project would be approximately 51,662,163 kilowatts (kwh) per year. EIR No. 374 determined also that the project would be served by the General Telephone Company (GTC). The EIR concluded that the project would be adequately served by Southern California Edison and the General Telephone Company and implementation of Mitigation Measures 98 through 100 (renumbered herein as MM 22.1 through MM 22.3) would reduce impacts on energy and communication facilities to a less than significant level. (Riv.

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County, 1997, pp. V-120, I-38 - II -39) EIR No. 374 did not identify any impacts to any other utilities that would require or result in the construction of new facilities or the expansion of existing facilities, the construction of which could cause significant environmental effects.

No Substantial Change from Previous Analysis: Implementation of the proposed Project would require the construction of numerous facilities as necessary to provide services to the site, including electrical facilities, natural gas lines, communication systems (telephone/cable), storm water drainage facilities, and street lighting. In addition, the Project would introduce new public roads on-site that would require maintenance by Riverside County. Impacts associated with the provision of utility service to the site are discussed below for each type of utility.

Electricity, Natural Gas, and Communications Systems

Electrical service is currently available in the Project area and would be provided by Southern California Edison (SCE). Natural gas would be provided by Southern California Gas Company (SCGC) and communication systems would be provided by Verizon Communications (telephone) and Time Warner Cable (cable service). Electrical, natural gas, and communication systems facilities would be constructed in conjunction with implementation of the proposed Project, impacts for which are evaluated throughout this Addendum to EIR No. 374. Accordingly, impacts due to the construction of new electrical facilities, natural gas lines, and communication systems as necessary to serve the Project are evaluated as less than significant.

Storm Water Drainage

The proposed Project would construct an on-site network of storm drains and water quality/detention basins to convey storm water flows. The proposed Project would not require the expansion of any off-site existing storm water drainage facilities. The construction of storm drain lines and detention/water quality basins as proposed by the Project would result in physical impacts to the surface and subsurface of the Project site. These impacts are considered to be part of the Project's construction phase and are evaluated throughout this Addendum to EIR No. 374 accordingly. The construction of storm drain infrastructure on-site as necessary to serve the proposed Project would not result in any significant physical effects on the environment that are not already identified and disclosed as part of this EIR Addendum. Accordingly, additional mitigation measures beyond those identified throughout this Initial Study would not be required.

Street Lighting

In accordance with Riverside County requirements, street lights would be provided along all roadways planned for improvement by the Project. Impacts associated with the construction of street lights have been evaluated in association with the physical impact of roadway construction throughout this Addendum to EIR No. 374. Accordingly, impacts due to the construction of street lights are evaluated as less than significant.

Public Facilities Maintenance

The only public facilities proposed by the Project that would require maintenance include public roadways and on-site flood control facilities. Public roadways would be maintained by Riverside County. Proposed on-site flood control facilities within Lots 149 and 150 would be maintained by the Riverside County Flood Control and Water Conservation District (RCFCWCD). There would be no impacts to the environment resulting from routine maintenance of public roads or flood control facilities. Accordingly, no impact would occur and mitigation is not required.

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Other Governmental Services

There are no other governmental services or utilities needed to serve the proposed Project beyond what is evaluated and disclosed above and throughout the remaining sections of this Addendum to EIR No. 374. Accordingly, no impact would occur.

Based on the foregoing analysis, impacts to utilities would be less than significant. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in EIR No. 374.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

49. Energy Conservation

a) Would the project conflict with any adopted energy conservation plans?

Source: *Project Application Materials*

Findings of Fact:

EIR No. 374 Finding: EIR No. 374 did not identify any impacts to any adopted energy conservation plans.

No Substantial Change from Previous Analysis: Project implementation would result in the conversion of the subject site from its existing condition to a residential community that would feature up to 349 single-family dwelling units and open space conservation areas. Under existing conditions, Planning Area 5A is fully built out with 118 single family homes and no changes to these homes would result from the proposed Project. Planning Areas 1, 3, and 6 (that would be developed pursuant to TTM 36722) are currently undeveloped and approximately three residential units exist within Planning Area 7. This land use transition would increase the site’s demand for energy. Specifically, the proposed Project would increase consumption of energy for space and water heating, air conditioning, lighting, and operation of miscellaneous equipment and appliances.

Table EA-18, *Estimated Project Energy Demand*, provides an estimate of energy demand at Project buildout. As shown in Table EA-18, build-out of the Project is conservatively estimated to require approximately 1,963,649 kilowatt-hours of electricity per year and approximately 27,913,020 cubic feet of natural gas per year.

The State of California regulates energy consumption under Title 24 of the California Code of Regulations. The Title 24 Building Energy Efficiency Standards were developed by the CEC and apply to energy consumed for heating, cooling, ventilation, water heating, and lighting in new residential and non-residential buildings. Adherence to these efficiency standards would result in a “maximum feasible” reduction in unnecessary energy consumption. As such, the development and operation of the proposed Project would not conflict with applicable energy conservation plans, and impacts would be less than significant. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in EIR No. 374.

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Table EA-18 Estimated Project Energy Demand

LAND USE	DEVELOPMENT INTENSITY	GENERATION RATE	ANNUAL DEMAND
Electricity			
Residential	349 dwelling units	468.875 kWh/unit/month	1,963,649 kWh/yr
Natural Gas			
Residential	349 dwelling units	6,665 cf/unit/ month	27,913,020 cf/yr

Source: Riv. County, 2003b, Tables 4.8A and 4.8B. Acronyms: Cubic feet (cf); square feet (sf); Kilowatt hours (kWh); year (yr).

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

MANDATORY FINDINGS OF SIGNIFICANCE

50. Does the project 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, 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?

Source: *Project Application Materials*

Findings of Fact:

No Substantial Change from Previous Analysis: As indicated throughout the analysis, assuming incorporation of the mitigation measures specified in EIR No. 374 (as modified/supplemented herein), implementation of the proposed Project would not substantially degrade the quality of the environment, substantially reduce the habitat of fish or wildlife species, cause a fish or wildlife populations to drop below self-sustaining levels, threaten to eliminate a plant or animal community, or 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.

51. Does the project have impacts which 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, other current projects and probable future projects)?

Source: *Staff review, Project Application Materials*

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No Substantial Change from Previous Analysis: In compliance with CEQA Guidelines (§ 15130 et seq.), this section includes a discussion of the potential cumulative impacts of the proposed Project. As defined by CEQA § 15355:

“Cumulative impacts” refer to two or more individual effects which, when considered together, are considerable or which compound or increase other environmental impacts.

- (a) *The individual effects may be changes resulting from a single project or a number of separate projects.*
- (b) *The cumulative impact from several projects is the change in the environment, which results from the incremental impact of the project when added to other closely related past, present, and reasonably foreseeable probable future projects. Cumulative impacts can result from individually minor but collectively significant projects taking place over a period of time.”*

If the cumulative impact is significant, the Project’s incremental effect is analyzed to determine if its contribution to the overall cumulative effect is cumulatively considerable. A significant cumulative impact does not necessarily mean that the Project-related contribution to that impact is also significant. Instead, under CEQA, a project-related contribution to a significant cumulative impact is only significant if the contribution is “cumulatively considerable,” which, as defined by CEQA Guidelines §15064(h)(1), “means that the incremental effects of an individual project are significant when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects”.

The discussion of cumulative impacts must reflect the severity of the impacts and the likelihood of their occurrence; however, the discussion need not be as detailed as the discussion of environmental impacts attributable to the Project alone. Further, the discussion is guided by the standards of practicality and reasonableness.

Cumulative Impact Analysis

Aesthetics

Scenic Highways

As indicated in the analysis and discussion under Threshold 1.a), the Project site is located approximately 4.65 miles east of Interstate 215 (I-215), which is identified as a “County Eligible” facility (Riv. County, 2014b, Figure 9). Views of the site from I-215 are not possible due to distance, existing development, and intervening topography. As such, the proposed Project would not result in changes in the existing environment which would have a substantial effect upon a scenic highway corridor and impacts would be less than significant on a direct and cumulative basis.

Scenic Resources

As discussed under the analysis of Threshold 1.b), there are no designated scenic vistas on-site or in the surrounding area as identified in the Riverside County General Plan or the SWAP. Distant views of existing topographic landforms are available from the Project vicinity; however, proposed residential development would be restricted to a maximum height of 40 feet and would not obstruct views of distant landforms from public viewing areas. As part of the proposed Project a planned residential community consisting of approximately 146 single-family homes and open space areas would be constructed within proposed Planning Areas 1, 2A, 3, 6, 52A and 52B pursuant to the approval of TTM 36722. This type of development would not be considered aesthetically offensive. Furthermore, changes to the

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boundaries and densities of the Planning Areas within the Project area (refer to Table 2-1 above) would not result in any impacts to the aesthetic quality of the site. Accordingly, implementation of the Project would not obstruct a prominent vista open to the public. As such, the proposed Project would not result in the creation of an aesthetically offensive site open to public view. Therefore, impacts would be less than significant on a direct and cumulative basis.

Mt. Palomar Observatory

As discussed under the analysis of Threshold 2, the Project site is located approximately 22 miles from the Mt. Palomar Observatory. The proposed Project would be required to comply with the County Light Pollution Standard (Ord. No. 655), which is designed to prevent significant lighting impacts that could affect the nighttime use of the Mt. Palomar Observatory. Compliance with Ordinance No. 655 is mandatory and would be assured through future County review of building permit applications. Cumulative developments similarly would be required to comply with Ord. No. 655 to ensure that they would not interfere with the nighttime use of the Mt. Palomar Observatory. Therefore, the proposed Project has no potential to result in cumulatively considerable adverse impacts to the Mt. Palomar Observatory.

Other Lighting

As discussed under the analysis of Threshold 3, the proposed Project would not introduce any new sources of lighting beyond what was previously disclosed in EIR No. 374. All lighting proposed by the Project would be required to comply with Riverside County Outdoor Lighting Standards (Ordinance No. 915). Compliance with Ordinance No. 915 would be assured through future County review of building permit applications. All proposed street lighting on- and off-site would be required to comply with provisions of the County's Public Road Standards, which implement the provisions of Ordinance No. 461. Accordingly, with mandatory compliance with Ordinance Nos. 461 and 915, the proposed Project would not create a new source of light or glare which would adversely affect daytime or nighttime views in the area, nor would the Project expose residential property to unacceptable property to unacceptable light levels. Cumulative developments similarly would be required to comply with Ord. Nos. 461 and 915 to ensure that they would not create a new source of light or glare or expose nearby residences to unacceptable light levels. Therefore, the proposed Project has no potential to result in cumulatively adverse impacts to light or glare, and a cumulative impact would not occur.

Agriculture & Forest Resources

Important Farmland

As discussed under the analysis of Threshold 4.a), the proposed Project would not convert any Prime Farmland or Farmland of Statewide Importance ("Farmland") to non-agricultural uses. Although the Project would result in the conversion of a small area of Unique Farmland on-site, impacts to Farmland associated with buildout of SP 286 were fully evaluated as part of EIR No. 374 which concluded impacts to Farmland would be significant and unavoidable. The Project's impacts to Farmland are within the scope of analysis of EIR No. 374. Accordingly, Project impacts to Farmland would not increase under the proposed Project, and new or more severe cumulative impacts would not occur.

Conflicts with Agricultural Zoning and Williamson Act Contracts

As discussed under the analysis of Threshold 4.b), 4.c), and 4.d), the entire Project site is located within the Winchester 1800 Specific Plan and is zoned for specific plan land uses ("Specific Plan Zone"). In addition, no portion of the Project site is designated for agricultural land uses (Riv. County, 2014a). Therefore, the Project would not conflict with existing agricultural zoning or land use. In addition, the Project is not subject to an active Williamson Act contract. Land within the Project site is designated as

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“non-enrolled land” or “urban and built up land” according to the California Department of Conservation (CDC, 2012b). Furthermore, according to Riverside County GIS, no active agricultural preserves exist on the Project site (Riv. County, 2014a). The Project site is however located within 300 feet of agriculturally zoned properties – land to the north of the Project site is zoned “Light Agriculture (A-1-5)” (Riv. County, 2014a). The Project would be required to comply with Ordinance No. 625 (“Right-to-Farm Ordinance”), which protects agricultural operations from nuisance complaints and encourages the development, improvement, and long-term viability of agricultural land where the landowner desires to continue agricultural operations in spite of urbanization that may occur in the surrounding areas (Riv. County, 1994). Mandatory compliance with Ordinance No. 625 would ensure that Project-related construction and operational activities would not indirectly cause or contribute to the conversion of off-site farmland to non-agricultural use. Accordingly, the Project would not conflict with existing agricultural zoning, agricultural use, or with land subject to a Williamson Act contract, or land within a Riverside County Agricultural Preserve; cause development of non-agricultural uses within 300 feet of agriculturally zoned property; or result in the conversion of Farmland to non-agricultural use. Therefore, the Project has no potential to result in directly or cumulatively considerable impacts.

Forest Land, Timberland, and Timberland Production

There are no lands in the Project vicinity that are zoned for forest land or timberland, and there are no timberlands zoned for Timberland Production. Accordingly, no impact to forest land would occur as a result of the proposed Project or any cumulative development. As such, cumulative impacts to forest land, timberland, or timberland zoned Timberland Production would not occur.

Conversion of Forest Land to Non-Forest Use

The proposed Project and cumulative developments would not result in the loss of forest land or conversion of forest land to non-forest use, as there are no forest lands within the Project vicinity. Accordingly, cumulative impacts have no potential to occur.

Air Quality

Conflicts with or Obstruction of Implementation of Applicable Air Quality Plan

As indicated in the discussion and analysis of Threshold 6.a), the proposed Project would not result in an increase in the frequency or severity of existing air quality violations or cause or contribute to new violations, delay the timely attainment of air quality standards or the interim emissions reductions specified in the AQMP. Furthermore, the Project would not substantially exceed the growth assumptions in the AQMP. As such, the Project would be consistent with the South Coast Air Quality Management Plan (SCAQMP). Because the proposed Project would not conflict with the SCAQMP, the Project has no potential to cumulatively contribute to impacts due to conflicts with the SCAQMP; accordingly, cumulative impacts would be less than significant.

Air Quality Standard Violations and Contributions to Existing Air Quality Violations

As indicated in the discussion and analysis of Threshold 6.b), the projected construction emissions for the proposed Project are all below the significance thresholds established by the SCAQMD. Therefore, the Project would not result in projected regional impacts during construction. In addition, the total Project operational emissions are below the SCAQMD thresholds for all criterion pollutants. Therefore, the Project would result in less-than-significant regional air impacts and additional mitigation is not necessary to reduce operational emissions to below a level of significance. As such, the Project would not violate any air quality standard or contribute substantially to an existing or projected air quality violation during construction or operational activities. Therefore, impacts would be less than significant on both a direct and cumulative basis.

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Cumulatively Considerable Net Increase of Criteria Pollutants for which the Region is Non-Attainment
As indicated in the analysis of Thresholds 6.b) and 6.c), the Project would not violate any air quality standard or contribute substantially to an existing or projected air quality violation during construction or operational activities. Additionally, the Project 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 (including releasing emissions which exceed quantitative thresholds for ozone precursors). Accordingly, cumulative impacts would be less than significant.

Exposure of Sensitive Receptors to Substantial Pollutant Concentrations

As indicated in the discussion and analysis of Threshold 6.d), potential sensitive receptors in the Project vicinity include existing residences that may be located in close proximity to the Project site. Based on an aerial review, the nearest sensitive receptors include existing residential units located along Koon Street within Planning Area 5A (Google Earth, 2013). As indicated above under the discussion and analysis of Thresholds 6.b) and 6.c), near-term construction activities associated with the proposed Project have no potential to expose nearby sensitive receptors to emissions that exceed the SCAQMD LSTs. In addition, the proposed Project would have a less-than-significant impact associated with Localized Significance Thresholds (LSTs) during Project operation. Since the air basin has reached attainment of the CO air quality standards, no air quality impacts are anticipated near intersections or along roadways serving the Project. Therefore, the proposed Project would result in less-than-significant cumulative impacts due to the exposure of sensitive receptors to substantial pollutant concentrations.

Construction of a Sensitive Receptor

Implementation of the proposed Project would not involve the construction of a sensitive receptor located within one mile of an existing substantial point source emitter, and no impact would occur. As such, cumulative impacts due to the construction of a sensitive receptor would not occur.

Odors

As discussed in the analysis under Threshold 6.f), construction activities at the Project site could produce odors from equipment exhaust, application of asphalt, and/or the application of architectural coatings. However, any odors emitted during construction would be temporary, short-term, and intermittent in nature, and would cease upon completion of construction activities. During long-term operation, the proposed Project would include residential and open space land uses, which are not typically associated with objectionable odors. The temporary storage of refuse and the placement of refuse containers on the streets for collection in the residential neighborhood could be a source of odor; however, Project-generated refuse would be stored in covered containers and removed at regular intervals in compliance with the County's solid waste regulations, thereby precluding any potential impact. Accordingly, odors generated during construction and operation of the Project would be less than significant on a cumulative basis.

Biological Resources

Conflicts with Local, Regional or State Conservation Plans

As discussed under the analysis of 7.a) the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) is the applicable habitat conservation/planning program for Western Riverside County. As indicated on Figure EA-1, *MSHCP Overlay Map*, the Project site is within MSHCP criteria cell 5279. In addition, the Project also includes minor impacts to the edges of cells 5275, 5173, and 5169. All projects must demonstrate compliance with applicable MSHCP requirements pursuant

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to the following sections of the MSHCP: Section 6.1.2, "Protection of Species Associated with Riparian/Riverine Areas and Vernal Pools;" Section 6.1.3, "Protection of Narrow Endemic Plant Species;" Section 6.1.4, "Guidelines Pertaining to the Urban/Wildland Interface;" and Section 6.3.2, "Additional Survey Needs and Procedures." As indicated under Threshold 7.a), with mitigation incorporated, the Project fully complies with all applicable provisions of the MSHCP. The proposed Project would not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan. Other cumulative developments would similarly be required to demonstrate compliance with applicable MSHCP policies and requirements. As such, impacts would be less than significant on a cumulative basis.

Effects on Endangered, Threatened, Candidate, Sensitive, or Special Status Species

As discussed under the analysis of 7.b) and 7.c) the property is not within a Narrow Endemic Plant Species Survey Area (NEPSSA). In addition, none of the 20 sensitive plant species known to occur in the vicinity of TTM 36722 were observed in the Project area, and none are expected to occur. There are 26 sensitive animals historically known to occur in the vicinity of the Project area, 8 of which are listed at the state or federal level (refer to Table 7 of the Project's Biological Resources Assessment, Technical Appendix D1). None of the listed species are expected to occur in the Project area. However, the California horned lark, was observed in a small flock foraging in the agriculture habitat. This species is fully covered under the MSHCP and does not require species specific mitigation. The Project applicant would pay the required MSHCP Local Development Mitigation Fee (LDMF) (incorporated as a Project condition of approval) and impacts to the California horned lark would be reduced to a level below significance. In addition, implementation of supplemental Mitigation Measure MM 11.6 would reduce the Project's potential impacts to nesting birds to a level below significance. As such, the Project has no potential to result in cumulatively significant effects to sensitive plant or animal species. Therefore, impacts to endangered, threatened, candidate, sensitive, or special status plant and animal species would be less than significant on a cumulative basis.

Wildlife Corridors and Nursery Sites

As discussed under the analysis of 7.d) the Project drains to the MSHCP Conservation Area (Proposed Constrained Linkage 18). The MSHCP is intended, in part, to facilitate wildlife movement throughout western Riverside County and the Project is fully consistent with the MSHCP requirements (assuming implementation of the EIR No. 374 Mitigation Measures, as modified/supplemented herein). Additionally, Mitigation Measure MM 11.6 has been identified as a supplemental mitigation measure to ensure that impacts to bird nesting sites would not occur. Other cumulative developments would likewise be required to implement measures to avoid impacts to nesting birds. As such, impacts to wildlife movement and nursery sites would be less than cumulatively significant.

Riparian Habitat and Sensitive Natural Communities

As indicated in the analysis of Threshold 7.e), the Project would result in impacts to 0.95 acre of riparian habitat on-site and 0.19 acre of riparian off-site. The impacts to Riparian/Riverine habitat require that a DBESP be prepared. The DBESP for the off-site channel has been approved as part of JRP 05 03 29 03. The DBESP for the on-site development component that impacts 0.95 acres of Riparian/Riverine habitat has been prepared and submitted to the County and is included as Technical Appendix D2. The proposed mitigation for these impacts, including recommendations from the DBESP, are included as supplemental Mitigation Measures MM 11.3 through MM 11.5. With implementation of required mitigation, impacts to sensitive riparian habitats would be reduced to less-than-significant levels. As such, the proposed Project would result in a less-than-significant cumulative impact to riparian habitat and other sensitive natural communities.

New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
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Wetlands

The Project proposes impacts to a total of 0.15 acre of Waters of the United States, comprised entirely of non-wetland (refer to Table 9 of Technical Appendix D1). However, as a condition of approval, the Project Applicant would be required to secure a Section 404 permit from the United States Army Corps of Engineers (USACE) prior to the initiation of grading activities. With authorization from the USACE, impacts to jurisdictional waters would be less than significant on a cumulative basis.

Local Policies

The only local policy/ordinance protecting biological resources within the Project area is the In the Riverside County Oak Tree Management Guidelines, which requires surveys of individual trees and the minimization and/or avoidance of oak trees, where feasible. Based on the results of the site-specific Biological Technical Report (Appendix D1), the Project site and off-site impact areas do not contain any oak trees or oak woodland habitat. Accordingly, the proposed Project has no potential to conflict with the County's Oak Tree Management Guidelines, and no impact would occur on a direct or cumulative basis.

Cultural Resources

Historical Sites and Resources

As discussed above in Threshold 8.a) and 8.b), no cultural resources were identified in the Project area during a records search or field survey of the property (Dudek, 2014a, pp. 23-24). Accordingly, there would be no impact to historic resources as a result of the proposed Project. Other cumulative developments would be required to incorporate measures, as appropriate, to address the potential for impacts to historical sites and resources. Accordingly, impacts to historic resources or sites would be less than significant on a cumulative basis.

Archaeological Sites and Resources

A records search performed by Dudek concluded that no cultural resources were identified in the Project area; however, three cultural resources were identified in the 0.5 mile record search area, including two prehistoric isolates. In addition, a field survey was performed for the Project site and no cultural resources were identified (Dudek, 2014a, pp. 23-24). Accordingly, the Project would not alter or destroy an archaeological site, nor would the Project cause a substantial adverse change in the significance of an archaeological resource pursuant to California Code of Regulations, Section 15064.5. Therefore, impacts would be less than significant, and monitoring during ground disturbing activities is not required (Dudek, 2014a, p. 29). However, Mitigation Measure MM 15.2 (as revised/ supplemented herein) would continue to apply to the Project to ensure that impacts to potentially uncovered archaeological resources would be less than significant. Other cumulative developments would be required to incorporate measures, as appropriate, to address the potential for impacts to archaeological sites and resources. Accordingly, impacts to archaeological resources or sites would be less than significant on a cumulative basis.

Human Remains

As indicated under the analysis of Threshold 8.c), the Project site does not contain a cemetery and no known formal cemeteries are located within the immediate site vicinity. Field surveys conducted on the Project site did not identify the presence of any human remains and no human remains are known to exist beneath the surface of the site. However, if human remains were encountered on-site or on the site of any cumulative developments, mandatory compliance with California Health and Safety Code §7050.5 as well as Public Resources Code §5097 would ensure that impacts remain below a level of

New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
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significance. Compliance with applicable State regulations would ensure that impacts associated with the discovery of human remains would be less than significant on both a direct and cumulative basis.

Religious or Sacred Uses

There are no religious or sacred uses occurring within the proposed Project site or off-site impact areas. Consistent with the findings of EIR No. 374, implementation of the proposed Project would not result in any adverse impacts to any religious or sacred uses. As such, implementation of the proposed Project would not result in any adverse impacts to any religious or sacred uses on a direct or cumulative basis.

Paleontological Resources

According to Riverside County General Plan Figure OS-8, the Project site is determined to have a “Low” potential for uncovering paleontological resources (Riv. County, 2003a, Figure OS-8). Nonetheless, there is a potential that during grading of the property, unique paleontological resources or sites could be uncovered. Although no known fossil localities were identified within the Project area or within a one mile radius, the San Bernardino County Museum did indicate that numerous taxa of plant and animal fossils have been identified in the same Pleistocene alluvial sediments in the wider region (Dudek, 2014b, p. 14). Mitigation Measures 57 through 62 (renumbered herein as Mitigation Measure MM 15.3 through 15.8) identified by EIR No. 374 would continue to apply to the Project to ensure that in the event that paleontological resources are uncovered, resources would be appropriately treated, which would reduce impacts to a level below significant. Compliance with MM 15.3 through MM15.8 would ensure that impacts associated with the discovery of paleontological resources would be less than significant on both a direct and cumulative basis.

Geology and Soils

Due to the site-specific nature of potential impacts associated with geology and soils, there is no potential for the Project to contribute to cumulatively significant impacts associated with the site’s geology and soil conditions. All development in the County is required to comply with the California Building Standards Code and follow the recommendations of project-specific geotechnical reports, adherence to which would preclude cumulatively significant impacts.

Greenhouse Gas Emissions

GHG emissions for the Project would be approximately 2,885 MTCO₂EQ per year. This is lower than the SCAQMD Tier 3 screening threshold of 3,000 MTCO₂EQ per year (MGA, 2014c, p. 24). As such, the Project would not generate substantial GHG emissions – either directly or indirectly – that would have a significant impact on the environment. In addition, because the Project would emit less than 3,000 MTCO₂ EQ per year, the Project would not conflict with the state’s ability to achieve the reduction targets defined in AB 32. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as previously analyzed in EIR No. 374 and impacts would be less than significant on a cumulative basis.

Hazards and Hazardous Materials

Transport, Use, and Disposal of Hazardous Materials

As concluded under the discussion and analysis of Threshold 22.a), the Phase I ESA did not reveal any evidence of recognized environmental conditions (RECs) indicative of releases or threatened releases of hazardous substances on, at, in, or to the subject site and no further environmental assessment was recommended (LOR Geotechnical Group, 2013, p. 11). Heavy equipment (e.g., dozers, excavators,

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tractors) would be operated on the subject property during construction of the Project. This heavy equipment would likely be fueled and maintained by petroleum-based substances such as diesel fuel, gasoline, oil, and hydraulic fluid, which is considered hazardous if improperly stored or handled. However, construction contractors would be required to comply with all applicable federal, state, and local laws and regulations regarding the transport, use, and storage of hazardous construction-related materials. Because compliance with these regulatory requirements by construction contractors is mandatory, impacts due to hazardous materials used, transported, and/or stored during construction would be less than significant. Furthermore, the Project site would be primarily developed with residential land uses and supporting recreational and open space land uses, which are land uses not typically associated with the transport, use, or disposal of hazardous materials. Therefore, the Project would not result in any significant hazards to the public or the environment and impacts would be less than significant on a cumulative basis.

Upset and Accident Conditions

As concluded in the discussion and analysis under Threshold 22.b), the transport, use and handling of hazardous materials on the Project site during construction is a standard risk on all construction sites, and there would be no greater risk for upset and accidents than would occur on any other similar construction site. Upon buildout, the Project site would operate as a residential community, which is a land use type not typically associated with the transport, use, or disposal of hazardous materials that could be subject to upset or accident involving the release of hazardous materials into the environment. Accordingly, impacts associated with the accidental release of hazardous materials would be less than significant on a direct and cumulative basis during both construction and long-term operation of the Project.

Emergency Evacuation and Response Plans

The Project site does not contain any emergency facilities nor does it serve as an emergency evacuation route. Under long-term operational conditions, the proposed Project would be required to maintain adequate emergency access for emergency vehicles on-site as required by the County. Furthermore, the Project would not result in a substantial alteration to the design or capacity of any existing public road that would impair or interfere with the implementation of evacuation procedures. Because the Project would not interfere with an adopted emergency response or evacuation plan, no impact would occur. Accordingly, impacts would be less than significant on a cumulative basis.

Hazardous Materials Impacts to Schools

As discussed under the analysis of Threshold 22.d), the Project site is not located within 0.25-mile of an existing or proposed school. Implementation of the proposed Project would have no potential to emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school. Accordingly, the Project has no potential to result in cumulatively considerable impacts due to the storage or use of hazardous materials within one-quarter mile of an existing or proposed school.

Hazardous Materials Site

The Project site is not included on any list of hazardous materials sites compiled pursuant to Government Code Section 65962.5. Accordingly, no impact would occur on a direct or cumulative basis.

Airport Mater Plan/ALUC Review

The Project site is located approximately 3.5 miles northeast of the French Valley Airport (Google Earth, 2013). The nearest portion of the French Valley Airport property that is included in the Airport Master

New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
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Plan occurs approximately 2.75 miles southwest of the Project site, and there are no facilities identified by the Airport Master Plan for lands extending beyond the airport property (Google Earth, 2013; Coffman Associates, 2009, Exhibit 5A). Therefore, there are no components of the Airport Master Plan that could be adversely affected by implementation of the proposed Project, nor are there any policies specified in the Airport Master Plan that would apply to the proposed Project site. In addition, the Project site is located outside the airport influence area (AIA) of the French Valley Airport (ALUC, 2007, Map FV-6). Therefore, the Project would not require review by the Riverside County Airport Land Use Commission (ALUC). As such, impacts would be less than significant on both a direct and cumulative basis.

Airport Safety Hazard

As discussed under the analysis of Thresholds 23.a) and 23.b) the Project site is not located within the French Valley Airport Influence Area. Given the Project’s distance from the French Valley Airport (3.5 miles), implementation of the proposed Project would not result in a safety hazard for people residing or working in the area. In addition, the Project site is not located within the vicinity of any private airports or heliports. Accordingly, the proposed Project would not result in a safety hazard for people residing or working in the area and impacts would be less than significant on both a direct and cumulative basis.

Wildfire Hazards

As noted under the analysis of Threshold 24.a), the Project site is located within an area that is mapped as having a “high” susceptibility to wildland fire hazards (Riv. County, 2014a). The nearest portion of Riverside County that is identified as occurring within a “high fire area” occurs approximately 1.5 miles east of the Project site and north of Lake Skinner. Additionally, the Project site is located adjacent to land uses that do not pose a high fire risk, including rural residential areas, agricultural lands, urban residential areas, and agricultural support uses. As such, the proposed Project would not expose people or structures to a significant risk of loss, injury or death involving wildland fires. Accordingly, impacts would be less than significant on a cumulative basis.

Hydrology and Water Quality

Alteration of Drainage Patterns

As concluded under the analysis of Threshold 25.a), TTM 36722 is designed to follow the existing flow patterns throughout the site and maintain the same area flow for each drainage sub area post construction (Hunsaker & Associates, 2014a, Section I.E). Although the Project would alter the existing drainage pattern of the site through grading to facilitate residential development, runoff from the site would not increase under post-development conditions. With incorporation of the detention basins in Lots 147 and 148, peak runoff from Area A would be reduced from 51.3 cfs to 41.3 cfs during 10-year (24-hour duration) storm events and from 79.5 cfs to 77 cfs during 100 year (24-hour duration) storm events (Hunsaker & Associates, 2014a, Section I.E). Thus, runoff from the site under post-development conditions would not substantially increase such that erosion or siltation would increase on- or off-site. In addition, Mitigation Measures 46 through 48 (renumbered herein as MM 7.1 through MM 7.3) identified in EIR No. 374 would continue to apply to the Project to ensure best management practices (BMPs) during Project construction. Adherence to the BMPs identified in the site-specific WQMP would further preclude the potential for increased erosion. Other cumulative developments would similarly be required to demonstrate compliance with site- specific BMPs. Therefore, cumulatively considerable impacts would be less than significant.

Water Quality Standards/Waste Discharge Requirements

As discussed in the analysis of Threshold 25.b), pursuant to the requirements of the San Diego RWQCB and the County of Riverside, the Project would be required to obtain a NPDES Municipal Stormwater

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Permit for construction activities. In addition, the Project would be required to comply with the San Diego RWQCB's Water Quality Control Plan for the San Diego Basin. Compliance with the NPDES permit and the Water Quality Control Plan for the San Diego Basin involves the preparation and implementation of a SWPPP for construction-related activities. The SWPPP is required to specify the Best Management Practices (BMPs) that the Project would be required to implement during construction activities to ensure that all potential pollutants of concern are prevented, minimized, and/or otherwise appropriately treated prior to being discharged from the subject property. Furthermore, the Project would be required to implement a Water Quality Management Plan (WQMP), pursuant to the requirements of the applicable NPDES permit. The WQMP is a post-construction management program that ensures the on-going protection of the watershed basin by requiring structural and programmatic controls. Therefore, with mandatory adherence to the Project's SWPPP and WQMP, water quality impacts associated with construction and operational activities would be less than significant on a direct and cumulative basis.

Groundwater Supplies and Recharge

As discussed under the analysis of Threshold 25.c), no potable groundwater wells are proposed as part of the Project; therefore, the Project would not deplete groundwater supplies through direct extraction. The proposed Project would increase impervious surface coverage on the site, which would in turn reduce the amount of direct infiltration of runoff into the ground. However, the Project's stormwater runoff is engineered to be conveyed through public street improvements and storm drains, which would discharge into the drainage channel within Lot 149, which would in turn would convey flows southerly to the Warm Springs Creek where groundwater recharge would continue to occur. Thus, with buildout of the Project, the local groundwater levels would not be substantially affected. Accordingly, the proposed Project would not substantially deplete groundwater supplies or interfere substantially with groundwater recharge, and there would be no net deficit in aquifer water volumes or groundwater table levels as a result of the Project. Therefore, direct and cumulative impacts would be less than significant.

Stormwater Runoff

As indicated under the evaluation of Threshold 25.a), the Project would not create or contribute runoff which would exceed the capacity of existing or planned storm water drainage systems. In fact, with incorporation of the detention basins in Lots 147 and 148, peak runoff from Area A would be reduced from 51.3 cfs to 41.3 cfs during 10-year (24-hour duration) storm events and from 79.5 cfs to 77 cfs during 100 year (24-hour duration) storm events (Hunsaker & Associates, 2014a, Section I.E). Additionally, with required adherence to a SWPPP and WQMP as discussed above under Threshold 25.b), the Project would not provide substantial additional sources of polluted runoff. Therefore, cumulatively considerable impacts would be less than significant.

Flood Hazards

As noted in the discussion of Threshold 25.e) and 25.f), the Project site is not located in a flood hazard zone. In addition, the Project site is not located in a dam failure inundation zone (Riv. County, 2003a, Figure S-10, Figure S-9). As such, no impacts due to flooding would occur on a direct or cumulative basis.

Other Effects on Water Quality

Mandatory compliance with the BMPs specified in the Project's WQMP (refer to Technical Appendix K) would ensure that the Project does not result in any other impacts to water quality. As such, no water quality impacts would occur on a direct or cumulative basis.

Vectors and Odors.

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As discussed in the analysis and discussion of Threshold 25.d), the planned retention basins are designed to allow for infiltration of runoff, thereby precluding the potential for vectors (i.e., mosquitoes) and odors. There are no other BMP devices associated with the Project that could result in significant environmental effects. As such, the proposed Project would not result in changes to BMPs which could result in significant environmental effects. Therefore, cumulatively considerable impacts would be less than significant.

Alteration of Drainage Patterns/ Increased Runoff

As discussed under the analysis of Threshold 26.a), with incorporation of the detention basins in Lots 147 and 148, peak runoff from the Project site would be reduced from 51.3 cfs to 41.3 cfs during 10-year (24-hour duration) storm events and from 79.5 cfs to 77 cfs during 100 year (24-hour duration) storm events (Hunsaker & Associates, 2014b, Section I.E). Thus, runoff from the site under post-development conditions would not substantially increase such that flood hazards would be increased on- or off-site. Accordingly, the Project would not substantially alter the existing drainage pattern of the site or area and impacts due to flooding on- or off-site would be less than significant on a direct and cumulatively considerable basis.

Absorption Rates

As discussed under the analysis of Threshold 26.b), due to the undeveloped nature of the Project site, a portion of the site's natural drainage likely infiltrates into the groundwater table. Under the Project, the TTM 36722 portion of the site (Planning Areas 1, 2A, 3, 6, 52A, and 52B) would be improved with residential and open space land uses, which would substantially increase impervious conditions on-site. However, runoff from the site would be conveyed to Warm Springs Creek, which is a soft-bottomed channel that would allow for infiltration into the groundwater table, thereby ensuring that the developed nature of the Project site does not substantially reduce the total amount of water that infiltrates into the groundwater basin. As such, the Project would not result in any changes in absorption rates or the rate and amount of surface runoff and impacts would be less than significant on a cumulative basis.

Flooding

As discussed under Threshold 26.c), the Project site is not located within areas subject to dam inundation hazards associated with Lake Skinner. The Project site is located approximately 1.5 miles north of the nearest area identified as being subject to dam inundation hazards (Riv. County, 2014b, Figure 10; Google Earth, 2013). There are no levees within the Project vicinity that could expose the Project site to flood hazards. In addition, Mitigation Measure 21 (renumbered herein as MM 4.4) would continue to apply to the proposed Project. As such, no cumulative impacts due to flooding would occur.

Surface Water

As discussed above in the responses to Thresholds 26.a) and 26.b), implementation of the proposed Project would not substantially alter the historical drainage patterns of the TTM 36722 site. Because the Project would not substantially alter the drainage characteristics of the site, Project implementation would not result in substantial changes in the amount of surface water in any downstream water body. Accordingly, impacts due to a change in the amount of surface water would be less than significant on a cumulative basis.

Land Use and Planning

Land Use

As indicated under the analysis of Threshold 27.a), although the change from undeveloped land to a master-planned residential community represents a change to the site's present use, environmental

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impacts associated with such conversion are evaluated throughout this EIR Addendum and mitigation measures have been imposed where necessary to reduce potentially significant impacts to a level below significance. Furthermore, the proposed Project would result in a decrease of approximately 150 dwelling units on-site (refer to Table 2-1). As such, the proposed Project would not result in a substantial alternation of the present or planned land use of an area, and a less than significant impact would occur on a direct and cumulative basis.

Sphere of Influence

The Project site is located in unincorporated Riverside County, within the sphere of influence for the City of Temecula. According to Figure L-3 of the Temecula General Plan, the Planning Areas included in the proposed Project site are pre-zoned for "Low-Medium Residential" (3-6 du/ac), "High Residential" (13-20 du/ac), "Public Institutional Facilities," and "Open Space" (Temecula, 2008). Although the proposed Project would not be consistent with the site's pre-zoning designations, no physical land use impacts would occur as a result of the Project's proposal to develop the subject property in a manner inconsistent with the City of Temecula's pre-zoning designations. Furthermore, land uses proposed by the Project are fully consistent with the Riverside County General Plan Land Use Plan. Although the Project would result in a change to the site's planned land uses as shown in the Temecula General Plan, such impacts would be less than significant because the proposed change in land uses would not result in, induce, or require changes to surrounding planned land uses and would not result in land use compatibility conflicts. Accordingly, the proposed Project would not adversely affect land use within the City of Temecula sphere of influence or unincorporated Riverside County. Therefore, impacts to land uses within a city sphere of influence or adjacent city boundary would be less than significant on a cumulative basis.

Site's Existing or Proposed Zoning

Under existing conditions, the Project site is zoned by Riverside County for "Specific Plan (SP)" (Riv. County, 2014a). Minor modifications to the SP zoning requirements are proposed as part of the Project to reflect reduced residential densities within Planning Areas 1, 6 and 7. With approval of the Project's Change of Zone, impacts due to a conflict with existing zoning would be less than significant on both a direct and cumulative basis.

Existing Surrounding Zoning

As discussed under the analysis of Threshold 28.b), zoning designations surrounding the Project site include the following: "Specific Plan Zone (SP Zone)" to the south, east, and west, and Agricultural (A-1-5) to the north (Riv. County, 2014a). The Project does not propose any zoning changes to the Project area. In addition, Mitigation Measure 50 (renumbered herein as MM 10.1) identified by EIR No. 374 would continue to apply to the proposed project to ensure that the development of the site with residential uses would not conflict with agricultural zoning to the north. Accordingly, the proposed Project would be compatible with existing surrounding zoning and impacts would be less than significant on a direct or cumulatively considerable basis.

Existing and Planned Surrounding Land Uses

As discussed under the analysis of Threshold 28.c), General Plan land use designations surrounding the Project site include the following: "Rural Residential (R-R) to the north; "Medium Density Residential (MDR)" and "Low Density Residential (LDR)" to the east, MDR and "Medium High Density Residential (MHDR)" to the south, and MDR and "Commercial- Retail (CR)" to the west (Riv. County, 2014a). In addition, as indicated under the discussion and analysis of Threshold 28.b), although the residential uses proposed as part of the Project have the potential to conflict with the existing agricultural uses to the surrounding the site, mandatory compliance with Ordinance No. 625 would ensure that potential

New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
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conflicts between proposed residential uses on-site and existing agricultural uses do not occur. Accordingly, the residential uses proposed as part of the Project would be fully compatible with existing and proposed uses surrounding the Project site and impacts would be less than significant on a direct and cumulative basis.

General Plan Consistency

The Project proposes a specific plan amendment (SP 286A6) to alter the land uses within the northern portion of the Winchester 1800 Specific Plan (refer to Table 2-1 for a detailed comparison of the existing approved and proposed land uses). Upon approval of SP 286A6, the Project would be consistent with the land use designations of the Winchester 1800 Specific Plan. In addition, and as analyzed within Threshold 28.d), the proposed Project would be fully consistent with the Highway 79 Policy Area. Accordingly, cumulative impacts would not occur.

Disrupt or Divide an Established Community

While lands to the south of the Project site are developed as part of the Winchester 1800 Specific Plan, lands to the north, east, and west of the Project site are primarily developed with rural residential and agricultural land uses. These areas do not comprise an “existing community,” and implementation of residential uses on-site would not result in a physical division of this community because the residential uses on-site would effectively serve as an extension of the residential uses already in existence within the Winchester 1800 Specific Plan. Moreover, with buildout of the Project’s proposed residential uses, public access would be afforded via public roads to be constructed on-site and immediately adjacent to the site. Accordingly, the proposed Project would not disrupt or divide the physical arrangement of an established community, and no impact would occur on a direct or cumulative basis.

Mineral Resources

Loss of Mineral Resources

As discussed under the analysis of Thresholds 29.a) and 29.b), according to Figure OS-5 of the Riverside County General Plan, the Project site and off-site impact areas are designated within Mineral Resources Zone 3 (MRZ-3) pursuant to the Surface Mining and Reclamation Act of 1975 (SMARA) (Riv. County, 2003a, Figure OS-5). MRZ-3 is defined by the State of California Department of Conservation SMARA Mineral Land Classification Project as “Areas where the available geologic information indicates that mineral deposits are likely to exist, however, the significance of the deposit is undetermined.” Furthermore, the Project site is not identified as an important mineral resource recovery site by the County General Plan. Accordingly, the proposed Project would not result in the loss of availability of a known mineral resource that would be of value to the region or the residents of the State, nor would the Project 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. As such, the Project’s impact would be less than significant on a direct and cumulative basis.

Incompatible Land Uses

As discussed under the analysis of Threshold 29.c), the area surrounding the Project site is not classified as an important mineral resource area, and there are no existing surface mines in the vicinity of the subject property (Riv. County, 2003a, Figure OS-5). Accordingly, there is no potential for the Project to be an incompatible land use adjacent to an important mineral resource recovery zone or existing, active mine and no impact would occur. Therefore, the Project has no potential to result in or contribute to cumulatively considerable effects associated with incompatible land uses.

Mining Hazards

New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
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As discussed under the analysis of Threshold 29.d), the proposed Project would include residential and open space land uses and does not involve the construction or operation of a mine or quarry. As described above under Issue 29.c), the Project is not located in close proximity to any planned, existing, for former (i.e., closed, abandoned) surface mines or quarries. Accordingly, the Project would not expose people or property to hazards related to mines or quarries and no impact would occur on a direct or cumulative basis.

Noise

Airport Noise

The Project site is located approximately 2.0 miles northeast of the nearest portion of the County that is affected by airport-related noise exceeding 55 dBA CNEL (ALUC, 2007, Figure FV-3) In addition, there are no private use airports or private airstrips located within the vicinity of the Project site. The nearest private airstrip (Pines Airpark) is located approximately 1.75 northwest of the Project site (Google Earth, 2013). As such, the proposed Project would not expose people residing or working in the Project area to excessive noise levels. Therefore, a cumulatively considerable impact would not occur.

Railroad Noise

The Project site is not located near any railroads. Additionally, no aspect of the proposed Project involves railroad use or rail transport (Google Earth, 2013). Accordingly, no cumulative railroad-related noise impacts would occur.

Highway Noise

As noted in the discussion and analysis of Threshold 32, the nearest highway to the Project site is Highway 79/Winchester Road, located approximately 0.09-mile west of the site. The Project proposes to construct a six-foot tall tubular steel fence along the western boundary of Lot 164 and a split-face block wall along the western boundary of Lots 45-54 within TTM 36722. Therefore, impacts from highway noise would be less than significant on a direct and cumulative basis with incorporation of the project design features

Other Noise

There are no other known sources of noise within the Project vicinity that could expose future Project residents to noise levels above the County General Plan standards. As such, no cumulative impacts would occur.

Ambient Noise Levels

As concluded under the discussion and analysis of Thresholds 34.a) and 34.b), the Project consists of a master-planned residential community, and would include residential and open space land uses. The land uses proposed by the Project are not typically associated with substantial sources of stationary noise. There are no components of the Project that would generate or amplify noise on the Project site. Construction activities on the Project site, especially those involving heavy equipment, would initially create intermittent, short-term noise increases in the vicinity of the Project site, representing a temporary effect on ambient noise levels. However, the Project would be subject to the hourly limits set in Section 9.52.020(l) of the County's Noise Ordinance which would avoid any temporary impacts from Project construction. Accordingly, impacts due to a substantial temporary or permanent increase in ambient noise levels would be less than significant on a cumulative basis.

Applicable Standards

New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
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As noted in the discussion and analysis of Threshold 34.c), limiting construction to those hours in Section 9.52.020(l) of the County's Noise Ordinance would avoid significant temporary noise impacts. In addition, with incorporation of revised Mitigation Measure MM 5.2, the Project would not result in interior or exterior noise levels on-site that would exceed County noise standards. Furthermore, the level of traffic that would result from the proposed Project is low enough that it would not cause any nearby areas to be subject to noise levels above the County's exterior standard of 65 Ldn even when added to other forecasted traffic. Accordingly, impacts resulting from the exposure of persons to or the generation of noise in excess of established standards would be less than significant on a cumulative basis.

Ground-borne Vibration or Noise Levels

The Project would not generate ground-borne vibration or ground-borne noise, except, potentially, during the construction phase from the use of heavy construction equipment. The nearest existing off-site structures are located approximately 50 feet from the nearest point of construction activities and would not be exposed to substantial ground-borne vibration due to the operation of heavy construction equipment on the Project site. Furthermore, the Project is not expected to employ any pile driving, rock blasting, or rock crushing equipment during construction activities, which are the primary sources of ground-borne noise and vibration during construction. As such, impacts from ground-borne vibration and noise during near-term construction would be less than significant on a direct and cumulative basis.

Population and Housing

Displacement of Residents or Housing

As discussed under the analysis of Threshold 35.a) and 35.c), under existing conditions, 118 homes are developed within Planning Area 5A. In addition, several residential structures currently exist within Planning Area 7. No other residences exist within the Project area (Google Earth, 2013). As part of the proposed Project, the 118 homes within Planning Area 5A would remain. In addition, Planning Areas 1, 2A, 3, 6, 52A and 52B (within TTM 36722) would be developed with residential and open space land uses. While development of the Project would allow for the future development of Planning Area 7 with Medium Density Residential land uses, buildout of this area would not displace a substantial number of people or housing. In addition, the Project would allow for the development of up to 349 single-family homes on the Project site, which would provide for new housing opportunities within the County. Therefore, implementation of the proposed Project would not displace housing or people, necessitating the construction of replacement housing elsewhere and impacts would be less than significant on a direct and cumulative basis.

Housing and Population Growth

Thresholds 35.b), 35.e), and 35.f), above, address the Project's potential effects on housing demand and population growth. The Project is a proposed residential community and would provide for the development of up to 349 new homes providing housing for approximately 999 residents (including 418 residents from the TTM 36722 portion of the site), based on the population generation estimates of CalEEMod (SCAQMD, 2013, Appendix D). The Project would provide for new housing opportunities on the site, which would help meet the current population growth trends in western Riverside County. Since regional and local population projections rely, in part, on land uses proposed as part of the County's General Plan (which is implemented by the Specific Plan), and since the proposed Project would decrease the number of units on-site thereby decrease the population on-site, the Project would not exceed the regional or local population projections for the site. In addition, it is unlikely that the Project could induce off-site population growth because the no major infrastructure improvements are planned by the Project. The site is surrounded by existing developments to the south and east.

New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
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Additionally, none of the improvements planned as part of the Project (e.g., improvements to Keller Road) would remove impediments to growth such that the adjacent properties would be induced to convert to urban uses. Furthermore, all lands surrounding the Project site are planned by the Riverside County General Plan for development with residential uses at various densities (with exception of the commercial retail area located off-site and to the west of the site). Accordingly, implementation of the proposed Project would result in a less-than-significant cumulative impacts due to a demand for additional housing or substantial population growth.

County Redevelopment Project Area

As discussed under Threshold 35.d), the Project site is not located within or adjacent to any County Redevelopment Project Areas. As such, the Project has no potential to result in cumulatively considerable effects associated with a County Redevelopment Area.

Public Services

Fire Services

As discussed under the analysis of Threshold 36, the Project area would be classified as “Category II – Urban,” which requires a fire station to be within three (3) roadway miles of the Project and a full first alarm assignment team operating on the scene within 15 minutes of dispatch (RCFD, 1986). The Project area would be primarily served by the Winchester Fire Station (Station No. 34), located at 32655 Haddock Street in Winchester, or approximately 5.7 roadway miles from the site. Although the Project site is not located within three (3) roadway miles of this fire station, the Project site would be accessed primarily via Highway 79, which would allow for fire protection vehicles (including a full first alarm assignment team) to arrive at the site in approximately 7 minutes (Google Maps, 2014), which would meet the Category II – Urban level of service criteria established by the Riverside County Fire Department. To offset the increased demand for fire protection services, the proposed Project would be conditioned by the County to provide a minimum of fire safety and support fire suppression activities, including compliance with State and local fire codes, fire sprinklers, a fire hydrant system, paved access, and secondary access routes. Furthermore, the Project would be required to comply with the provisions of the County’s Development Impact Fee (DIF) Ordinance (Riverside County Ordinance 659), which requires a fee payment to assist the County in providing for fire protection services. Cumulative developments similarly would be required to comply with Ord. No. 659. Accordingly, the proposed Project would result in a less-than-cumulatively considerable impact associated with the need for new or expanded fire protection facilities.

Sheriff Services

As discussed under the analysis of Threshold 37, at full buildout, Planning Areas 1, 3, 5A, 6, and 7 would introduce approximately 999 residents to the area, based on the population generation estimates provided by CalEEMod (SCAQMD, 2013, Appendix D). To maintain the desirable level of service, buildout of the proposed Project would generate a need for approximately one deputy. The proposed Project would not, however, result in the need for new or expanded physical sheriff facilities because the addition of two new deputies would not necessitate the construction of new or modified sheriff facilities. In addition, the Project would be required to comply with the provisions of the County’s DIF Ordinance (Ordinance 659), which requires a fee payment to assist the County in providing for public services, including police protection services. Cumulative developments similarly would be required to comply with Ord. No. 659. Accordingly, the proposed Project would result in a less-than-cumulatively considerable impact associated with the need for new or expanded police protection facilities.

Schools

New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
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As concluded in the analysis and discussion of Threshold 38, the Project would result in the generation of approximately 285 new students (annually), including 129 elementary students, 70 middle school students, and 86 high school students. This calculation assumes full buildout of the Project area with 349 units including: development of 146 single-family homes on Planning Areas 1, 3, and 6 (as shown on TTM 36722 in Figure 2-7); the existing 118 units within Planning Area 5A; and the buildout of Planning Area 7 with 85 units. Although it is possible that the Hemet Unified School District (HUSD) may ultimately need to construct new school facilities in the region to serve the growing population within their service boundaries, such facility planning is conducted by HUSD and is not the responsibility of the Project. Furthermore, the proposed Project would be required to contribute fees to the HUSD in accordance with the Leroy F. Greene School Facilities Act of 1998 (Senate Bill 50). Pursuant to Senate Bill 50, payment of school impact fees constitutes complete mitigation for project-related impacts to school services. Cumulative developments similarly would be required to comply with Senate Bill 50. Therefore, impacts to school facilities would be less than cumulatively considerable.

Libraries

As discussed under the analysis of Threshold 39, implementation of the Project would result in an increase in the population in the Project area and would increase the demand for library services. The Project would be required to comply with the provisions of the County’s DIF Ordinance (Ordinance 659), as noted in Mitigation Measure 108 (renumbered herein as MM 24.1), which requires a fee payment to assist the County in providing public services, including library services. Payment of the DIF fee would ensure that the Project provides fair share funds for the provision of library services, and these funds may be applied to the acquisition and/or construction of public services and/or equipment (including library books). Cumulative developments similarly would be required to comply with Ord. No. 659. Accordingly, the proposed Project would result in a less-than-cumulatively considerable impact associated with the need for new or expanded library facilities.

Health Services

As discussed under the analysis and discussion of Threshold 40, the Project would increase the regional population and would thereby result in an increased demand for medical facilities. The provision of private health care is largely based on economic factors and demand and is beyond the scope of analysis required for this EIR Addendum. However, mandatory compliance with County Ordinance No. 659 requires a development impact fee payment to the County that is partially allocated to public health services and facilities. Cumulative developments similarly would be required to comply with Ord. No. 659. As such, impacts to public medical facilities and resources associated with the proposed Project would be less than significant on a direct and cumulative basis.

Recreation

Parks and Recreational Facilities

As noted in the discussion and analysis of Threshold 41.a) and 41.b), pursuant to the population estimates contained in the Valley-Wide Recreation & Park District Master Plan (VWRPD, 2010, Table 14), the 349 units proposed within the Project area would result in a future population of between 1,117 and 1,284 residents. Based on the Valley-Wide Recreation & Park District’s (VWRPD) goal of providing 5.0 acres of park land for each 1,000 residents, the Project would generate a demand for between 5.6 and 6.4 acres of park land. No park facilities are proposed as part of the Project. Pursuant to the requirements of the VWRPD Master Plan, the Project would be required to pay in-lieu fees, the amount of which would be based on the fair market value of land which would otherwise be required for dedication. With the payment of mandatory park fees in accordance with Section 10.35 of Riverside County Ordinance 460, the Project would fully fund its fair share of park demand. Cumulative developments similarly would be required to comply with Ord. No. 460 when adequate recreation

New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
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facilities are not provided by projects. Therefore, impacts to parks and recreational facilities would be less than cumulatively considerable.

Community Service Area/ Community Parks and Recreation Plan

According to Riverside County GIS, a portion of the Project site (Planning Areas 5A and 7) is located within County Service Area (CSA) No. 103 (Riv. County, 2014a). As indicated under the discussion and analysis of Threshold 41.a), the Project site is located also within the VWRPD Master Plan area. However, the Project already would be conditioned to comply with the provisions of Section 10.35 of Riverside County Ordinance 460 and would be conditioned to contribute in-lieu fees for the acquisition and/or improvement of additional parkland facilities within the County. Cumulative developments similarly would be required to comply with Ord. No. 460 when adequate recreation facilities are not provided by projects. As such, impacts associated with a CSA or Community Parks and Recreation Plan would be less than significant on a direct and cumulative basis.

Recreational Trails

As discussed in the analysis and discussion of Threshold 42, SP 286 proposes an optional trail system within Planning Area 2A and a Class I bicycle facility along Washington Street. The Class I bicycle facility was constructed in conjunction with buildout of Planning Area 5A. The Project also would not preclude the establishment of a trail within Planning Area 2A, and no trail within Planning Area 2A is proposed by the Project. Accordingly, implementation of the proposed Project would not result in environmental impacts associated with the construction of recreational trails, and no impact would occur. As such, the Project has no potential to result in direct or cumulatively considerable impacts associated with recreational trails.

Transportation and Traffic

Conflicts with Measures of Effectiveness

As discussed under the analysis of Threshold 43.a), the proposed development is projected to generate a total of approximately 1,390 trip-ends per day with 110 vehicles per hour during the AM peak hour and 146 vehicles per hour during the PM peak hour. Similar to existing conditions, the intersection of Leon Road and Scott Road would not operate at an acceptable level of service under EACP conditions. In addition, under EAPC conditions, the intersections of Menifee Road and Scott Road and Winchester Road/ Scott Road would not operate at an acceptable level of service. The payments by the Project Applicant towards the TUMF and DIF programs are expected to address these Project-related impacts at these intersections and are required pursuant to supplemental Mitigation Measure MM 16.12. Cumulative developments would similarly be required to mitigate impacts to ensure that nearby intersections would operate at an acceptable level of service. As such, Project impacts would be less than significant on both a direct and cumulative basis.

Conflicts with Congestion Management Plan

As noted under the discussion of Threshold 43.b), within the Project's vicinity, Highway 79 and I-15 are identified as CMP facilities (CMP Highway and CMP Interstate, respectively) (RCTC, 2011, Exhibit 2-1). However, and consistent with the findings of the Project's traffic impact analysis (Technical Appendix J), the proposed Project would not contribute more than 50 peak hour trips to Highway 79, I-15, or any other CMP facility. Accordingly, the Project has no potential to conflict with the level of service standards as specified in the 2011 Riverside County CMP, nor would the Project interfere with the CMP's travel demand measures. Furthermore, the proposed Project would not conflict with any other standards established by the RCTC for designated roads or highways. As such, the proposed Project would not adversely impact the applicable CMP, and cumulatively considerable impacts would not occur.

New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
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Impacts to Air Traffic Patterns/Alteration of Waterborne, Rail and Air Traffic

As indicated in the discussion and analysis of Threshold 43.c) and 43.d), the Project site is located outside of the airport influence area (AIA) for the French Valley Airport (ALUC, 2007). Accordingly, the proposed Project would have no potential to result in any hazards to air traffic, and would not result in a change in air traffic patterns. Therefore, the Project would have no adverse effects to air traffic. In addition, there are no existing waterborne routes in the Project vicinity, nor are any railroads located near the Project site. Accordingly, the proposed Project would have no cumulatively considerable impacts on waterborne, rail, or air traffic.

Hazards

As discussed under Threshold 43.e), all roadway improvements planned as part of the Project would be in conformance with applicable Riverside County standards, and would not result in any hazards due to a design feature. Additionally, the Project area is currently characterized with rural and urban density residential units, with some areas that are still under cultivation with dry land crop production. Activities associated with dry land crop production would not result in any safety hazards due to incompatibility between Project-related traffic and farm equipment because this type of agricultural activity does not involve the routine use of tractors or other equipment that would need to utilize roadways that would serve future traffic generated by the site. Accordingly, impacts would be less than significant on a direct and cumulative basis.

New or Altered Roadway Maintenance

Implementation of the proposed Project would result in the establishment of several new roadways within and extending from the Project site that would require maintenance. Maintenance of the major roadways planned for improvement by the Project would not result in any significant impacts to the environment. Impacts associated with the physical construction of these roadways already are evaluated in appropriate sections of this Addendum to EIR No. 374. Maintenance of these major roadway facilities would be funded through the Project developer's payment of Development Impact Fees (DIF) and future Project residents' payment of property taxes. Furthermore, mitigation measure identified in EIR No. 374 would continue to apply to the proposed Project. Cumulative developments similarly would be required to pay DIF to maintain County roadways. As such, the Project would have a less-than-significant cumulative impact on the need for new or altered maintenance of roads.

Construction Circulation

As discussed under the analysis of Threshold 43.g), the proposed Project is not anticipated to affect any roadways in the vicinity of the site during construction, as it is anticipated that surrounding roadways have sufficient capacity to accommodate construction vehicle traffic traveling to and from the site. Accordingly, impacts to the circulation system during Project construction would be less than significant on a direct and cumulative basis.

Emergency Access

As discussed under the analysis of Threshold 43.h), the proposed Project would be required to comply with Riverside County Ordinance Nos. 460 & 461, which regulate access road provisions. The requirement to provide adequate paved access to the Project site would be required as a condition of Project approval. Additionally, the proposed Project would not affect any roadways that provide emergency access under existing conditions. Cumulative developments would similarly be required to comply with Ordinance Nos. 460 & 461. With required adherence to County requirements for emergency access, impacts would be less than significant on a direct and cumulative basis.

New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
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Policies Promoting Non-Vehicular Transportation

The Riverside County General Plan does not identify the Project site for any bikeways, or pedestrian facilities (Riv. County, 2003a, Figure C-7). SP 286 does, however, propose an optional trail system within Planning Area 2A and a Class I bicycle facility along Washington Street. The Class I bicycle facility was constructed in conjunction with buildout of Planning Area 5A. The Project also would not preclude the establishment of a trail within Planning Area 2A, and no trail within Planning Area 2A is proposed by the Project. Accordingly, there would be no direct or cumulatively considerable impact due to a conflict with adopted policies, plans or programs regarding public transit, bikeways or pedestrian facilities.

Bike Trails

As discussed under the analysis of Threshold 44, there are no bike trails or facilities planned within the Project vicinity by the General Plan (Riv. County, 2014b, Figure 8). However, SP 286 identifies a "Class I" bicycle facility along Washington Street, which was previously constructed in conjunction with buildout of Planning Area 5A. No other bicycle facilities are planned in the area by SP 286. Accordingly, the proposed Project would not conflict with any designated bike trail alignments, and would not result in any cumulatively significant environmental effects associated with the construction of bike trails.

Utility and Service Systems

Water Treatment Facilities

As discussed under the analysis of Threshold 45.a), the proposed Project would construct an on-site network of water pipes on the TTM 36722 portion of the Project site (within Planning Areas 1, 3, and 6). The installation of water lines as proposed by the Project would result in physical impacts to the surface and subsurface of infrastructure alignments. These impacts are considered to be part of the Project's construction phase and are evaluated throughout this addendum to EIR No. 374 accordingly. The construction of water lines as necessary to serve the proposed Project would not result in any significant physical effects on the environment. Accordingly, the Project would have no potential to result in any cumulatively considerable impacts associated with the construction of new water treatment facilities.

Sufficient Water Supplies

As discussed under the analysis of Threshold 45.b), the Project therefore proposes to develop 150 fewer dwelling units than were previously accounted for within the EMWD's UWMP which relies in part on population projections that are based upon buildout of the County's General Plan. Therefore, future potable water demand associated with Project development is accounted for in EMWD's UWMP. As concluded in the UWMP, "...EMWD has the ability to meet current and projected water demands through 2035 during normal, historic single-dry and historic multiple-dry years using existing supplies and imported water from MWD with existing supply resources" (EMWD, 2011, pp. 31-32). Since the UWMP concludes that the EMWD has sufficient water supplies available to serve all existing land uses within its service area, and since the Project would not result in an increased demand for water resources, it can therefore be concluded that the EMWD would have sufficient water supplies available to serve the Project from existing entitlements and resources, and no new or expanded entitlements would be needed. Accordingly, the Project would have no potential to result in any cumulatively considerable impacts associated with the need for new or expanded entitlements.

Wastewater Treatment Facilities

As discussed under the analysis of Threshold 46.a), the proposed Project would construct an on-site network of sewer pipes within the TTM 36722 area. The installation of water lines as proposed by the Project would result in physical impacts to the surface and subsurface of infrastructure alignments.

New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
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These impacts are considered to be part of the Project's construction phase and are evaluated throughout this Addendum to EIR No. 374 accordingly. The construction of water lines as necessary to serve the proposed Project would not result in any significant physical effects on the environment. Accordingly, the Project would have no potential to result in any cumulatively considerable impacts associated with the construction of new wastewater treatment facilities.

Sewer

As discussed under the analysis of Threshold 46.b), the Project's level of wastewater contribution represents approximately 2.18% of the existing excess daily capacity for the Temecula Valley Regional WRF, or approximately 0.48% of the WRF's total daily capacity. With buildout of the Project and generation of 0.87 mgd of Project-related wastewater per day, the Temecula Valley Regional WRF would have an excess remaining capacity of approximately 3.13 mgd. Accordingly, adequate capacity exists at the Temecula Valley Regional WRF to serve the Project's projected demand in addition to the EMWD's existing commitments. As such, the proposed Project would not result in a determination that the wastewater treatment provider does not have adequate capacity to serve the project's projected demand. Accordingly impacts would be less than significant on a direct and cumulative basis.

Solid Waste

As discussed under the analysis of Threshold 47.a) and 47.b), total waste generated by construction activities over the roughly 24 months of building construction would amount to approximately 1,688,490 pounds, or 844 tons. Landfills serving the Project site have a permitted daily disposal capacity of between 3,000 and 16,054 tons per day, and the Project's daily demand for construction waste disposal at buildout amounts to between 0.0038% and 0.0072% of the available daily disposal capacity at these landfills. In addition, the Project's daily demand for solid waste (i.e., 0.39 tons per day) represents only 0.013% to 0.0024% of the permitted daily disposal capacity of these landfills. Therefore, the Project would be served by landfills with sufficient capacity to accommodate the project's solid waste disposal needs. Additionally, there would be no conflict with any federal, state, or local statutes or regulations related to solid waste as a result of the proposed Project. Accordingly, the Project's direct and cumulative impacts to landfill capacity are evaluated as less than significant.

Utilities

As discussed under the analysis and discussion of Threshold 48.a) through 48.g), implementation of the proposed Project would require the construction of numerous facilities as necessary to provide services to the site, including electrical facilities, natural gas lines, communication systems (telephone/cable), storm water drainage facilities, and street lighting. In addition, the Project would introduce new public roads on-site that would require maintenance by Riverside County. Impacts associated with the construction of these facilities are evaluated throughout this Addendum to EIR No. 374 and no new impacts beyond those identified in EIR No. 374 were identified. The Project's impacts to utilities would be less than significant on a direct and cumulative basis.

Energy Conservation

As discussed in the analysis of Threshold 49 build-out of the Project is conservatively estimated to require approximately 1,963,649 kilowatt-hours of electricity per year and approximately 27,913,020 cubic feet of natural gas per year. The State of California regulates energy consumption under Title 24 of the California Code of Regulations. The Title 24 Building Energy Efficiency Standards were developed by the CEC and apply to energy consumed for heating, cooling, ventilation, water heating, and lighting in new residential and non-residential buildings. Adherence to these efficiency standards would result in a "maximum feasible" reduction in unnecessary energy consumption. As such, the

New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
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proposed Project would not conflict with any proposed energy conservation plans and impacts would be less than significant on a direct and cumulative basis.

52. Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: *Project Application Materials*

Findings of Fact:

No Substantial Change from Previous Analysis: As indicated throughout the preceding analysis, the proposed Project would not result in environmental effects which would cause substantial adverse effects on human beings, either directly or indirectly.

New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
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VI. EARLIER ANALYSES

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 as per California Code of Regulations, Section 15063 (c) (3) (D). In this case, a brief discussion should identify the following:

Earlier Analyses Used, if any:

- EIR No. 379 (SCH No. 92032040), which was prepared in support of the Winchester 1800 Specific Plan, and was certified by the Riverside County Board of Supervisors 1997;
- EIR No. 441 (SCH No. 2002051143), which evaluated impacts associated with buildout of the General Plan and was certified by the Riverside County Board of Supervisors in 2003;
- Draft EIR No. 521 (SCH No. 200904105), which evaluates impacts associated with the County’s comprehensive update to the General Plan and the County’s Climate Action Plan (CAP). Draft EIR No. 521 was circulated for public review in May and June 2014 and is expected to be considered by the Riverside County Board of Supervisors in late 2014 or early 2015.

Location Where Earlier Analyses, if used, are available for review:

County of Riverside
 Planning Department
 4080 Lemon Street, 12th Floor
 Riverside, CA 92501

VII. AUTHORITIES CITED

Authorities cited: Public Resources Code Sections 21083 and 21083.05; References: California Government Code Section 65088.4; Public Resources Code Sections 21080(c), 21080.1, 21080.3, 21082.1, 21083, 21083.05, 21083.3, 21093, 21094, 21095 and 21151; *Sundstrom v. County of Mendocino* (1988) 202 Cal.App.3d 296; *Leonoff v. Monterey Board of Supervisors* (1990) 222 Cal.App.3d 1337; *Eureka Citizens for Responsible Govt. v. City of Eureka* (2007) 147 Cal.App.4th 357; *Protect the Historic Amador Waterways v. Amador Water Agency* (2004) 116 Cal.App.4th at 1109; *San Franciscans Upholding the Downtown Plan v. City and County of San Francisco* (2002) 102 Cal.App.4th 656.

New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
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VII. REFERENCES

The following documents were referred to as information sources during the preparation of this document.

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- Dudek, 2014b *Paleontological Resources Survey Report*. Dudek, November, 2014. (Technical Appendix E2)
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		New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
Helix, 2014a	<i>Burrowing Owl Survey.</i> Helix Environmental, September 19, 2014. (Technical Appendix D3)				
Helix, 2014b	<i>Least Bell's Vireo Survey.</i> Helix Environmental, August 14, 2014. (Technical Appendix D4)				
Helix, 2015	Biological Resources Assessment. Helix Environmental, March 4, 2015. (Technical Appendix D1)				
Helix, 2015b	Determination of Biologically Equivalent or Superior Preservation. Helix Environmental, March 11, 2015. (Technical Appendix D2)				
Hunsaker & Associates, 2014a	<i>Hydrology Report.</i> Hunsaker & Associates, October 7, 2014. (Technical Appendix L)				
Hunsaker & Associates, 2014b	<i>Water Quality Management Plan.</i> Hunsaker & Associates, September 29, 2014. (Technical Appendix K)				
Hunsaker & Associates, 2015	Tentative Tract Map No. 36722. Hunsaker & Associates, January 12, 2015.				
HUSD, n.d.	<i>School Locator.</i> Hemet Unified School District , n.d. Available online at: http://www.hemetusd.org/apps/pages/index.jsp?type=d&uREC_ID=254707&pREC_ID=589703				
Lor Geotechnical Group, 2013	<i>Phase I ESA.</i> Lor Geotechnical Group, July 31, 2013. (Technical Appendix H)				
MGA, 2014a	<i>Air Quality Assessment.</i> Mestre Greve Associates, December 18, 2014. (Technical Appendix C)				
MGA, 2014b	<i>Noise Impact Analysis.</i> Mestre Greve Associates, July 16, 2014. (Technical Appendix I)				
MGA, 2014c	<i>Greenhouse Gas Analysis.</i> Mestre Greve Associates, December 18, 2014. (Technical Appendix G).				
RCFD, 1986	<i>Riverside County Fire Protection and Emergency Medical Master Plan.</i> RCFD, November 15, 1986.				
RCTC, 2011	<i>Riverside County Congestion Management Plan.</i> Riverside County, December 14, 2011. Available online at: http://www.rctc.org/uploads/media_items/congestionmanagementprogram.original.pdf				
Riv. County, 1994	<i>Ordinance No. 625.</i> Riverside County, 1994. Available online at: http://www.rivcocob.org/ords/600/625.1.pdf				
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			New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
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Riv. County, 2014a	<i>TLMA GIS.</i> Riverside County, 2014. Available online at: http://tlmabl5.agency.tlma.co.riverside.ca.us/website/rclis/					
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RTA, 2014	<i>Riverside Transit Agency System Map.</i> Riverside Transit Agency, 2014. Available online at: http://www.riversidetransit.com/home/images/stories/DOWNLOADS/PUBLICATIONS/SYSTEM_MAPS/2014%20Sept%20System%20Map%20v.2.pdf					
SCAQMD, 2008	<i>Interim Guidance for GHGs.</i> Southern California Air Quality Management District, 2008. Available online at: http://www.aqmd.gov/docs/default-source/ceqa/handbook/greenhouse-gases-(ghg)-ceqa-significance-thresholds/ghgattachmente.pdf?sfvrsn=2					
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Trames Solutions, 2014	<i>Traffic Impact Analysis.</i> Trames Solutions, Inc., July 10, 2014. (Technical Appendix J)					
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APPENDIX B:
MITIGATION, MONITORING AND REPORTING PROGRAM

MITIGATION MONITORING AND REPORTING PROGRAM

IMPACTS	MITIGATIONS	RESPONSIBLE PARTY/MONITORING PARTY	IMPLEMENTATION STATE	LEVEL OF SIGNIFICANCE AFTER MITIGATION
<p>1. SEISMIC SAFETY</p> <p>The Winchester 1800 Specific Plan will be impacted by seismic activity along the Elsinore Fault Zone located approximately 5 miles southwest of the site.</p> <p>It is possible that during a Richter magnitude 7.0 earthquake along this fault the site will experience a maximum peak acceleration of 0.52 with strong ground shaking exceeding 30 seconds. Repeatable high ground accelerations are estimated at 0.36g.</p> <p>Portions of the site may be subject to seismically induced flooding caused by failure of Lake Skinner Dam.</p>	<p>4-MM.1.1 All on-site structures shall be constructed in accordance with the criteria in the Uniform Building Code and County ordinances and shall be designed to withstand groundshaking from the maximum credible earthquake that can be expected.</p> <p>2-MM.1.2 The site shall be cleared of all obstructions and deleterious material including all miscellaneous trash, debris, and organic materials.</p> <p>3-MM.1.3 Potential on-site liquefaction hazards shall be mitigated by removal and recompaction of the alluvium, installation of subsurface drainage and placement of compacted fill.</p>	<p>County of Riverside, Building and Safety Department.</p> <p>County of Riverside, Building and Safety Department.</p> <p>County of Riverside, Building and Safety Department.</p>	<p>Review and approval of monthly inspection reports of grading operations. Prior to building permit final inspection.</p> <p>Review and approval of monthly inspection reports of grading operations.</p> <p>Review and approval of monthly inspection reports of grading operations.</p>	<p>Non-Significant.</p>
<p>2. SLOPES AND EROSION</p> <p>Development of the Winchester 1800 Specific Plan will be tailored to the existing topography being sensitive to natural landforms where practical. Grading will balance on-site with 6 million cubic yards of cut and 6 million cubic yards of fill. On-site materials can be excavated with conventional equipment.</p> <p>The site is relatively level with elevations ranging from 1,360 feet to 1,621 feet. No inherent stability problems are anticipated on-site. Some erosion is expected during grading.</p> <p>Groundwater was not encountered on-site, however, several water wells exist on-site which could be a potential source of deep aquifer groundwater.</p>	<p>4-MM.2.1 Prior to development within any planning area of the Specific Plan, an overall Conceptual Grading Plan for the planning area in process shall be submitted for Planning Department approval. The Grading Plan shall include techniques to prevent erosion, sedimentation during and after the grading process, time frames for grading, identification of areas that may be graded during high probability rain months, and preliminary pad and roadway elevations.</p> <p>5-MM.2.2 All grading procedures shall be in compliance with the Riverside County Grading Standards including requirements for erosion control during rainy months.</p> <p>6-MM.2.3 Prior to any grading activities a soils report and geotechnical study will be performed to further analyze on-</p>	<p>County of Riverside, Planning Department.</p> <p>County of Riverside, Building and Safety Department.</p> <p>County of Riverside, Building and Safety Department.</p>	<p>Review and approval of Conceptual Grading Plans.</p> <p>Review and approval of monthly inspection reports of grading operations.</p> <p>Review and approval of detailed soil and geotechnical reports.</p>	<p>Non-Significant.</p>

IMPACTS	MITIGATIONS	RESPONSIBLE PARTY/MONITORING PARTY	IMPLEMENTATION STATE	LEVEL OF SIGNIFICANCE AFTER MITIGATION
	<p>site soil conditions and slope stability and will include the appropriate measures to control erosion and dust as mentioned in mitigation number 1.</p> <p>7-MM<u>2.4</u> Where cut and fill slopes are created higher than ten feet, detailed Landscaping and Irrigation Plans shall be submitted to the Planning Department prior to Grading Plan approval. The plans shall be reviewed for type and density or ground cover, shrubs and trees.</p> <p>8-MM<u>2.5</u> All streets shall have a gradient not to exceed 15%.</p> <p>9-MM<u>2.6</u> The toes and tops of all slopes higher than ten feet shall be rounded with curves with radii designed in proportion to the total height of the slope, where drainage and stability permits such rounding.</p> <p>10-MM<u>2.7</u> Slopes steeper than 2:1 and higher than ten feet (10') are allowed provided they are recommended to be safe in the slope stability report prepared by the soils engineer or engineering geologist. Slopes greater than three feet (3') in vertical height shall be planted with grass and irrigated. Slopes exceeding fifteen feet (15') shall be provided with shrubs and trees per County Ordinance 457. The slope stability report shall also contain recommendations for landscaping and erosion control. The Uniform Building Code, County Ordinance No. 457, and all other relevant laws, rules and regulations governing grading in Riverside County shall be observed.</p> <p>11-MM<u>2.8</u> Potential brow ditches, terrace drains or other minor swales, determined necessary by the County of Riverside at future stages of project</p>	<p>County of Riverside, Planning Department.</p> <p>County of Riverside, Building and Safety Department.</p> <p>County of Riverside, Planning Department.</p> <p>County of Riverside, Planning Department.</p> <p>County of Riverside, Building and Safety Department.</p>	<p>Review and approval of Conceptual Grading Plans.</p> <p>Review and approval of Final Subdivision Maps.</p> <p>Review and approval of Conceptual Grading Plans.</p> <p>Review and approval of Conceptual Grading Plans.</p> <p>Review and approval of monthly inspection reports of grading operations.</p>	

IMPACTS	MITIGATIONS	RESPONSIBLE PARTY/MONITORING PARTY	IMPLEMENTATION STATE	LEVEL OF SIGNIFICANCE AFTER MITIGATION
	<p>review, shall be lined with natural erosion control materials or concrete.</p> <p>42-MM 2.9 Grading work on the entire project site shall be balanced on-site whenever possible.</p> <p>43-MM 2.10 Graded, but undeveloped land shall be maintained weed-free and planted with interim landscaping within ninety (90) days of completion of grading, unless building permits are obtained.</p> <p>44-MM 2.11 Natural features such as significant rock outcrops shall be protected as practical in the siting of individual lots and building pads.</p> <p>45-MM 2.12 On-site water wells shall be further investigated as a source of deep aquifer groundwater.</p> <p>46-MM 2.13 All grading shall be done in conformance with recommendations contained within the Geotechnical Report included as Appendix B to this Draft EIR</p>	<p>County of Riverside, Building and Safety Department.</p> <p>County of Riverside, Building and Safety Department.</p> <p>County of Riverside, Planning Department.</p> <p>County of Riverside, Planning Department.</p> <p>County of Riverside, Building and Safety Department.</p>	<p>Review and approval of monthly inspection reports or grading operations.</p> <p>Review and approval of monthly inspection reports of grading operations.</p> <p>Review and approval of Conceptual Grading Plans.</p> <p>Review and approval of Conceptual Grading Plans.</p> <p>Review and approval of monthly inspection reports of grading operations.</p>	
<p>3. WIND EROSION AND BLOW SAND</p> <p>Although the project site lies outside the Wind/Erosion and Blow sand Areas designated by the County of Riverside, Construction activities (primarily site preparation and grading) will generate fugitive dust. An average of 1.81 tons per day or particulate emissions is estimated to occur.</p>	<p>47-MM 3.1 The quality of particulate matter and other pollutants emitted during the grading and construction phase of the proposed project may be reduced through watering graded surfaces and planting ground cover as dust palliatives, in accordance with SCAQMD Rule 403.</p>	<p>County of Riverside, Building and Safety Department.</p>	<p>Review and approval of monthly inspection reports of grading operations.</p>	<p>Non-Significant.</p>
<p>4. FLOODING</p> <p>The Winchester 1800 Specific Plan is proposed within a floodplain area, resulting in potential flood hazards.</p> <p>Construction of buildings, roads and other impervious surfaces</p>	<p>48-MM 4.1 Proposed grading and drainage improvements shall conform to Sections 2907 and 7012 of the Uniform Building Code and shall meet FEMA standards for 100-year flood protection to all habitable dwellings located in a floodplain.</p>	<p>County of Riverside, Building and Safety Department and the Riverside County Flood Control & Water Conservation District.</p>	<p>Review and approval of Final Grading Plans and Drainage Plan.</p>	<p>Non-Significant.</p>

**County of Riverside
Addendum to the Winchester 1800 Specific Plan EIR**

APPENDIX B: MMRP

IMPACTS	MITIGATIONS	RESPONSIBLE PARTY/MONITORING PARTY	IMPLEMENTATION STATE	LEVEL OF SIGNIFICANCE AFTER MITIGATION
<p>will result in increased on-site stormwater runoff and the grading of existing on-site drainage courses (blue-line streams).</p> <p>Total 100-year project outflow (including Lake Skinner and tributary areas) will increase from 17,300 cfs in the natural condition to 20,680 in the developed condition. On-site, this flow will be accommodated by a Drainage Plan which incorporates 62.8 acres of open space/drainage corridors. The northern part of the project will discharge offsite into the proposed Quinta Do Lago Specific Plan lake system.</p> <p>Increased flow rates from the project will contribute to cumulative increased flow rates downstream and the potential for flooding in areas with undersized facilities.</p> <p>The project site lies within the Dam Inundation Area of Lake Skinner, potentially exposing future residents to flooding in the event of dam failure due to a seismic event or other cause.</p>	<p>19- MM 4.2 Storm drain and flood control facilities discharging at the tract boundary shall be designed in order to outlet at the pre-existing velocity and depths in order to minimize impacts to the downstream property owner.</p> <p>20- MM 4.3 Any impact to blue-line watercourses shall be subject to the requirements for an Army Corps of Engineer 404 permit and a Department of Fish and Game 1601 or 1603 permit.</p> <p>21- MM 4.4 All final subdivision maps will indicate that the proposed project lies in a potential dam inundation zone of Lake Skinner. Mitigation of impacts related to dam inundation will involve coordination between the applicant and the County Disaster Preparedness Office in establishing emergency evacuation routes. This coordination and establishment of evacuation routes shall occur prior to Tentative Tract Map approval. Prospective homebuyers or land purchasers within affected planning areas shall receive written notice of the potential dam inundation and respective evacuation routes in these Planning Areas. This includes residential Planning Areas 35, 36, 39, 40, 42, 43, 44, 45, 47, 48, 51, 52 and 54. Impacted commercial uses include Planning Areas 41, 46 and 50. The Murrieta Valley Unified School District shall also receive written notice of potential dam inundation and respective evacuation routes for the school site located in Planning Area 53.</p> <p>22- MM 4.5 The project site is within the RCFC&WCD Murrieta Creek Area Drainage Plan and is subject to drainage fees of \$1,023 and \$530 per acre, respectively.</p>	<p>County of Riverside, Building and Safety Department and the Riverside County Flood Control & Water Conservation District.</p> <p>U.S. Army Corps of Engineers and the California Department of Fish and Game.</p> <p>County of Riverside, Building and Safety Department.</p>	<p>Review and approval of Final Grading Plans and Drainage Plan.</p> <p>Securing Federal 404 and State 1601-1603 Streambed Alteration Permits.</p> <p>Review and Approval of Final Subdivision Maps.</p>	

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IMPACTS	MITIGATIONS	RESPONSIBLE PARTY/MONITORING PARTY	IMPLEMENTATION STATE	LEVEL OF SIGNIFICANCE AFTER MITIGATION
<p>5. NOISE</p> <p>Construction noise represents a short term impact on ambient noise levels. Noise generated by construction equipment can reach high levels.</p> <p>Due to the expanded "Interim Airport-Influenced Area" adopted by the ALUC, that portion of the Winchester 1800 Specific Plan lying west of Pourroy Road lies within Area III of the Interim Airport-Influenced Area, potentially resulting in exposure of future residential and park uses to aircraft noise generated by the adjacent French Valley Airport.</p> <p>Most of the project site proposed for residential use may experience traffic noise levels greater than 60 CNEL without some form of mitigation, including lots along Winchester</p>	<p>23-MM 4.6 All projects proposing construction activities including cleaning, grading, or excavation that results in the disturbance of at least five acres total land area, or activity which is part of a larger common plan of development of five acres or greater shall obtain the appropriate NPDES construction permit and pay the appropriate fees. All development within the Specific Plan boundaries shall be subject to future requirements adopted by the County to implement the NPDES program. Mitigation measures may include, but not be limited to: on-site retention; covered storage of all outside storage facilities; vegetated swales; monitoring programs; etc.</p>	<p>County of Riverside, Building and Safety Department and Riverside County Flood Control & Water Conservation District.</p>	<p>Review and approval of Final Grading Plans and Drainage Plan.</p>	
<p>Construction noise represents a short term impact on ambient noise levels. Noise generated by construction equipment can reach high levels.</p>	<p>24-MM 5.1 Construction hours adjacent to existing residential development shall be those allowed by Riverside County Ordinance 457.78.</p>	<p>Riverside County, Building and Safety Department.</p>	<p>Review and approval of monthly inspection reports of grading operations.</p>	<p>Non-Significant.</p>
<p>Due to the expanded "Interim Airport-Influenced Area" adopted by the ALUC, that portion of the Winchester 1800 Specific Plan lying west of Pourroy Road lies within Area III of the Interim Airport-Influenced Area, potentially resulting in exposure of future residential and park uses to aircraft noise generated by the adjacent French Valley Airport.</p>	<p>25. MM 5.2 Residential land uses developed within Area III or the French Valley Interim "Airport-Influenced Area" shall achieve interior noise levels of 45 CNEL. An acoustic report shall be prepared prior to grading plan approval which details the construction measures necessary to achieve this standard.</p>	<p>Riverside County, Health Department.</p>	<p>Review and approval of final acoustic reports.</p>	
<p>Most of the project site proposed for residential use may experience traffic noise levels greater than 60 CNEL without some form of mitigation, including lots along Winchester</p>	<p>26-MM 5.3 Mitigation measures are needed to reduce traffic noise levels in outdoor and indoor residential areas exposed to noise levels greater than 60 CNEL. Specifically, lots along Winchester Road, Keller Road, Street "A", Street "B", Street "F", Pourroy Road, Benton, Thompson Road, Auld Road and Washington Street will require a more detailed noise analysis, detailing noise barrier heights and location, prior to grading plan approval. Prior to issuance of building permits for</p>	<p>Riverside County, Health Department.</p>	<p>Review and approval of final acoustic reports. Prior to the issuance of building permits.</p>	

IMPACTS	MITIGATIONS	RESPONSIBLE PARTY/MONITORING PARTY	IMPLEMENTATION STATE	LEVEL OF SIGNIFICANCE AFTER MITIGATION
<p>Road, Keller Road, Street "A", Street "B", Street "I", Pourroy Road, Benton Road, Thompson Road, Auld Road, and Washington Street. Mitigation measures will be necessary to ensure that residential areas planned along these roadways will experience outdoor noise levels less than 60 CNEL and indoor noise levels less than 45 CNEL.</p> <p>The elementary school sites proposed in Planning Areas 5, 21, 25 and 53 will be exposed to noise levels of approximately 65 CNEL, which is considered "conditionally acceptable" per the California Land Use/Noise Compatibility Guidelines.</p> <p>Commercial uses proposed to be built adjacent to Winchester Road, Benton Road, Washington Street and Pourroy Road could be exposed to noise levels in excess of 65 CNEL, which is considered "conditionally acceptable".</p>	<p>any residence along Keller Road plus Lot 23 a detailed noise assessment shall be prepared to demonstrate that the interior noise levels will not exceed 45 Ldn and that exterior noise levels will not exceed 65 Ldn. The noise assessment shall be prepared by a qualified acoustical consultant and shall document the sources of noise impacting the building and describe any measures required to meet the County's standard. These measures will be incorporated into the project plans. The report shall be completed and approved by the County prior to issuance of building permits.</p> <p>27-MM 5.4 Second story balconies should not overlook major roadways due to potential noise impacts.</p> <p>28-MM 5.5 An acoustical report shall be prepared prior to grading plan approval for commercial, uses showing mitigation measures needed to meet the County of Riverside's interior noise standards.</p>	<p>Riverside County, Building and Safety Department.</p> <p>Riverside County, Health Department.</p>	<p>Review and approval of Building Plans.</p> <p>Review and approval of final acoustic reports.</p>	
<p>6. CLIMATE AND AIR QUALITY</p> <p>Air pollutants will be emitted by construction equipment and dust will be generated during grading and site preparation. An estimated 1.81 tons of dust per working day can be anticipated during grading.</p> <p>The greatest project-related air quality impact results from the daily vehicle trips from the project will generate at build-out. The project will generate an</p>	<p>29- MM 6.1 To minimize dust generation during grading operations SCAQMD Rule 403 shall be adhered to which will require watering during earth moving operations. To further reduce the emission, grading shall not occur when wind speeds exceed 20 mph. Construction access roads shall be paved. In addition, soil binders shall be spread on construction sites or unpaved roads and/or parking areas. Also, street sweeping of roads adjacent to the project site shall be done to reduce fugitive dust from traffic. Soil should be</p>	<p>Riverside County, Building and Safety Department.</p>	<p>Review and approval of monthly inspection reports of grading operations.</p>	<p>Significant.</p>

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IMPACTS	MITIGATIONS	RESPONSIBLE PARTY/MONITORING PARTY	IMPLEMENTATION STATE	LEVEL OF SIGNIFICANCE AFTER MITIGATION
<p>estimated 113,190 vehicle trips per day, generating 7,216 lbs/day of Carbon Monoxide; 1,903 lbs/day or Nitrogen Oxides; 483 lbs/day of Sulfur Dioxide; 664 lbs/day of Particulates; and 592 lbs/day or Non-Methane Hydrocarbons.</p> <p>Additional emissions will be generated in the region by combustion from generating electricity and natural gas to meet project demands.</p>	<p>cleaned up from public roads and access roads, if necessary. In addition, rapid cleanup of debris from streets shall be implemented after a major storm. Finally, trucks shall be washed off before leaving the construction site.</p> <p>30- MM 6.2 Construction equipment emissions shall be reduced by requiring that trucks maintain two-feet of free board (distance between top of load and top of truck bed sides). In addition, low sulfur fuel shall be used for construction equipment, and the equipment shall be properly maintained and tuned.</p>	<p>Riverside County, Building and Safety Department.</p>	<p>Review and approval of monthly inspection reports of grading operations.</p>	
<p>The commercial uses proposed by the Winchester 1800 Specific Plan will generate an estimated 3,000 jobs. A total of 5,806 dwelling units are proposed, resulting in a jobs/housing balance of .52, which falls short of the performance ratio for Central Riverside of 0.71 set forth in the Growth Management Plan.</p>	<p>31-MM 6.3 To minimize traffic related impacts from construction, construction personnel should be encouraged to rideshare or use mass transit. Parking for construction personnel should not interfere with traffic flows. Construction affecting roadways should be performed during non-peak traffic hours. A flag person should be provided during times when construction traffic affects roadways and one lane in each direction should remain open.</p>	<p>Riverside County, Building and Safety Department.</p>	<p>Review and approval of monthly inspection reports of grading operations.</p>	
	<p>32-MM 6.4 Ground cover should be reestablished on the construction site through seeding and watering.</p>	<p>Riverside County, Building and Safety Department.</p>	<p>Review and approval of monthly inspection reports of grading operations.</p>	
	<p>33- MM 6.5 Activity management techniques should be employed, such as extending the construction period; reducing the number of pieces of equipment used simultaneously; increasing the distance between the emission sources; reducing or changing the hours of construction; and scheduling activity during off-peak hours.</p>	<p>Riverside County, Building and Safety Department.</p>	<p>Review and approval of monthly inspection reports of grading operations.</p>	
	<p>34-MM 6.6 Use of temporary power should be avoided, and grid power used instead.</p>	<p>Riverside County, Building and Safety Department.</p>	<p>Review and approval of monthly inspection reports of grading operations.</p>	

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	<p>35- <u>MM 6.7</u> An additional 25 foot transportation easement dedicated to the County will be required along Winchester Road for future traffic mitigation programs. This easement will be used for additional parking and/or landscaping until such time as it is needed for transportation improvements.</p>	<p>Riverside County, Building and Safety Department.</p>	<p>Review and approval of Final Subdivision Maps.</p>	
	<p>36- <u>MM 6.8</u> A portion of the commercial parking area will be designated for Park-N-Ride use on weekdays between 6:00 a.m. and 6:00 p.m. Caltrans has requested a 100-space Park-n-Ride facility along Highway 79, which has not been incorporated into the Specific Plan.</p>	<p>Riverside County, Building and Safety Department.</p>	<p>Review and approval of Final Subdivision Maps.</p>	
	<p>37- <u>MM 6.9</u> Figure V-20, Bus Turnout and Stop Locations, shows recommended bus turnout and proposed bus stop locations, although the study area is currently not served by a transit service. These on-site turnouts should be constructed in conjunction with street improvements.</p>	<p>Riverside County, Building and Safety Department.</p>	<p>Review and approval of Final Subdivision Maps.</p>	
	<p>38- <u>MM 6.10</u> Provide sufficient service establishments within the office areas, such as restaurants, copy centers, etc. to minimize the number and length of trips to obtain these common services.</p>	<p>Riverside County, Building and Safety Department.</p>	<p>Review and approval of Final Subdivision Maps.</p>	
	<p>39- <u>MM 6.11</u> Establish a Transportation Management Association (TMA). This will include an employee transportation coordinator. Ride pool data should be made available to those working in the buildings.</p>	<p>Riverside County, Building and Safety Department.</p>	<p>Review and approval of Final Subdivision Maps.</p>	
	<p>40- <u>MM 6.12</u> Encourage formation of van-pools with company vehicles or subsidy and encourage public transit with free transit passes. Work with Riverside County Transit to expand</p>	<p>Riverside County, Building and Safety Department.</p>	<p>Review and approval of Final Subdivision Maps.</p>	

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	<p>scheduled bus service and implement long-term public transportation projects. Evaluate the potential for subscription bus service for areas of large concentrations of employees.</p> <p>41-MM 6.13 Provide energy conserving street lighting. Energy costs should be included in capital expenditure analyses.</p> <p>42-MM 6.14 Provide traffic signal synchronization where feasible.</p> <p>43-MM 6.15 Provide incentives for purchasing and installing low-polluting and high efficiency appliances. Install solar water heaters and pool heaters in homes. Encourage waste recycling.</p> <p>44-MM 6.16 Provide landscaping with native drought resistant plant species to shade buildings during summer.</p> <p>45-MM 6.17 Vehicle Trips should be further reduced through the following methods:</p> <ul style="list-style-type: none"> • Establish a program of alternative work schedules. • Establish a telecommuting program. • Schedule goods movements for off-peak traffic hours. • Contribute to local shuttle and regional transit systems. • Provide dedicated turn lanes as appropriate. • Limit on-street parking. 	<p>Riverside County, Building and Safety Department.</p> <p>Riverside County, Building and Safety Department.</p> <p>Riverside County, Building and Safety Department.</p> <p>Riverside County, Building and Safety Department.</p> <p>Riverside County, Building and Safety Department.</p>	<p>Review and approval of Improvement Plans.</p> <p>Review and approval of Improvement Plans.</p> <p>Review and approval of Improvement Plans.</p> <p>Review and approval of Landscape Plans.</p> <p>Review and approval of Final Subdivision Maps.</p>	
<p>7. WATER QUALITY</p> <p>Implementation of the Winchester 1800 Specific Plan could result in short-term erosion and sedimentation impacts during project grading, creating the potential for erosion and sedimentation of local drainage courses.</p>	<p>46-MM 7.1 In accordance with the requirements of the Riverside County Flood Control District, the project will employ erosion control practices during grading, such as temporary berms, culverts, sandbagging or desilting basins.</p>	<p>Riverside County, Building and Safety Department and the Riverside County Flood Control & Water Conservation District.</p>	<p>Review and approval of monthly inspection reports of grading operations.</p>	<p>Non-Significant.</p>

IMPACTS	MITIGATIONS	RESPONSIBLE PARTY/MONITORING PARTY	IMPLEMENTATION STATE	LEVEL OF SIGNIFICANCE AFTER MITIGATION
<p>Project implementation will also alter the composition of surface runoff by grading the site surfaces, by construction of impervious streets, roofs and parking facilities and by irrigation of landscaped areas. Runoff entering the storm drain system will contain minor amounts of pollutants typical of urban use, contributing to the incremental degradation of water quality downstream.</p> <p>The project will create a demand for treatment of sewage, which will require treatment and ultimate disposal by EMWD. Management of the project area's wastewater will be accomplished by EMWD, in accordance with the California State Water Quality Control Board, San Diego Region.</p>	<p>47MM 7.2 The project will comply with the requirements of the California State Water Quality Control Board, San Diego Region.</p> <p>48MM 7.3 Pursuant to requirements of the State Water Resources Control Board, enacted in November of 1991, a State-wide general National Pollution Discharge Elimination System (NPDES) construction permit will apply to all construction activities. Construction activity includes: cleaning, grading, or excavation that results in the disturbance of at least five acres of total land area or activity which is part of a larger common plan of development of five acres or greater. Therefore, as mitigation for this Specific Plan, the developer or builder shall obtain the appropriate State NPDES permits prior to commencing grading activities. All development within the Specific Plan boundaries shall be subject to future requirements adopted by the County to implement the NPDES Program.</p>	<p>Riverside County, Building and Safety Department and the Riverside County Flood Control & Water Conservation District.</p> <p>Riverside County, Building and Safety Department.</p>	<p>Review and approval of monthly inspection reports of grading operations.</p> <p>Securing State NPDES Permit.</p>	
<p>8. TOXIC SUBSTANCES</p> <p>The Winchester 1800 Specific Plan proposes 94.2 acres of commercial use which may include small quantity generators which produce less than 13.2 tons of hazardous waste per year. This may include medical offices, dry cleaners, photo and camera stores, painting materials, etc. No outside storage of hazardous materials will occur. Persons working in small quantity generator facilities will be protected by OSHA standards and health department criteria.</p>	<p>49 MM 8.1 The Riverside County Health Department and/or other appropriate County agencies shall review proposed commercial/retail developments to determine potential for existence and use of toxic materials.</p>	<p>Riverside County Health Department.</p>	<p>Review and approval of Final Subdivision Maps.</p>	<p>Non-Significant.</p>
<p>9. OPEN SPACE/CONSERVATION</p>				

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<p>Development of the site with the uses proposed will preclude future use of the site for dryland agricultural use and will eliminate open space and the rural atmosphere currently present on-site.</p> <p>The 1,901.1 acre Winchester 1800 Specific Plan includes 179.9 acres of open space (9.4% of total site acreage), including 44 acres of parks, 73.1 acres of natural, undisturbed open space, a 14' wide Regional Recreational Trail, and 55.4 acres of open space/drainage corridor. SWAP General Policies for proposed Specific Plans require that 20% of gross acreage be set aside for open space or park purposes. Approximately 191 acres of the site are proposed for land uses in accordance with existing SWAP designations for 2-1/2 acre lots. These areas are shown as "Very Low Density" and will result in minimal impacts to open space. If the 20% open space SWAP policy was applied onto the 1,719.1 acres proposed for development at urban densities, 343.8 acres of open space would be required. This is still approximately 164 acres more open space than is proposed by the project.</p> <p>The Specific Plan proposes densities greater than what is currently allowed by SWAP designations of "Agriculture", "2-1/2 acre minimum lots", and</p>	<p>No mitigations proposed.</p>	<p>N/A</p>	<p>N/A</p>	<p>Non-Significant.</p>

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<p>"24 d.u./acre". Also, the majority of the site is within the "Rural and Outlying Areas" of the SWAP Growth Management Plan. Therefore, a General Plan Amendment to SWAP is required.</p> <p>The project site is located within the Sphere of Influence of the City of Temecula and existing SWAP designations are not reflected in the City's Draft General Plan, which designates the site for urban uses.</p> <p>Potential land use conflicts could occur between the 2-1/2 acre lots proposed in the Very Low Density areas and the urban densities proposed in surrounding planning areas.</p>				
<p>10. AGRICULTURE</p> <p>Implementation of the Winchester 1800 Specific Plan will remove from production approximately 1,335 acres of dryland farming (wheat) contributing to the decline of such uses in Riverside County. However, Pacific Consultants has determined that the site lacks sufficient productive capacity at current price levels to sustain viable agricultural operations. Project approval would also require amending the Open Space and Conservation Map and SWAP from "Agriculture" on a portion of the site to "Specific Plan 286".</p> <p>Development of the project with urban uses could potentially</p>	<p>50-MM 10.I Riverside County Right-to-Farm Ordinance (No. 625) requires that the Title Company, in preparing the developer's DRE report, include the right-to-farm statement which applies to all agriculturally zoned land within 300' of the project. This notifies prospective homebuyer, that the existing agricultural operations shall not be considered a "nuisance".</p>	<p>County of Riverside, Planning Department.</p>	<p>Review and approval of Final Subdivision Maps.</p>	<p>Significant.</p>

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<p>hasten the convention of surrounding agricultural areas to urban uses by creative economic pressures and increasing land value for development. However, areas to the north and east of the project site are proposed to lie within the Lake Skinner SKR Preserve.</p> <p>Project implementation will result in urban development on "Locally Important Farmland", per the General Plan. Also, the site contains areas of Class I and II soils, which are considered "Prime". Development on these soils constitutes a significant adverse impact, per the California Department of Conservation.</p> <p>In order to accommodate the proposed project, Williamson Act Contracts must be cancelled on approximately 454 acres within Winchester Agricultural Preserve No. 5, Map 66. This action is subject to the provisions of Government Code Section 51282.</p>				
<p>II. WILDLIFE/VEGETATION</p> <p>Impacts to vegetation and wildlife are expected to occur as the result of the removal or alteration of physical habitats through earthwork and other disturbances related to man's activities. Plant and wildlife resources will be lost as a result of construction activities and other forms of harassment due to project development.</p>	<p>§4-MM 11.1 In concert with construction activities within the onsite wetland/willow riparian woodland habitat, the California Department of Fish and Game will be notified and consulted pursuant to the California Fish and Game Code Sections 1601 – 1603 and the U.S. Army Corps of Engineers in conjunction with their 404 permit process. This permit process will result in the provision of suitable replacement habitat to mitigate the habitat loss on-site.</p>	<p>U.S. Army Corps of Engineers and the California Department of Fish & Game.</p>	<p>Securing Federal 404 and State 1601-1603 Streambed Alteration Permits.</p>	<p>Significant</p>

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<p>Development of the 1910.1 acre Winchester 1800 site will result in the loss of plant and animal life throughout the majority of the site, including agricultural lands and 2.5 acres or wetland/willow riparian woodland habitat. Natural vegetation will be retained on 73.1 acres of the site (Planning Areas 24 and 28), although water tanks and access roads will occupy approximately 4.2 acres within these open space areas. Loss of the open field agricultural habitat is considered a significant, adverse impact due to the dependence upon this habitat by wintering and resident raptors, especially Golden Eagles, Prairie Falcons and Ferruginous Hawks. Conversion of the riparian woodland habitat is also considered a significant adverse biological impact due to the limited nature of wetland habitat in southern California. Although the Biological Assessment recommended that the project avoid impacting the riparian woodland by preserving it in a 100-foot open space buffer, the woodland is entirely removed by the proposed Specific Plan.</p> <p>Native vegetative elements may be retained within the 192.7 acres proposed for Very Low Density residential land uses in that these areas are proposed to contain 2-1/2 acre lots.</p>	<p><u>52-MM-11.2</u> As the SKR is on the Federal Endangered Species list, project development will require a Section 10(a) permit from the U.S. Fish and Wildlife Service. Also, the project is located within the County K-Rat mitigation boundaries and will be required to participate in the County's Interim Mitigation Plan, requiring payment of \$1,950 per acre of land developed. As required by the Habitat Conservation Plan, these funds will be utilized for acquisition of replacement habitat to compensate for the on-site loss of this endangered species. The Section 10(A) permit which allows the "incidental taking" of this species is subject to the six-month allocation of available habitat. In order to receive this allocation, the project shall comply with all aspects of the Habitat Conservation Plan, the Section 10(A) permit and the County of Riverside's Allocation of Take policy. This mitigation will not eliminate the significant adverse impact upon the identified Stephens' Kangaroo Rat habitat on-site but has been deemed to be a sufficient mitigation measure relative to the incidental taking of the species by the County of Riverside, the U.S. Fish and Wildlife Service and the State of California, Department of Fish and Game.</p>	<p>County of Riverside, Building and Safety Departments.</p>	<p>Payment of Mitigation Fees prior to the issuance of Grading Permits.</p>	<p>Significant</p>

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<p>Direct impacts to the eight acres of occupied Stephens Kangaroo Rat (SKR) habitat on-site shall occur as a result of project development. Indirect impacts related to wildlife harassment of this Federally-listed Endangered Species are anticipated to occur on the adjacent Lake Skinner SKR preserve.</p>	<p>Implementation of the proposed Project would result in impacts to riparian/riverine habitats and associated species. Mitigation Measures 11.3 through 11.6 have been added as supplemental mitigation to ensure that the Project would be fully consistent with MSHCP Volume I, Section 6.1.2 as it pertains to Riparian/Riverine habitat.</p>	<p>Project Applicant/ Riverside County Environmental Department</p>	<p>Prior to issuance of 146th occupancy permit.</p>	<p>Less than Significant</p>
<p>MM 11.3 Prior to issuance of the final (146th) occupancy permit, the Riverside County Planning Department shall ensure that the 1.14 acres of habitat are established within the basin and flood control channel on site. A minimum of 0.76 acre shall consist of native riparian scrub. The remaining 0.38 acres shall consist of either native riparian scrub or active streambed. In addition, the created habitat shall be composed of native shrubs and trees and shall serve to eliminate the non-native tamarisk from the site resulting in a habitat that has at least equal or higher quality functions and values. The mitigation area shall have a conservation easement or restrictive covenant placed over the area and long-term management shall be provided by a management entity acceptable to the County Environmental Programs Department (EPD), the Western Riverside County Conservation Authority (RCA), and resource agencies. Options could include the RCA, Riverside Land Conservancy, or other land conservancy. Specific management measures for the created habitat shall include:</p>	<p>• Fencing and signage of the open space channel and side slopes to keep children and pets out of the open space</p>			

IMPACTS	MITIGATIONS	RESPONSIBLE PARTY/MONITORING PARTY	IMPLEMENTATION STATE	LEVEL OF SIGNIFICANCE AFTER MITIGATION
	<ul style="list-style-type: none"> • Annual maintenance of non-native weed species • At least quarterly monitoring and trash removal • Contingency funding to insure that the channel can be maintained in the event of unanticipated events that could affect the biological value and integrity of the site • Annual monitoring and reporting <p>A final Long-term Management Plan (LTMP) shall be prepared by the Project Applicant for review and approval by County EPD prior to issuance of grading or building permits. The LTMP shall include a funding estimate based on a Property Analysis Record or similar method for determining long-term management costs. The applicant also shall enter into an agreement with TR 36687 immediately to the south and TR 32151 to the southwest to insure that the entire length of the channel can be constructed and that all mitigation obligations and mitigation area from the previously approved JPR 05 03 29 03 for TR 32151 will be met within the proposed channel.</p>	<p>Project Applicant/ Riverside County Environmental Programs Department</p>	<p>Prior to issuance of 146th occupancy permit.</p>	<p>Less than Significant</p>

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	<p>MM 11.5 During Project construction, the following measures shall be implemented to minimize indirect impacts to Riparian/Riverine resources during construction:</p> <ul style="list-style-type: none"> a) Best Management Practices (BMPs) shall be used during Project construction to minimize potential impacts from erosion, sedimentation, and pollutants during construction. b) Equipment shall be stored in upland area, outside of drainage except as required by project design (rotation, trash removal, etc.), and c) Source control and treatment control BMPs shall be utilized to minimize potential contaminants that are generated during Project construction. Source control BMPs include landscape planning, roof runoff controls, trash storage areas, use of alternative building materials, and education of future tenants and residents. Treatment control BMPs includes detention basins, vegetated swales (bio-swales), drain inlets, and vegetated buffers. Water quality BMPs shall be implemented throughout the Project to capture and treat contaminants. d) To avoid attracting predators, the project shall be kept clean of debris to the extent possible. All food-related trash items shall be enclosed in sealed containers and regularly removed from site. e) Employees shall strictly limit their activities, vehicles, equipment, and construction material to the proposed project footprint, staging areas, and designated routes of travel. 	<p>Project Applicant/ Riverside County Environmental Department</p>	<p>During Project construction.</p>	<p>Less than Significant</p>

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<p>Implementation of the proposed Project would result in potential indirect impacts to the restoration area and the riparian wildlife corridor (Proposed Constrained Linkage 18) to the south. Mitigation Measure 11.7 has been added as supplemental mitigation to ensure that the Project would be fully consistent with MSHCP Volume I, Section 6.1.4.</p>	<p>f) Construction limits shall be fenced with orange snow screen, and exclusion fencing should be maintained until the completion of construction activities.</p> <p>MM 11.6 To the extent feasible, construction between February 1 and August 31 shall be avoided to minimize impacts to nesting birds. If construction activities cannot be avoided during this time, a survey by a professional biologist shall verify that no migratory birds are nesting within the area to be cleared and grubbed. If active nests are identified, the biologist shall establish buffers around the vegetation containing the active nest (up to 200 feet for non-raptors). The vegetation containing the active nest shall not be removed, and no grading shall occur within the established buffer, until a qualified biologist has determined that the nest is no longer active. In addition, because raptors are known to begin nest building in January and February, if vegetation clearing occurs during this time period, a nesting raptor survey shall be conducted. A buffer zone of up to 500 feet shall be established by the biologist for any active raptor nest that is found to prevent impacts to nesting raptors. The vegetation containing the active nest shall not be removed, and no grading shall occur within the established buffer until a qualified biologist has determined that the nest is no longer active.</p> <p>MM 11.7 As a condition of approval, the following measures shall be taken to minimize indirect impacts to biological resources: a) All Project runoff shall be treated prior to exiting the site to reduce toxins</p>	<p>Project Applicant/ Riverside County Environmental Department</p> <p>Project Applicant/ Riverside County Environmental Department</p>	<p>Prior to clearing and grubbing activities</p> <p>During Project construction and operation.</p>	<p>Less than Significant</p> <p>Less than Significant</p>

IMPACTS	MITIGATIONS	RESPONSIBLE PARTY/MONITORING PARTY	IMPLEMENTATION STATE	LEVEL OF SIGNIFICANCE AFTER MITIGATION
	<p>b) Detention basins shall capture runoff from the development prior to it entering the proposed flood control channel</p> <p>c) Project lighting shall be selectively placed, directed, and shielded away from conserved habitats along the open space borders of the development. Spotlight type backyard lighting directed into conserved habitat shall be prohibited.</p> <p>d) No plants included on the California Invasive Plant Council's list of invasive species (or in Table 6-2 of the MSHCP) shall be used anywhere on the site, and only native species or non-native species shall be planted adjacent to conservation areas. A list of prohibited species shall be provided to homebuyers.</p> <p>e) The Project Applicant shall ensure that no additional take of conserved habitat shall be necessary for fuel modification purposes.</p> <p>f) The Project Applicant shall ensure that enclosure fences (wood, tubular steel) are installed along the interface where residential development abuts created riparian habitat. Signs shall be posted at potential access points to the MSHCP conservation area that inform residents of the wildlife habitat value of open space areas.</p>			
<p>12. MINERAL RESOURCES Topic identified as "not significant" by Notice of Preparation for project; therefore, no impacts are</p>	<p>No mitigations proposed.</p>	<p>N/A</p>	<p>N/A</p>	<p>Non-Significant</p>

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<p>identified and no mitigations are proposed.</p> <p>13. ENERGY RESOURCES</p> <p>The Specific Plan will increase consumption of energy for motor vehicle movement, space and water heating, lighting, cooking, refrigeration and air conditioning, operation and construction equipment, use of miscellaneous home appliances, and energy required to produce the construction materials and all other material aspects of the project.</p> <p>On-site natural gas demand for the proposed project is estimated at 40,612,262 cubic feet per month. On-site electricity consumption is estimated at 51,662,163 kwh per year.</p>	<p>53-MM 13.1 Passive solar heating techniques will be encouraged whenever possible within the project. Passive systems involve orienting buildings properly, planting trees to take advantage of the sun, seeing that roof overhangs are adequate, making sure that walls are properly insulated, and installing simple heat storage systems.</p> <p>54-MM 13.2 The following State laws relative to heating and cooling airspace as well as restrictions set for plumbing fixtures will be adhered to: Building energy conservation will largely be achieved by compliance with Title 20 and 24 of the California Administrative Code. Title 24, California Administrative Code Section 2-5307(b) is the California Energy Conservation Standard for New Buildings which prohibits the installation of fixtures unless the manufacturer has certified to the CEC compliance with the new rate standards. Title 24, California Administrative Code Sections 2-5452(i) and (j) address pipe installation requirements which can reduce water used before hot water reaches equipment or fixtures. Title 20, California Administrative Code Sections 1604(f) and 1606(b) are Appliance Efficiency Standards that set the maximum flow rate of all plumbing fixtures and prohibit the sale of non-conforming fixtures.</p>	<p>County of Riverside, Building and Safety Department.</p> <p>County of Riverside, Building and Safety Department.</p>	<p>Review and approval of Building Plans.</p> <p>Review and approval of Building Plans.</p>	<p>Non-Significant</p>
<p>14. SCENIC HIGHWAYS</p> <p>Topic identified as "not significant" by Notice of Preparation for project; therefore, no impacts are</p>	<p>No mitigation proposed.</p>	<p>N/A</p>	<p>N/A</p>	<p>Non-Significant.</p>

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<p>identified and no mitigations are proposed.</p>	<p>15. CULTURAL AND SCIENTIFIC RESOURCES</p> <p>55-MM 15.1 Archaeological sites RIV1270 (P.A.12) and D.V.2 (P.A.'s 35, 37 & 38A); D.V.3 (P.A. 35); D.V.5 (P.A.'s 18 & 19); D.V.6 (P.A.'s 1 & 12); D.V.7 (P.A. 13) and D.V.8 (P.A. 15) will require site relocation, impact assessment verification, surface collection, and subsurface testing. Final salvage excavation will be dependent upon the findings of subsurface testing.</p> <p>56-MM 15.2 In addition to the existing archaeological sites, potential materials could be encountered during grading activities. Should this event occur, a qualified archaeologist shall be contacted to evaluate the resource's significance and, if necessary, develop a mitigation plan prior to further grading. If a significant archaeological resource(s) is discovered on the property, ground disturbing activities shall be suspended 100 feet around the resource(s). The archaeological monitor and a representative of the appropriate Native American Tribe(s), the Project Proponent, and the County of Riverside Planning Department shall confer regarding mitigation of the discovered resource(s). A treatment plan shall be prepared and implemented by the archaeologist to protect the identified archaeological resource(s) from damage and destruction. The treatment plan shall contain a research design and data recovery program necessary to document the size and content of the discovery such that the resource(s) can be evaluated for significance under CEQA criteria. The research design shall list the sampling procedures appropriate to exhaust the research potential of the archaeological resource(s) in accordance with current</p>	<p>County of Riverside, Building and Safety Department.</p> <p>County of Riverside, Building and Safety Department.</p>	<p>Review and approval of monthly inspection reports of grading operations.</p> <p>Review and approval of monthly inspection reports of grading operations.</p>	<p>Non-Significant.</p>

IMPACTS	MITIGATIONS	RESPONSIBLE PARTY/MONITORING PARTY	IMPLEMENTATION STATE	LEVEL OF SIGNIFICANCE AFTER MITIGATION
	<p>professional archaeology standards (typically this sampling level is two (2) to five (5) percent of the volume of the cultural deposit). The treatment plan shall require monitoring by the appropriate Native American Tribe(s) during data recovery excavations of archaeological resource(s) of prehistoric origin, and shall require that all recovered artifacts undergo laboratory analysis. At the completion of the laboratory analysis, any recovered archaeological resources shall be processed and curated according to current professional repository standards. The collections and associated records shall be donated to an appropriate curation facility, or the artifacts may be delivered to the appropriate Native American Tribe(s) if that is recommended by the County of Riverside. A final report containing the significance and treatment findings shall be prepared by the archaeologist and submitted to the Riverside County Planning Department and the Eastern Information Center.</p>	<p>County of Riverside, Building and Safety Department.</p>	<p>Review and approval of monthly inspection reports of grading operations.</p>	
	<p>57-MM 15.3 Given the assessed potential for paleontological resources on-site, paleontological monitoring of grading shall be required for cuts made in the Bedford Canyon Formation, Pleistocene fluvialite sediments, and alluvium. Full-time monitoring shall occur during earthmoving in the Pleistocene fluvium. Monitoring in the younger alluvium shall occur in areas where it is more than five feet in depth to allow inspection of the older parts or these sediments. The intensity or monitoring (full-time, part time, no monitoring) shall be at the discretion of the paleontologist retained to supervise the monitoring program.</p>			

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	<p>58MM 15.4 During the monitoring program the consulting paleontologist shall determine if the paleontologically sensitive Pleistocene fluvialite sediments found in the Tocalota Creek drainage extend into the portion of the project which is part of the Warm Springs Creek catchment. This will have 11 major impact on the nature and intensity of the paleontological monitoring or the project during development. This part or the study shall include 11 careful analysis or the data in the project geotechnical study, and in field examination of subsurface deposits during grading.</p>	<p>County of Riverside, Building and Safety Department.</p>	<p>Review and approval of monthly inspection reports of grading operations.</p>	
	<p>59MM 15.5 Fossils found by the owners of the property, their agents, contractors, or subcontractors during the development or the property shall be reported immediately to the paleontological monitor.</p>	<p>County of Riverside, Building and Safety Department.</p>	<p>Review and approval of monthly inspection reports of grading operations.</p>	
	<p>60MM 15.6 If fossils are encountered on-site during development, the following specific mitigation procedures shall be followed:</p>	<p>County of Riverside, Building and Safety Department.</p>	<p>Review and approval of monthly inspection reports of grading operations.</p>	
	<p>61 MM 15.7 The paleontologist retained for the project shall immediately evaluate the fossils which have been discovered to determine if they are significant and, if so to develop a plan to collect and study them for the purpose or mitigation.</p>	<p>County of Riverside, Building and Safety Department.</p>	<p>Review and approval of monthly inspection reports of grading operations.</p>	
	<p>62MM 15.8 The paleontologic monitor must be empowered to temporarily halt or direct excavation equipment if fossils are found to allow evaluation and removal of them if necessary. The monitor shall be equipped to specify collect specimens if they are encountered.</p>	<p>County of Riverside, Building and Safety Department.</p>	<p>Review and approval of monthly inspection reports of grading operations.</p>	
16. CIRCULATION				

IMPACTS	MITIGATIONS	RESPONSIBLE PARTY/MONITORING PARTY	IMPLEMENTATION STATE	LEVEL OF SIGNIFICANCE AFTER MITIGATION
<p>The proposed project will generate a total of 113,190 vehicle trips per day, with 6,555 trips occurring during the morning peak hour and 11,200 trips occurring during the evening peak hour.</p> <p>Precise assessment of project related and cumulative traffic impacts and related mitigation measures are contained in the Airport Community Transportation Study (ACTS). The ACTS study provides a comprehensive traffic modelling effort necessary to define traffic demand from currently proposed Specific Plans upon the regional traffic system. The ACTS model also provides a tool for evaluation of development proposals and a guide for design of specific roadways within each Specific Plan.</p> <p>The Traffic Study prepared for the proposed project does not identify at this time any significant impacts as a result of the Winchester 1800 Specific Plan. The Traffic Study for the proposed project, according to the County Transportation Department is consistent with General Plan Circulation Policies for Category II land uses.</p>	<p><u>63-MM 16.1</u> Traffic signals are warranted at 19 intersections in the project vicinity. The project proponent shall either be directly responsible for the provision of these facilities or shall participate on a fair-share basis for their funding. The extent of responsibility shall be based upon the extent of utilization of these intersections by project-related traffic. The project proponent shall also participate in the Traffic Signal Mitigation Program as approved by the Board of Supervisors.</p> <p><u>64-MM 16.2</u> The project shall provide a system of sidewalks or pathways in residential and commercial areas that provide a safe environment for pedestrians. All bike trails developed as part of this Specific Plan shall be designated as Class I bikeways generally located within separate rights-of-way in accordance with standards contained within Chapter 1000 of the Caltrans Highway Design Manual.</p> <p><u>65-MM 16.3</u> Bus turnout and potential future bus stop locations shall be provided, per the recommendations of the Traffic Engineer. The Riverside Transit Agency shall be consulted for any bus stop design or locations for the project area as part of the traffic impact study prepared for each proposed development in the Specific Plan.</p> <p><u>66-MM 16.4</u> A portion of the commercial parking area shall be designated for Park-N-Ride use on weekdays between 6:00 a.m. and 6:00 p.m. A 100-space Park-n-Ride facility has been requested by Caltrans along Highway 79, but is not proposed by the Specific Plan.</p> <p><u>67- MM 16.5</u> Any landscaping within public road rights or way will require</p>	<p>County of Riverside, Building and Safety Department.</p> <p>County of Riverside, Building and Safety Department.</p> <p>County of Riverside, Building and Safety Department.</p> <p>County of Riverside, Building and Safety Department.</p>	<p>Review and approval of Improvement Plans and Final Subdivision Maps.</p> <p>Review and approval of Final Subdivision Maps.</p> <p>Review and approval of Final Subdivision Maps.</p> <p>Review and approval of Final Subdivision Maps.</p>	<p>Non-Significant.</p>

IMPACTS	MITIGATIONS	RESPONSIBLE PARTY/MONITORING PARTY	IMPLEMENTATION STATE	LEVEL OF SIGNIFICANCE AFTER MITIGATION
	<p>approval by the County Transportation Department and assurance of continuing maintenance through the establishment of a landscape maintenance district or similar mechanism as approved by the Transportation Department. The minimum width for landscaped medians shall be 14 feet.</p> <p>68-MM 16.6 The mitigation measures required to achieve the minimum level of service as required by the General Plans shall be evaluated at each phase or project development. The mitigation for each parcel map, tract maps, plot plan, conditional use permit, and/or public use permit shall be determined at the time these development projects are proposed, based upon current traffic impact studies considering the cumulative effects of previously approved projects.</p> <p>69-MM 16.7 The project proponent shall make application to amend the Public Facilities and Services Element of the Comprehensive General Plan:</p> <ul style="list-style-type: none"> a. Establish Pourroy Road from Auld Road to Winchester Road as a Major Roadway (100' right-of-way). b. Establish Street "A" from Washington Street to Winchester Road as a Secondary Roadway (88' right-of-way). c. Delete Baxter Road onsite from Winchester Road to Washington Road. <p>70-MM 16.8 All roads shall be improved per the recommended General Plan designation, as approved by the County Board of Supervisors.</p>	<p>County of Riverside, Transportation Department.</p> <p>County of Riverside, Planning Department.</p> <p>County of Riverside, Building and Safety Department</p>	<p>Review and approval of Final Subdivision Maps.</p> <p>Review and approval of Final Subdivision Maps.</p> <p>Review and approval of Final Subdivision Maps.</p>	

IMPACTS	MITIGATIONS	RESPONSIBLE PARTY/MONITORING PARTY	IMPLEMENTATION STATE	LEVEL OF SIGNIFICANCE AFTER MITIGATION
	<p>74- <u>MM_16.9</u> The project applicant will be a participant in the following regional transportation programs: ACTS Network and Southwest Road Bridge Benefit District. This participation will include either construction of or financial participation in the provision of regional transportation facilities and adherence to all other recommendations contained in these programs.</p>	<p>County of Riverside, Building and Safety Department.</p>	<p>Review and approval of Final Subdivision Maps.</p>	
	<p>75- <u>MM_16.10</u> The project shall incorporate such demand management programs as may be appropriate to comply with the goals of objectives of the Regional Mobility Plan and Air Quality Management Plan, including:</p> <ul style="list-style-type: none"> a. The establishment of a Transportation Management District/an on-site rideshare program; b. The provision of on-site or off-site Park and Ride facilities; and/or c. Design provisions to accommodate transit services, as approved by the Transportation Department. 	<p>County of Riverside, Planning Department.</p>	<p>Review and approval of Final Subdivision Maps.</p>	
	<p>76- <u>MM_16.11</u> Prior to the issuance of any building permits, the project proponent shall consult with and obtain clearance from the following agencies to assure compliance and coordinate with the Regional Mobility and Air Quality Management Plans:</p> <ul style="list-style-type: none"> a. CalTrans, District 8. b. The South Coast Air Quality Management District (SCAQMD). c. The Riverside Transit Agency (RTA). d. The Riverside County Transportation Commission (RCTC). <p>Confirmation of such contact and coordination shall be provided to the</p>	<p>County of Riverside, Transportation Department.</p>	<p>Review and approval of Final Subdivision Maps.</p>	

IMPACTS	MITIGATIONS	RESPONSIBLE PARTY/MONITORING PARTY	IMPLEMENTATION STATE	LEVEL OF SIGNIFICANCE AFTER MITIGATION
<p>Project development will increase the demand on water service in the area. The total average annual demand for the project is estimated to be 3.42 million gallons per day (MGD).</p> <p>In addition to Assessment District No. 6 existing facilities, the project proposes a major 20' line in Pourroy Road connecting to the existing 20' line in Auld Road as well as a 36-inch EMWD transmission line in Washington Street extending from Auld to Keller Road to provide the project with water. The water mains and storage were sized to convey maximum fire flow during maximum day demand.</p> <p>Average day sewer generation from the project is estimated to be 2.08 MGD.</p> <p>The project proposes on-site facilities which will deliver project-related sewage flows to the proposed EMWD Master Plan trunk sewer facilities which ultimately connect to the Temecula Valley Regional Water Reclamation Facility. EMWD's policy for available treatment</p>	<p>Riverside County, Transportation Department.</p> <p>MM-16.12 Prior to the issuance of any building permits, the Project Proponent shall make required per-unit fee payments associated with the Western Riverside County Transportation Uniform Mitigation Fees (TUMF), and the County of Riverside Development Impact Fee (DIF).</p>	<p>Project Applicant/ County of Riverside, Transportation Department.</p>	<p>Prior to the issuance of building permits</p>	<p>Non-significant.</p>
<p>17. WATER AND SEWER</p>	<p>74-MM 17.1 All water and sewer lines shall be placed underground.</p> <p>75-MM 17.2 All water and sewer lines will be designed per EMWD's requirements.</p> <p>76-MM 17.3 The infrastructural system will be installed to the requirements of the Riverside County Engineering Department.</p> <p>77- MM 17.4 Water and sewage disposal facilities shall be installed in accordance with the requirements and specifications of the Riverside County Health Department and EMWD.</p> <p>78-MM 17.5 The project will comply with EMWD requirements for installation of on-site reclaimed water lines as well as obtain approval from the State Water Quality Control Board and/or the County Health Department.</p> <p>79- MM 17.6 In addition, the following State laws require water efficient plumbing fixtures in structures to minimize water use: <ul style="list-style-type: none"> Health and Safety Code Section 17921.3 requires low-flush toilets and urinals in virtually all buildings. </p>	<p>County of Riverside, Building and Safety Department and Eastern Municipal Water District.</p> <p>County of Riverside, Building and Safety Department and Eastern Municipal Water District.</p> <p>County of Riverside, Building and Safety Department and Eastern Municipal Water District.</p> <p>County of Riverside, Building and Safety Department and Eastern Municipal Water District.</p> <p>County of Riverside, Building and Safety Department and Eastern Municipal Water District.</p> <p>County of Riverside, Building and Safety Department and Eastern Municipal Water District.</p> <p>County of Riverside, Building and Safety Department and Eastern Municipal Water District.</p>	<p>Review and approval of Final Subdivision Maps and Improvement Plans.</p> <p>Review and approval of Final Subdivision Maps and Improvement Plans.</p> <p>Review and approval of Final Subdivision Maps and Improvement Plans.</p> <p>Review and approval of Final Subdivision Maps and Improvement Plans.</p> <p>Review and approval of Final Subdivision Maps and Improvement Plans.</p> <p>Review and approval of Final Subdivision Maps and Improvement Plans.</p> <p>Review and approval of Final Subdivision Maps and Improvement Plans.</p>	<p>Non-significant.</p>

IMPACTS	MITIGATIONS	RESPONSIBLE PARTY/MONITORING PARTY	IMPLEMENTATION STATE	LEVEL OF SIGNIFICANCE AFTER MITIGATION
<p>plant capacity is based on a first-come, first-served basis.</p> <p>EMWD is currently in the process of planning a backbone reclaimed water system throughout the District which will include a 24-inch transmission line located in Winchester Road and Leon Road. Since potential future use or reclaimed water for irrigation purposes exists, the project proposes 4-inch reclaimed water lines on-site.</p>	<ul style="list-style-type: none"> Title 20, California Administrative Code Section 1604(f) (Appliance Efficiency Standards) establishes maximum flow rate or all new showerhead, lavatory faucets, etc. Title 20, California Administrative Code Section 1606(b) (Appliance Efficiency Standards) prohibits the sale of fixtures that do not comply with regulations. Title 24, California Administrative Code Section 2-5307(b) (California Energy Conservation Standards for New Buildings) prohibits the installation of fixtures unless the manufacturer has certified to the CEC compliance with the flow rate standards. Title 24, California Administrative Code Section 2-5452(i) and (j) address pipe insulation requirements, which can reduce water used before hot water reaches equipment or fixtures. Health and Safety Code Section 4047 prohibits installation or residential water softening or conditioning appliances unless certain conditions are satisfied. Government Code Section 7800 specifies that lavatories in all public facilities be equipped with self-closing faucets that limit flow or hot water. 			
<p>18. FIRE SERVICE</p> <p>Project development will have a cumulative adverse impact on the Department's ability to provide an acceptable level of service. These impacts are due to the increased number of emergency and/or public service calls due to the increase in population. A portion of the impacts associated with capital improvements or one-time costs such as land, buildings, and</p>	<p>§0-MM 18.1 The applicant will participate in an existing Fire Protection Impact Mitigation Program (\$400,000 per dwelling unit and \$.25 per square foot of commercial/industrial use) that provides funds for the purchase of land to build new fire stations, remodel existing fire stations or for the purchase of equipment when necessary as development occurs.</p> <p>§1-MM 18.2 All structures on-site shall be constructed with fire retardant</p>	<p>County of Riverside, Fire Department.</p> <p>Riverside County, Building and Safety and Fire Departments.</p>	<p>Review and approval of Final Subdivision Maps, unless deferred by written agreement prior to the issuance of the first Building Permit.</p> <p>Review and approval of Building Plans.</p>	<p>Non-Significant.</p>

IMPACTS	MITIGATIONS	RESPONSIBLE PARTY/MONITORING PARTY	IMPLEMENTATION STATE	LEVEL OF SIGNIFICANCE AFTER MITIGATION
<p>equipment will be mitigated by developer participation in the fire protection impact mitigation program. However, the annual costs necessary for an increased level of service are only partially offset by the additional County structure tax and would require an increase in the Fire Department's annual operating budget.</p> <p>Once the proposed French Valley Station is constructed, this station and the Rancho California Station #73 will provide Category II (Urban) protection in conformance with the Fire Protection Master Plan.</p> <p>The project has an ISO (Insurance Service Office) rating of 9. As development occurs (road and water systems) the rating will be reduced to Class 4. In addition, the project lies within a hazardous fire area as indicated by the Comprehensive General Plan.</p>	<p>roofing material as described in Section 3203 of the Uniform Building Code. Any wood shingles shall be Class "B" rating and shall be approved by the Fire Department prior to installation.</p> <p>82-MM 18.3 As the project is located in a "Hazardous Fire Area," any building constructed on lots created by this land division shall comply with the special construction provisions contained in County Ordinance No. 546 and Public Resources Code Section 42.90 relative to fire engine response time.</p> <p>83-MM 18.4 A 25 and a 65 MG water storage tanks are proposed on-site to accommodate adequate water supply for 5,000 gpm/two hour duration fire now rate.</p> <p>84-MM 18.5 Fuel modification shall be achieved by establishing a minimum 100 foot zone consisting of four zones with a range of 50 to 100 percent vegetation removal. This will allow for a graduated transition from native vegetation into the irrigated landscaped building areas of the project. Maintenance of the fuel modification zone shall be the responsibility of a homeowners association or maintenance district. Prior to approval of any development plans for lands adjacent to open space areas, a Fire Protection/Vegetation Management Plan shall be submitted to the County Fire Department for review and approval.</p> <p>85-MM 18.6 The fiscal analysis for this project shall identify a funding source to offset the shortage between the existing county structure fire tax and the needed annual operation and maintenance budget equal to approximately \$44.00 per dwelling unit and \$.17 cents per</p>	<p>Riverside County, Building and Safety and Fire Departments.</p> <p>Riverside County, Building and Safety and Fire Departments.</p> <p>Riverside County, Building and Safety and Fire Departments.</p>	<p>Review and approval of Building Plans.</p> <p>Review and approval of Final Improvement Plans.</p> <p>Review and approval of Final Subdivision Maps.</p>	

IMPACTS	MITIGATIONS	RESPONSIBLE PARTY/MONITORING PARTY	IMPLEMENTATION STATE	LEVEL OF SIGNIFICANCE AFTER MITIGATION
	<p>square foot for retail, commercial and industrial.</p> <p>§6-MM 18.7 All water mains and fire hydrants providing required fire flows shall be constructed in accordance with the appropriate sections or Riverside County Ordinance No. 460 and/or No. 546, subject to the approval by the Riverside County Fire Department. Fire flows over 3000 gpm shall be for 3 hours duration.</p>	<p>Riverside County, Building and Safety and Fire Departments.</p>	<p>Review and approval of Improvement Plan.</p>	
<p>19. SHERIFF SERVICES</p> <p>The increase in population due to project development will incrementally increase criminal activity such as burglaries, thefts, auto theft and vandalism. As the population and use of an area increase, additional financing of equipment and manpower needs are required to meet the increased demand. Project development could result in the need for an additional 21 sworn officers, 3.0 civilian personnel, and 7.0 patrol cars to provide protection to the site.</p>	<p>§7- MM 19.1 The applicant will pay fees in accordance with the provisions of Ordinance 659 to offset the cost of acquisition and construction of Sheriff Department facilities as the need arises due to the rapid population growth in the region.</p> <p>§8-MM 19.2 The project applicant will inform the Crime Prevention Unit of the Sheriff's Department of all New Homeowners Associations. These associations can be used as the foundation for establishing Neighborhood Watch Programs. Specific Plan Land Use Development Standard No. 21 includes a number of design concepts and crime prevention measures to be incorporated or considered during site and building layout design.</p>	<p>Riverside County Sheriff's Department.</p> <p>Riverside County Sheriff's Department.</p>	<p>Payment of Mitigation Fees in accordance with Ordinance 659, prior to the issuance of Building Permits.</p> <p>Review and approval of Final Subdivision Maps.</p>	<p>Non-Significant.</p>
<p>20. SCHOOLS</p> <p>The project lies within three school districts the Hemet, Menifee/Perris and Temecula Valley Unified School Districts. A total of 2,779 students are anticipated as a result of project development. These students will require accommodations within all three districts.</p>	<p>§9-MM 20.1 The project applicant will adhere to the provisions of Riverside County Resolution No. 93-131 whereby the developer will be required to execute mitigation agreements with all affected School Districts prior to project approval. Potential adverse impacts to schools will be mitigated through compliance with the terms of mitigation agreements executed by the developer and affected school districts.</p>	<p>Hemet, Menifee and Murietta Valley Unified School Districts.</p>	<p>Adoption of Mitigation Agreements or adherence to State and local ordinances.</p>	<p>Non-Significant.</p>

IMPACTS	MITIGATIONS	RESPONSIBLE PARTY/MONITORING PARTY	IMPLEMENTATION STATE	LEVEL OF SIGNIFICANCE AFTER MITIGATION
<p>The project proposes three separate school sites, two 10-acre elementary school sites and one 22-acre junior high school. All of the proposed school sites, with the exception of one (Planning Area 21) are located adjacent to or across the street from proposed park sites. These schools will be dedicated to the Temecula Valley or Hemet-Unified School Districts.</p> <p>The school districts will have jurisdiction over desired site locations as well as necessary funding mechanisms in order to ensure adequate educational services.</p>	<p>90-MM 20.2 Acquisition of school sites shall occur in accordance with HUSD and MVUSD policies in effect at the time of development.</p> <p>91-MM 20.3 School sites shall meet the requirements of the HUSD and MVUSD in terms of size, location, access and absence from environmental constraints. Initial determination of school siting and other District Criteria for location within the project shall occur prior to the recordation of Tentative Tract Maps.</p> <p>92-MM 20.4 The school sites shall be delivered to both HUSD and MVUSD in at least a rough graded condition with utilities stubbed to the sites, any site improvement made by the developer shall be performed with financial recognition included in the site acquisition process.</p> <p>93-MM 20.5 The project applicant will determine precise boundaries of both HUSD and MVUSD prior to final map approval in order to avoid the unnecessary division of residential neighborhoods between districts, as well as facilitating the efficient transportation of students to their respective facilities.</p>	<p>Hemet, Menifee and Murietta Valley Unified School Districts.</p> <p>Hemet, Menifee and Murietta Valley Unified School Districts.</p> <p>Hemet, Menifee and Murietta Valley Unified School Districts.</p> <p>Hemet, Menifee and Murietta Valley Unified School Districts.</p>	<p>Review and approval of Final Subdivision Maps.</p> <p>Review and approval of Final Subdivision Maps.</p> <p>Review and approval of Final Subdivision Maps.</p> <p>Review and approval of Final Subdivision Maps.</p>	<p>Non-Significant.</p>
<p>21. PARKS AND RECREATION</p> <p>Project development will place additional demands on existing recreational facilities. The project proposes 38.4 acres of neighborhood parks ranging in size from 5 acres to 16 acres. Three of the proposed parks are located adjacent to school sites. In addition, 141.1 acres are designated as open space/drainage. A fourteen foot wide Regional Recreational</p>	<p>94-MM 21.1 The project applicant shall provide adequate park, open space and recreational facilities and/or the payment of "in-lieu" of fees to satisfy the County Parks Department, Valley-Wide Recreation and Park District and the State Quimby Act requirements. The Winchester 1800 Specific Plan shall be annexed into the Valley-Wide Recreation and Park District.</p> <p>95-MM 21.2 All recreational facilities will be landscaped, and irrigated</p>	<p>County of Riverside, Planning, Building and Safety and Parks Departments, and the Valley-Wide Recreation and Park District.</p> <p>County of Riverside, Building and Safety and Parks Departments.</p>	<p>Issuance of Occupancy Permits.</p> <p>Review and approval of Final Landscape Plans.</p>	<p>Non-Significant.</p>

IMPACTS	MITIGATIONS	RESPONSIBLE PARTY/MONITORING PARTY	IMPLEMENTATION STATE	LEVEL OF SIGNIFICANCE AFTER MITIGATION
<p>Trail traverses the site along the open space/drainage corridor located in Planning Areas 2B, 2C, and 2D. The trail will provide jogging, biking and walking opportunities.</p>	<p>accordance with Ordinance No. 348.3446, Article XIXf, Water Efficient Landscape Requirements.</p> <p>96-MM 21.3 All recreational facilities shall provide parking in accordance with Riverside County standards.</p>	<p>County of Riverside, Building and Safety and Parks Departments.</p>	<p>Review and approval of Final Subdivision Maps.</p>	
<p>The park facilities are proposed in order to satisfy the County Parks Department, Valley-Wide Park and Recreation and Park District, as well as the State Quimby Act requirements.</p>	<p>97-MM 21.4 Areas designated as open space within parcel boundaries of individual property owners shall be deed restricted so as to create open space easements and prohibit grading, construction or other development activity within the open space.</p>	<p>County of Riverside, Building and Safety and Parks Departments.</p>	<p>Review and approval of Final Subdivision Maps.</p>	
<p>The 38.4 acres of active parkland proposed adequately meets the County park standards, as well as the Valley Wide Recreation and Park District and the Quimby Act requirements.</p>				
<p>22. UTILITIES</p>				
<p>Provided that there are no unexpected outages to major sources of electrical supply and the demand for electrical generating capacity does not exceed the Southern California Edison Company's estimates, it is anticipated that electrical requirements will be met over the next several years.</p>	<p>98-MM 22.1 Development plans will be provided to Southern California Edison, the Southern California Gas Company and General Telephone as they become available in order to facilitate engineering, design and construction of improvements necessary to provide electrical, natural gas, and telephone service to the project site.</p>	<p>Southern California Edison and Gas Companies and General Telephone Company.</p>	<p>Review and approval of Final Improvement Plans.</p>	<p>Non-Significant.</p>
<p>Project implementation will also result in an increased demand for natural gas. The primary use of natural gas by the project will be for combustion to produce space heating, water heating and other miscellaneous heating and/or air condition. The Southern California Gas Company has indicated that they can provide service to the</p>	<p>99-MM 22.2 The applicant will comply with guidelines provided by Southern California Edison, Southern California Gas Company and General Telephone in regard to easement restriction, construction guidelines, protection of pipeline easement and potential amendments to rights-of-way in the areas of any existing SCE, SCG or GTE easements.</p>	<p>Southern California Edison and Gas Companies and General Telephone Company.</p>	<p>Review and approval of Final Improvement Plans.</p>	
	<p>100-MM 22.3 Building energy conservation will be largely achieved</p>	<p>County of Riverside, Building and Safety Department.</p>	<p>Review and approval of Building Plans.</p>	

IMPACTS	MITIGATIONS	RESPONSIBLE PARTY/MONITORING PARTY	IMPLEMENTATION STATE	LEVEL OF SIGNIFICANCE AFTER MITIGATION
<p>project site in accordance with the Company's policies and extension rules on file with the California Public Utilities Commission at the time contractual arrangements are made.</p> <p>Natural gas consumption for the project is estimated at 33,527,007 cubic feet per month. Electricity consumption is estimated at 44,954- 820 kwh per year.</p> <p>While the project will place additional demand upon the telephone services, these demands are within the parameters of the General Telephone Company. GTE will need 6-12 months notice prior to any major construction beginning of the project.</p>	<p>by compliance with Title 20 and 24 of the Energy Conservation Code. Title 24, California Administrative Code Section 2-5307(b) is the California Energy Conservation Standard for New Buildings which prohibits the installation of fixtures unless the manufacturer has certified to the CEC compliance with the flow rate standards. Title 24, California Administrative Code Sections 2-5452(i) and (j) address pipe insulation requirements which can reduce water used before hot water reaches equipment or fixtures. Title 20, California Administrative Code Sections 1604(f) and 1606(b) are Applicable Efficiency Standards that set the maximum flow rates of all plumbing fixtures and prohibit the sale of non-conforming fixtures.</p>			
<p>Project implementation will increase the amount of solid waste generated on-site, in turn increasing demand upon waste haulers in the area. The project is anticipated to generate an estimated 61,260 pounds or 30.63 tons of solid waste per day.</p> <p>In addition, it should be noted that the construction phase of the project will produce additional solid waste. Typical construction waste is calculated at approximately 16 pounds of waste per square foot of building space. Utilizing an average of 2,000 square feet per dwelling</p>	<p>101-MM 23.1 The County Solid Waste Management Plan includes programs to reduce the quantities of waste being sent to landfills. These programs include source reduction, separation of recoverables, composting and high technology resources recovery. Implementation of these programs can reduce the increase in solid waste generation associated with new development, which in turn will aid in the extension of the life of affected disposal sites.</p> <p>102-MM 23.2 The County is required to address the Integrated Waste Management Act of 1989 which became law on January 1, 1990. The Act requires all cities and counties to develop a waste stream source</p>	<p>County of Riverside, Building and Safety Department.</p> <p>County of Riverside, Building and Safety Department.</p>	<p>Review and approval of Final Subdivision Maps.</p> <p>Review and approval of Final Subdivision Maps.</p>	<p>Non-Significant.</p>

IMPACTS	MITIGATIONS	RESPONSIBLE PARTY/MONITORING PARTY	IMPLEMENTATION STATE	LEVEL OF SIGNIFICANCE AFTER MITIGATION
<p>unit plus the proposed square footages for commercial and office use the project would generate 178,480,576 pounds or 89,092 tons of waste during the construction phase of development.</p>	<p>reduction and recycling plan by July 1, 1991. Assembly Bill requires landfill waste streams to be reduced by 25% by 1995 and 50% by the year 2000.</p> <p>403- <u>MM 23.3</u> The proposed refuse hauler for the project shall be advised of the efforts the developer will be pursuing relating to recycling and waste reduction (i.e. curbside recycling, buy back centers, etc.). The use of such facilities will be encouraged by the developer through information (e.g. location, materials accepted, etc.) provided in sales literature.</p> <p>404- <u>MM 23.4</u> The developer shall pursue and implement any programs for the disposal of construction materials to the satisfaction of the County of Riverside Planning Department.</p> <p>405- <u>MM 23.5</u> The developer shall participate in any established County-wide program to reduce solid waste generation. The elements of this program may include:</p> <ul style="list-style-type: none"> a. Developing and distributing brochures on residential and commercial recycling, residential and commercial source reduction, waste management issues, the importance of using recycled goods, and litter control. b. Development of curriculum guides and kits in cooperation with the County and the Hemet Unified School District, Menifee Union School District, and the Murrieta Valley Unified School District. c. Production of video programs which can be shown on local cable television stations in the project area. 	<p>County of Riverside, Building and Safety Department.</p> <p>County of Riverside, Building and Safety Department.</p> <p>County of Riverside, Building and Safety Department.</p>	<p>Review and approval of Final Subdivision Maps.</p> <p>Review and approval of Final Subdivision Maps.</p> <p>Review and approval of Final Subdivision Maps.</p>	

IMPACTS	MITIGATIONS	RESPONSIBLE PARTY/MONITORING PARTY	IMPLEMENTATION STATE	LEVEL OF SIGNIFICANCE AFTER MITIGATION
	<p>d. Pursue an environmental labelling program at local grocery stores, liquor stores, etc. which would educate consumers in recycling of packaging and other consumer goods.</p> <p>e. Pursue a recycled products awareness campaign which would commend businesses which use recycled products. This program could issue stickers to businesses that use recycled products to display in their windows.</p> <p>f. Develop a library or media production on recycling and source reduction which can be borrowed by various citizen groups, agencies, and schools within the County.</p> <p>406- MM 23.6 Project-related sewer sludge is anticipated to be managed at the Rancho California Regional Water Reclamation Facility and ultimately disposed of at the proper County landfill in accordance with the Riverside County Health Department and EMWD standards.</p> <p>407-MM 23.7 Prior to or concurrent with submittal of final tract maps or improvement plans for areas proposed for commercial, office or multi-family residential uses, the applicant shall submit detailed plans delineating the number, location and general design of solid waste bin enclosures. These plans shall be approved by the County or Riverside with the intent of promoting visual aesthetics, routine cleaning, and prevention or odors or disease vectors.</p>	<p>County of Riverside, Building and Safety Department.</p> <p>County of Riverside, Building and Safety Department.</p>	<p>Review and approval of Final Subdivision Maps.</p> <p>Review and approval of Final Subdivision Maps.</p>	
<p>24. LIBRARIES The Riverside City/County Public Library has indicated that the library serving the project area is currently providing an inadequate level of service.</p>	<p>408-MM 24.1 The project will be subject to the payment of Mitigation Fees in accordance with the provisions of Riverside County Ordinance No. 659. A portion of these fees may be</p>	<p>County of Riverside, Building and Safety and Library Departments.</p>	<p>Issuance of Mitigation Fees in accordance with Ordinance No. 659, prior to the issuance of Building Permits.</p>	<p>Non-Significant.</p>

**County of Riverside
Addendum to the Winchester 1800 Specific Plan EIR**

APPENDIX B: MMRP

IMPACTS	MITIGATIONS	RESPONSIBLE PARTY/MONITORING PARTY	IMPLEMENTATION STATE	LEVEL OF SIGNIFICANCE AFTER MITIGATION
<p>Development of the proposed project will further impact the library system. Library staff has indicated that development of the project in combination with the adjacent Quinta do Lago Specific Plan will create the need for a new library facility.</p>	<p>utilized by the County to provide additional library facilities.</p>			
<p>25. HEALTH SERVICES Adverse impacts associated with health service facilities are not anticipated as a result of development of the Winchester 1800 Specific Plan. The medical community generally increases commensurate with the increase in population associated with new development. Health Care service is a regional issue which generally responds to the current demand. Therefore, it is anticipated that adequate facilities will be available.</p>	<p>MM 25.1 No mitigations proposed.</p>	N/A	N/A	N/A
<p>26. LIGHT AND GLARE</p>	<p>Project development will result in the placement and installation of street lights as required by Riverside County. Additionally, entry monumentation and signage may also require illumination. These lighting requirements could potentially result in a condition known as "skyglow", which interferes with the use of the telescope at the Mt. Palomar Observatory.</p>			
<p>MM 26.1 Due to the property's location with respect to Mt. Palomar Observatory, low-pressure sodium vapor lamps for street lighting will be employed.</p>	<p>MM 26.2 Other potentially lighted areas (i.e. entry monumentation and signage) shall orient light downward and shield it to prevent direct upward illumination.</p>	County of Riverside, Building and Safety Departments.	Review and approval of Final Improvement Plans.	Non-Significant.
<p>MM 26.3 The project will adhere to County Ordinance No. 665 regulating light pollution.</p>		County of Riverside, Building and Safety Departments.	Review and approval of Final Improvement Plans.	
<p>27. AIRPORTS</p>	<p>MM 26.4 Landscape buffers will partially mitigate potential light and glare impacts.</p>	County of Riverside, Building and Safety Departments.	Review and approval of Final Improvement Plans.	

County of Riverside
 Addendum to the Winchester 1800 Specific Plan EIR

APPENDIX B: MMRP

IMPACTS	MITIGATIONS	RESPONSIBLE PARTY/MONITORING PARTY	IMPLEMENTATION STATE	LEVEL OF SIGNIFICANCE AFTER MITIGATION
<p>The Winchester 1800 site is affected by the Interim Airport-Influenced Area, as expanded by the January 1, 1990 legislation. As a result, the project requires the review of the Airport Land Use Commission (ALUC).</p> <p>Planning Areas 22, 31, 32, 33, 35B and 42 lie within Area III of the expanded Interim Airport-Influenced Area. In addition, the westernmost portion of Planning Areas 31, 35B, and 42 would be within Area 11. The ALUC approved the Winchester 1800 Specific Plan (based on their interpretation of an expanded Interim Airport Influence Area), subject to the following conditions:</p> <ol style="list-style-type: none"> 1) Provide Aviation Easements to the French Valley Airport; 2) Noise attenuation measures to ensure interior noise levels are below 45 decibel level; and 3) Install hooded or shielded outdoor lighting to prevent either the spillage of lumens or reflection into the sky. 	<p>11-5MM 27.I Based on EIR 206, the Airport Layout Plan, the Southwest Area Plan, and the French Valley Airport Comprehensive Land Use Plan, Working Paper II, no mitigation measures are recommended. However, the applicant may wish to grant aviation easements as approved by the ALUC on August 19, 1992. The decision by the ALUC to require the applicant to grant aviation easements, may be overruled by the Board of Supervisors by a two-thirds vote.</p>	<p>County of Riverside, Building and Safety Departments.</p>	<p>Review and approval of Final Improvement Plans.</p>	<p>Non-Significant.</p>
<p>28. DISASTER AND PREPAREDNESS</p> <p>Potential impacts to the proposed Winchester 1800 Specific Plan, such as seismic safety, slopes and erosion, flooding and fire hazard are discussed in their respective sections of this document.</p>	<p>11-5MM 28.I Refer to mitigations contained in Sections V.C.1, Seismic Safety, V.C.2, Slopes and Erosion, V.C.4., Flooding, and V.D.3, Fire Services.</p>	<p>County of Riverside, Building and Safety Departments.</p>	<p>Review and approval of Final Improvement Plans.</p>	<p>Non-Significant.</p>

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10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1

SPA - Amendment Description

RECOMMND

This Specific Plan Amendment proposes to renumber Planning Areas 1, 3, 5A, 6, and 7 to Planning Areas 1, 3, 5A, 6, 7, 52A, and 52B and to realign a portion of Keller Road to provide a 90-degree intersection with Winchester Road along the westbound approach.

As a result of these changes, previously approved Planning Area 1 would be divided into three new planning areas, as follows:

1. Proposed Planning Area 1 would encompass 5.4 acres north of realigned Keller Road and would allow up to 23 "Medium Density Residential" dwelling units, resulting in a target density of 4.3 du/ac.
2. Proposed Planning Area 3 would encompass 12.0 acres south of realigned Keller Road and would allow up to 62 "Medium-High Density" residential dwelling units, resulting in a target density of 5.2 du/ac.

Proposed Planning Area 52A is proposed for "Open Space/Drainage" land uses and would consist of 0.9 acre located adjacent to the proposed Conservation/Drainage area within Planning Area 2.

Planning Area 2A would be slightly realigned as part of the project, resulting in an increase in acreage from 10.0 acres to 15.6 acres. Planning Area 2A would continue to be designated for "Open Space - Conservation/Drainage" land uses.

Planning Areas 3, 5A, 6, and 7 would be reconfigured into the following arrangement of Planning Areas:

1. Proposed Planning Area 5A is located adjacent to and west of Washington Street, and contains 113 single-family homes that were previously developed in accordance with the "2. Medium-Low Density Residential" land use designation applied to the site by the existing approved SP 286. As part of SP 286A6, Planning Area 5A would be expanded in size to 38.8 acres by encompassing a portion of the previously proposed school site within Planning Area 6, which is proposed to be eliminated as part of SP 286A6. It should be noted that the portion of Planning Area 6 that would become part of Planning Area 5A already has been

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10. GENERAL CONDITIONS

10. EVERY. 1 SPA - Amendment Description (cont.) RECOMMND

developed with residential uses. A total of 118 dwelling units remain allocated to Planning Area 5A (of which 113 are already constructed), resulting in a target density of 3.0 du/ac.

3. Proposed Planning Area 6 would encompass 11.0 acres north of and adjacent to proposed Planning Area 5A. SP 286A6 would allow for development with up to 61 "Medium-High Density Residential" dwelling units, resulting in a target density of 5.5 du/ac. School uses would be eliminated within Planning Area 6 as part of SP 286A6.

4. Proposed Planning Area 7, located west of proposed Planning Area 5A and south of proposed Planning Area 6, would be reduced in size by 1.9 acres to approximately 21.1 acres. SP 286A6 would continue to allow for development with up to 85 "Medium Density Residential" dwelling units at a target density of 4.0 du/ac.

5. Proposed Planning Area 52B would comprise 0.7 acre along the western boundary of proposed Planning Area 6 that would be designated for "Open Space/Drainage."

As a result of the above-described changes, the total number of dwelling units allocated to SP 286 would decrease from 4,870 to 4,720 dwelling units (or a net reduction of 150 dwelling units).

In addition, as part of SP 286A6, the land use designations for all planning areas within the Specific Plan would be updated to provide consistency with the Riverside County General Plan Land Use Element nomenclature. No changes in permitted land uses would result from the proposed change in nomenclature, except as otherwise noted above.

10. EVERY. 2 SPA - Replace all previous RECOMMND

This Specific Plan Amendment is intended to replace the original SPECIFIC PLAN, and all amendments and substantial conformances to the SPECIFIC PLAN. All future developments within the SPECIFIC PLAN, whether or not they have a direct correlation to this Amendment, will inherit these conditions. The original SPECIFIC PLAN and all previous amendments and substantial conformances to the SPECIFIC PLAN will be electronically "locked" so that all future land development applications comply with the following conditions:

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10. GENERAL CONDITIONS

10. EVERY. 3 SP - SP Document

RECOMMND

Specific Plan No. 286A6 shall include the following:

a. Specific Plan Document, which shall include:

1. Board of Supervisors Specific Plan Resolution including the Mitigation Reporting/Monitoring Program
2. Conditions of Approval.
3. Specific Plan Zoning Ordinance.
4. Land Use Plan in both 8 1/2" x 11" black-and-white and 11" x 17" color formats.
5. Specific Plan text.
6. Descriptions of each Planning Area in both graphical and narrative formats.

b. Final Environmental Impact Report No. 374 Document, which must include, but not be limited to, the following items:

1. Mitigation Monitoring/Reporting Program.
2. Draft EIR
3. Comments received on the Draft EIR either verbatim or in summary.
4. A list of person, organizations and public agencies commenting on the Draft EIR.
5. Responses of the County to significant environmental point raised in the review and consultation process.
6. Technical Appendices

If any specific plan conditions of approval differ from the specific plan text or exhibits, the specific plan conditions of approval shall take precedence.

10. EVERY. 4 SP - Definitions

RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Specific Plan No. 286A6 shall be henceforth defined as follows:

SPECIFIC PLAN = Specific Plan No. 286, Amendment No. 6.

CHANGE OF ZONE = Change of Zone No. 7823.

EIR = Environmental Impact Report No. 374.

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10. GENERAL CONDITIONS

10. EVERY. 5 SP - Ordinance Requirements RECOMMND

The development of the property shall be in accordance with the mandatory requirements of all Riverside County ordinances including Ordinance Nos. 348 and 460 and state laws; and shall conform substantially with the adopted SPECIFIC PLAN as filed in the office of the Riverside County Planning Department, unless otherwise amended.

10. EVERY. 6 SP - Limits of SP DOCUMENT RECOMMND

No portion of the SPECIFIC PLAN which purports or proposes to change, waive or modify any ordinance or other legal requirement for the development shall be considered to be part of the adopted specific plan. Notwithstanding o above, the design guidelines and development standards of the SPECIFIC PLAN or hillside development and grading shall apply in place of more general County guidelines and standards.

10. EVERY. 7 SP - HOLD HARMLESS RECOMMND

The applicant/permittee or any successor-in-interest shall defend, indemnify, and hold harmless the County of Riverside or its agents, officers, and employees (COUNTY) from the following:

(a) any claim, action, or proceeding against the COUNTY to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the SPECIFIC PLAN; and,

(b) any claim, action or proceeding against the COUNTY to attack, set aside, void or annul any other decision made by the COUNTY concerning the SPECIFIC PLAN, including, but not limited to, decisions made in response to California Public Records Act requests.

The COUNTY shall promptly notify the applicant/permittee of any such claim, action, or proceeding and shall cooperate fully in the defense. If the COUNTY fails to promptly notify the applicant/permittee of any such claim, action, or proceeding or fails to cooperate fully in the defense, the applicant/permittee shall not, thereafter, be responsible to defend, indemnify or hold harmless the COUNTY.

The obligations imposed by this condition include, but are

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10. GENERAL CONDITIONS

10. EVERY. 7 SP - HOLD HARMLESS (cont.) RECOMMND

not limited to, the following: the applicant/permittee shall pay all legal services expenses the COUNTY incurs in connection with any such claim, action or proceeding, whether it incurs such expenses directly, whether it is ordered by a court to pay such expenses, or whether it incurs such expenses by providing legal services through its Office of County Counsel.

E HEALTH DEPARTMENT

10.E HEALTH. 1 SP - SAN 53 REQUIREMENTS INEFFECT

The Department of Environmental Health has reviewed the application for SPECIFIC PLAN and offers the following: Our conditions of THE DEVELOPER TO OBTAIN A SAN 53 FROM THIS DEPARTMENT PRIOR TO THE ISSUANCE OF THE TRACT 36722 MUST MEET THE SAME NUMBER OF LOTS THE EMWD WILL SERVE LETTER FOR WATER AND SEWER LISTED PRIOR TO ANY AMENDED MAPS being approved.

AT TIME OF GRADING, obtain written clearance from the Office of Industrial Hygiene. Please note that a noise study may be required at their discretion. For further information, please contact Steve Hinde at (951) 955-8982.

FIRE DEPARTMENT

10.FIRE. 1 SP-#71-ADVERSE IMPACTS RECOMMND

The proposed project will have a cumulative adverse impact on the Fire Department's ability to provide an acceptable level of service. These impacts include an increased number of emergency and public service calls due to the increased presence of structures and population. The project proponents/developers shall participate in the development Impact fee program as adopted by the Riverside County Board of Supervisors to mitigate a portion of these impacts. This will provide funding for capital improvements such as land/equipment purchases and fire station construction.

The Fire Department reserves the right to negotiate developer agreements associated with the development of land and/or construction of fire facilities to meet service demands through the regional integrated fire protection response system.

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10. GENERAL CONDITIONS

10.FIRE. 2 SP-#86-WATER MAINS RECOMMND

All water mains and fire hydrants providing required fire flows shall be constructed in accordance with the appropriate sections of CALIFORNIA FIRE CODE. subject to the approval by the Riverside County Fire Department.

10.FIRE. 4 SP-#97-OPEN SPACE RECOMMND

Prior to approval of any development for lands adjacent to open space areas, a fire protection/vegetaion management (fuel modificatin) plan shall be submitted to the Riverside County Fire Department for reveiw and approval. The Homeowner's Association or appropriate management entity shall be responsible for maintaining the elements to the plan.

10.FIRE. 5 SP-#47 SECONDARY ACCESS RECOMMND

In the interest of Public Safety, the project shall provide an Alternate or Secondary Access(s) as stated in the Transportation Department Conditions. Said Alternate or Secondary Access(s) shall have concurrence and approval of both the Transportation and Fire Departments and shall be maintained through out any phasing.

10.FIRE. 6 SP*-#100-FIRE STATION RECOMMND

Based on the adopted Riverside County Fire Protection Master Plan, one new fire station and/or engine company could be required for every 2,000 new dwelling units, and/ or 3.5 million square feet of commercial/industrial occupancy. Given the project's proposed development plan, up to 2 fire station(s) MAY be needed to meet anticipated service demands. The Fire Department reserves the right to negotiate developer agreements associated with the development of land and/or construction of fire facilities to meet service demands through the rgional intergrated fire protection response system.

FLOOD RI DEPARTMENT

10.FLOOD RI. 1 SP FLOOD HAZARD REPORT RECOMMND

Specific Plan 286 (Winchester 1800) is a proposal to develop approximately 1,650 acres with over 4,800 dwelling units, as well as commercial centers and park sites in the French Valley area. The project site is located southerly

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10. GENERAL CONDITIONS

10.FLOOD RI. 1

SP FLOOD HAZARD REPORT (cont.)

RECOMMND

of Winchester Road, between Pourroy Road and Washington Street and north of Auld Road. Amendment No. 6 is proposal to accommodate a proposed lower-density residential subdivision within Planning Area 1 (Very-High Density Residential), Planning Area 2A (Conservation/Drainage), Planning Area 3 (Park), and Planning Area 6 (School) and to modify the terminology for the Land Uses to match the General Plan.

The main area for the specific plan receives runoff from four major offsite watersheds that drain about 1,700 acres, 3,300 acres, 360 acres, and 458 acres, respectively. In addition, the runoff from several smaller offsite watersheds, as well as the storm flow generated onsite, impact the property. Runoff generally flows in a northeast to southwest direction across the site.

The specific plan proposes to collect the 5,453 acres of the three larger offsite watersheds as well as much of the onsite drainage into a greenbelt drainage system that will transport the flows through the development. The proposed greenbelt channels incorporate a concrete low flow channel within the bottom to deal with nuisance nature runoff. The balance of the drainage system will consist of underground storm drains working in conjunction with the water carrying capacity of the street system. The plan also proposes a series of eight detention basins designed to help mitigate the effects of increased runoff rates resulting from the development of the property. Although the proposed drainage system is truly only conceptual, the applicant's engineer has submitted sufficient documentation to the District to demonstrate the general adequacy of the area set aside for the greenbelt channels and detention basins.

The original EIR document adequately addresses the District's concerns regarding California Department of Fish and Game Section 1601/1603 permits and Clean Water Act Section 404 permits.

Following are the District's recommendations in order to protect the public health and safety:

1. This project shall include detention facilities designed so that downstream peak flows will not increase due to this development. While a report to this effect has been submitted by the applicant's engineer and generally found

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10. GENERAL CONDITIONS

10.FLOOD RI. 1 SP FLOOD HAZARD REPORT (cont.) (cont.) RECOMMND

to be acceptable by this District, it is not of sufficient detail to allow final design of the needed facilities. Therefore, each development proposal within Specific Plan 286 will be required to complete a detailed, refined analysis of the increased runoff mitigation need for that proposal in accordance with the District's INTERIM CRITERIA FOR SIZING INCREASED RUNOFF DETENTION FACILITIES. If the Riverside County Board of Supervisors approves an increased runoff policy (which supersedes the above) prior to the submittal, then the latter shall apply.

The report referenced above has been deemed adequate to demonstrate the general size and location of the needed detention basins. However, the District's approval of the report is in no way intended to "lock-in" the design of the basins. During final design of the facilities, it may be determined that the goals attained by the original report may indeed be accomplished by other configurations or alignments. It is important not to lose sight of the intent of this condition and recognize the fact that conditions and other factors existing at the time of final design will dictate the final layout of the basins.

2. The flood control facilities will require maintenance by a public agency, preferably a park district for the greenbelt park drainage and detention basin system, or a guarantee of such maintenance by a public agency in the event responsible private parties fail to meet their maintenance obligations. The proposed greenbelt facilities have little regional benefit and are required mainly for the applicant's convenience. Maintenance expenses for the greenbelt park drainage system in particular will be high. Unless a park district maintains them, the District must ensure that the public is not unduly burdened for future costs. If this is the case, the District will require that concurrent with the submittal of any development application or prior to the issuance of any grading permit within Specific Plan No. 286, whichever occurs first, the developer shall enter into an agreement with the Riverside County Flood Control and Water Conservation District which guarantees the perpetual maintenance of the drainage facilities proposed by the specific plan. Said agreement shall be acceptable to both the District and County Counsel and shall include, but not necessarily be limited to, the following:

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10. GENERAL CONDITIONS

10.FLOOD RI. 1 SP FLOOD HAZARD REPORT (cont.) (cont.) (cont.RECOMMND

a) A precise description of the facilities to be maintained and the acceptable level of that maintenance.

b) The right of the District to review and approve the design and any future modifications to the drainage facilities covered by the agreement.

c) A clause stating that determination of the adherence to the levels of maintenance will be in the sole judgment of the District.

d) An establishment of time frames and procedures for noticing and compliance.

e) A provision whereby the primary maintenance responsibility for the drainage facilities will fall to Developer/Home-owners Association (DHOA). The District will assume maintenance responsibility only if DHOA fails to do so. If the District is forced to assume the maintenance responsibility a method for reimbursement from the DHOA must be established. Failure of DHOA to make such reimbursement will result in the District having the ability to place liens against the property(s) of developer or individuals of the DHOA.

f) A requirement for the developer to establish an automatically renewable Letter of Credit (LOC) (or other acceptable alternate) in favor of the District, which can be drawn upon by the District in the event the DHOA fails to meet its obligation or in the event the DHOA income is insufficient to meet the required maintenance costs. This LOC must have a life span from 50 to 99 years.

g) A guarantee that each year the DHOA will submit to the District a maintenance status report for all facilities covered under this agreement. This report must be certified by a Civil Engineer, licensed in the State of California and previously approved by the District. If the DHOA fails to submit said report, the District shall commission the report and invoice the DHOA.

h) A stipulation that the DHOA would be responsible for obtaining and maintaining in perpetuity, all licenses, permits and other rights required for the proper maintenance of the drainage facilities.

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10. GENERAL CONDITIONS

10.FLOOD RI. 1 SP FLOOD HAZARD REPORT (cont.) (cont.) (cont.RECOMMND

i) The right of the District to approve any contractor hired by the DHOA to perform maintenance on the drainage facilities.

j) A clause providing that if the District is forced to the maintenance responsibility for the drainage, ownership of the facilities will fall to the District.

k) The DHOA must agree to indemnify, hold harmless and defend the District and the County of Riverside against any claims or liability resulting from the construction, operation, maintenance and all other use of the drainage.

l) An understanding that should the District be forced to provide maintenance for the facilities, it will be done in a manner that, in the sole discretion of the District, is in the best public interest. This may involve the elimination of many park features.

m) Access rights for the District for inspection purposes.

n) A provision that gives the District the right to review and approve the C.C.&R.'s.

o) The right for the District to review and approve the methodology used by developer to determine the monthly fee to individual homeowners and the minimum balance available for operation and maintenance and for emergencies.

3. Design of the onsite storm drain system should provide for adequate inlets and outlets onsite.

4. This project disturbs more than five acres and will require a National Pollutant Discharge Elimination System (NPDES) Permit from the State Water Resources Control Board. Clearance for grading shall not be given until either the District or the Department of Building and Safety has determined that the project has been granted a permit or is shown to be exempt. This should be stated in the specific plan in the Water Quality Subsection.

>>> Amendment No. 4 was a proposal to reconfigure and redefine some planning areas boundaries. The original conditions for the specific plan still apply. It should be noted that District Policy discourages the use of

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10. GENERAL CONDITIONS

10.FLOOD RI. 1 SP FLOOD HAZARD REPORT (cont.) (cont.) (cont.RECOMMND

Developer/Homeowners Associations for maintenance of drainage facilities and that the District will require that a public entity be found to maintain any greenbelt channel proposed. This proposal was processed concurrently with Change of Zone (CZ) 6718 back in 2003.

>>>Amendment No. 5 was a proposal to only change the density of the planning areas PA7 and PA2A. This proposal was processed concurrently with Tract Map (TR) 32151, Plot Plan (PP) 19442, and Change of Zone (CZ) 7086 for condominium use back in 2007. There are no additional flood control concerns, therefore the conditions of approval for SP 286 Amendment No. 4 still apply.

PLANNING DEPARTMENT

10.PLANNING. 1 SP - MAINTAIN AREAS & PHASES RECOMMND

All planning area and phase numbers shall be maintained throughout the life of the SPECIFIC PLAN, unless changed through the approval of a specific plan amendment or specific plan substantial conformance accompanied by a revision to the complete specific plan document.

10.PLANNING. 2 SP - NO P.A. DENSITY TRANSPER RECOMMND

Density transfers between Planning Areas within the SPECIFIC PLAN shall not be permitted, except through the Specific Plan Amendment process.

TRANS DEPARTMENT

10.TRANS. 1 SP - SP286A6/TS REQUIRED RECOMMND

Site specific traffic studies will be required for all subsequent development proposals within the boundaries of Specific Plan No. 286A6 in accordance with Traffic Study Guidelines.

10.TRANS. 2 SP - SP286A6/IMPROVEMENTS RECOMMND

All road improvements within the project boundaries shall be constructed to ultimate County standards in accordance with Ordinance No. 460 and No. 461 as a requirement of the implementing subdivisions for the Specific Plan, subject to approval of the Director of Transportation. The use of

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10. GENERAL CONDITIONS

10.TRANS. 2 SP - SP286A6/IMPROVEMENTS (cont.) RECOMMND

textured pavement accents within public roadways as an entry feature shall not be permitted.

10.TRANS. 3 SP - SP286A6/LANDSCAPE RECOMMND

Any landscaping within public road rights-of-way will require approval by the Director of Transportation and assurance of continuing maintenance through the establishment of a landscape maintenance district or similar instrument as approved by the Director of Transportation.

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 1 SP - 90 DAYS TO PROTEST RECOMMND

The applicant has ninety (90) days from the date of the approval of these conditions to protest, in accordance with the procedures set forth in Government Code Section 66020, the imposition of any and all fees, dedications, reservations, and/or exactions imposed on this project as a result of the approval or conditional approval of this project.

20.PLANNING. 2 SP - SUBMIT FINAL DOCUMENTS RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"Fifteen (15) copies of the final SPECIFIC PLAN and EIR documents (SP/EIR) documents shall be submitted to the Planning Department for distribution. The documents shall include all the items listed in the condition titled "SP - Documents". The final SP/EIR documents shall be distributed in the following fashion:

- | | |
|---|--------|
| Building and Safety Department | 1 copy |
| Department of Environmental Health | 1 copy |
| Fire Department | 1 copy |
| Flood Control and Water Conservation | 1 copy |
| Transportation Department | 1 copy |
| County Planning Department in Riverside | 1 copy |

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20. PRIOR TO A CERTAIN DATE

20.PLANNING. 2 SP - SUBMIT FINAL DOCUMENTS (cont.) RECOMMND

City of Temecula	1 copy
Executive Office - CSA Administrator	2 copies
Clerk of the Board of Supervisors	1 copy

Any and all remaining documents shall be kept with the Planning Department in Riverside, or as otherwise determined by the Planning Director.

This condition cannot be DEFERRED or considered as NOT APPLICABLE."

30. PRIOR TO ANY PROJECT APPROVAL

PLANNING DEPARTMENT

30.PLANNING. 1 SP - M/M PROGRAM (GENERAL) RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"The EIR prepared for the SPECIFIC PLAN imposes specific mitigation measures and monitoring requirements on the project. Certain conditions of the SPECIFIC PLAN and this implementing project constitute reporting/monitoring requirements for certain mitigation measures."

30.PLANNING. 2 SP - NON-IMPLEMENTING MAPS RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"A land division filed for the purposes of phasing or financing shall not be considered an implementing development application for the purposes of the Planning Department's conditions of approval.

Should this project be an application for phasing or financing, all of the other conditions in this implementing project with a prefix of "SP" will be considered as NOT APPLICABLE, and this condition shall be considered as MET. Should this project not be an application for phasing or financing, this condition shall be considered as NOT

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 2 SP - NON-IMPLEMENTING MAPS (cont.) RECOMMND
 APPLICABLE."

30.PLANNING. 3 SP - DURATION OF SP VALIDITY RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"The SPECIFIC PLAN that this project is a part of has a life span of twenty (20) years from the date of the adoption of the resolution adopting the SPECIFIC PLAN. Should the SPECIFIC PLAN not be substantially built out in that period of time, the project proponent shall file a specific plan amendment to be processed concurrently with this implementing proposal. (For the purposes of this condition, substantial buildout shall be defined as eighty percent (80%) of the maximum amount of dwelling units allowed by the SPECIFIC PLAN as most recently amended. The specific plan amendment will update the entire specific plan document to reflect current development requirements.

This condition shall be considered as NOT APPLICABLE if the implementing project has been filed within the above listed parameters, and shall be considered as MET if the specific plan amendment has been filed."

30.PLANNING. 5 SP - PROJECT LOCATION EXHIBIT RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"The applicant shall provide to the Planning Department an 8 1/2" x 11" exhibit showing where in the SPECIFIC PLAN this project is located. The exhibit shall also show all prior implementing projects within the SPECIFIC PLAN that have already been approved.

This condition shall be considered MET once the applicant provides the Planning Department with the required information. This condition may not be DEFERRED."

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 6 SP - ACOUSTICAL STUDY REQD RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"PRIOR TO PROJECT APPROVAL, an acoustical study shall be submitted to the Planning Department and the Department of Environmental Health - Industrial Hygiene Division for review and approval.

This condition shall be considered MET if the relevant study has been approved by the Planning Department and the Department of Environmental Health-Industrial Hygiene Division. This condition may be considered as NOT APPLICABLE if the Planning Department determines that the required study is not necessary.

The submittal of this study mandates that a CEQA determination of an Addendum to a previously adopted EIR be made, at a minimum."

30.PLANNING. 8 SP - ARCHAEO STUDY REQD RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"PRIOR TO PROJECT APPROVAL, a archaeological study shall be submitted to the Planning Department for review and approval.

This condition shall be considered MET if the relevant study has been approved by the Planning Department. This condition may be considered as NOT APPLICABLE if the Planning Department determines that the required study is not necessary.

The submittal of this study mandates that a CEQA determination of an Addendum to a previously adopted EIR be made, at a minimum."

30.PLANNING. 9 SP - BIOLOGICAL STUDY REQD RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit,

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 9 SP - BIOLOGICAL STUDY REQD (cont.) RECOMMND

plot plan, etc.), the following condition shall be placed on the implementing project:

"PRIOR TO PROJECT APPROVAL, a biological study shall be submitted to the Planning Department for review and approval.

This condition shall be considered MET if the relevant study has been approved by the Planning Department. This condition may be considered as NOT APPLICABLE if the Planning Department determines that the required study is not necessary.

The submittal of this study mandates that a CEQA determination of an Addendum to a previously adopted EIR be made, at a minimum."

30.PLANNING. 10 SP *- ADDENDUM EIR RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"This implementing project has been reviewed in the context the EIR, which is associated with this SPECIFIC PLAN. The Planning Department has reviewed this project and its relationship to the EIR, and has found that no new environmental impacts have arisen since the certification of the EIR. Although the EIR adequately addressed the environmental impacts of the SPECIFIC PLAN as a whole, more detailed technical information (i.e. traffic studies, updated biological studies, etc.) have been required by the Planning Department and/or other COUNTY land development review departments in order to complete its environmental review. Therefore, an ADDENDUM to the previously certified EIR has been prepared in conjunction with this implementing application.

This condition shall be considered MET if an ADDENDUM to the EIR has been prepared. Alternatively, this condition shall be considered as NOT APPLICABLE if an ADDENDUM to the EIR is not required."

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 11

SP *- EA REQUIRED

RECOMMND

Prior to the approval of any implementation project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"If this implementing project is subject to the California Environmental Quality Act (CEQA), an environmental assessment shall be filed and processed concurrently with this implementing project. At a minimum, the environmental assessment shall utilize the evaluation of impacts addressed in the EIR prepared for the SPECIFIC PLAN.

This condition shall be considered as MET if an environmental assessment was conducted for this implementing project. This condition may be considered as NOT APPLICABLE if this implementing project is not subject to CEQA. This condition may not be DEFERRED."

30.PLANNING. 12

SP *- SUPPLEMENT TO EIR

RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"This implementing project has been reviewed in the context the EIR, which is associated with this SPECIFIC PLAN. The Planning Department has reviewed this project and its relationship to the EIR, and has found that although the EIR adequately addressed the environmental impacts of the SPECIFIC PLAN at the time, new environmental impacts have arisen since the certification of the original EIR. The Planning Department has determined that the new environmental impacts can be mitigated to below a level of significance. Therefore, a SUPPLEMENT to the previously certified EIR has been prepared in conjunction with this implementing application.

This condition shall be considered MET if a SUPPLEMENT to the EIR has been prepared. Alternatively, this condition shall be considered as NOT APPLICABLE if a SUPPLEMENT to the EIR is not required."

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 13 SP *- SUBSEQUENT EIR

RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"This implementing project has been reviewed in the context the EIR, which is associated with this SPECIFIC PLAN. The Planning Department has reviewed this project and its relationship to the EIR, and has found that although the EIR adequately addressed the environmental impacts of the SPECIFIC PLAN at the time, new environmental impacts have arisen since the certification of the original EIR. The Planning Department has determined that this implementing project may have a significant impact to the new environmental impacts that have arisen. Therefore, a SUBSEQUENT EIR has been prepared in conjunction with this implementing application.

This condition shall be considered MET if a SUBSEQUENT EIR has been prepared. Alternatively, this condition shall be considered as NOT APPLICABLE if a SUBSEQUENT to the EIR is not required."

30.PLANNING. 14 SP - COMPLETE CASE APPROVALS

RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"Prior to the approval of any implementing project (tract map, parcel map, use permit, plot plan, etc.) the SPECIFIC PLAN and the CHANGE OF ZONE must have been approved and adopted by the Board of Supervisors, respectively.

This condition shall be considered as MET once the SPECIFIC PLAN and the CHANGE OF ZONE have been approved and adopted by the Board of Supervisors, respectively. This condition may not be DEFERRED."

30.PLANNING. 15 SP - AMENDMENT REQUIRED

RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 15

SP - AMENDMENT REQUIRED (cont.)

RECOMMND

"If this implementing project meets any of the following criteria, an amendment to the SPECIFIC PLAN shall be required and processed concurrently with this implementing project:

1. The implementing project adds any area to, or deletes area from, the SPECIFIC PLAN;
2. The implementing project proposes a substantially different use than currently allowed in the SPECIFIC PLAN (i.e. proposing a residential use within a commercially designated area); or
3. as determined by the Planning Director.

Any amendment to the SPECIFIC PLAN, even though it may affect only one portion of the SPECIFIC PLAN, shall be accompanied by a complete specific plan document which includes the entire specific plan, including both changed and unchanged parts.

This condition shall be considered MET if the specific plan amendment has been filed, and NOT APPLICABLE if a specific plan amendment is determined to be unnecessary."

30.PLANNING. 16

SP - PARK AGENCY REQUIRED

RECOMMND

Prior to the approval of any implementing land division project within the SPECIFIC PLAN (i.e. tract map, or parcel map), the following condition shall be placed on the implementing project:

"PRIOR TO MAP RECORDATION of any subdivision, or other residential development application, all portions of this implementing project not currently within the boundaries of the Valley Wide Recreation and Park District, shall be annexed into the Valley Wide Recreation and Park District or a similar entity such as a County Service Area/District that has been designated by the Board of Supervisors, pursuant to Section 10.35(G) of Ordinance No. 460, to receive park dedications and fees. Documentation of said annexation shall be provided to the Planning Department.

This condition shall be considered as NOT APPLICABLE if Valley Wide Recreation and Parks District is unwilling or

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 16 SP - PARK AGENCY REQUIRED (cont.) RECOMMND

unable to annex the property in question."

30.PLANNING. 17 SP - AG/DAIRY NOTIFICATION RECOMMND

Prior to the approval of any implementing residential land division within the SPECIFIC PLAN, the following condition of approval shall be applied to the implementing project stating that:

"PRIOR TO MAP RECORDATION, the applicant shall submit a detailed proposal for the notification of all initial and future purchasers of dwelling units within the subject project of the existence of dairies and/or other agricultural uses within one half mile of the property and potential impacts resulting from those uses. Said notification shall be in addition to any notice required by Ordinance No. 625 (Riverside County Right-to-Farm Ordinance). Said approved notification shall be provided to all initial and all future purchasers of dwelling units within the subject project."

30.PLANNING. 18 SP - PA PROCEDURES RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map or parcel map), the following condition shall be placed on the implementing project PRIOR TO MAP RECORDATION in the case of land division applications (tentative parcel maps or tentative tract maps) or PRIOR TO BUILDING PERMITS in the case of use permit applications (plot plans, conditional use permits, or public use permits):

"The planning areas for which this land division application is located must be legally defined. Any of the following procedures may be used in order to legally define these planning areas:

1. The project proponent has processed a FINAL CHANGE OF ZONE MAP concurrent with the SPECIFIC PLAN which legally defined these planning areas.
2. The project proponent shall file a change of zone application along with a legal description defining the boundaries of the planning area affected by this land division application. The applicant will not be changing the allowed uses or standards within the existing zone but will merely be providing an accurate

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 18 SP - PA PROCEDURES (cont.)

RECOMMND

legal description of the affected planning area. The change of zone shall be approved and adopted by the Board of Supervisors."

30.PLANNING. 19 SP - COMMON AREA MAINTENANCE

RECOMMND

Prior to the approval of any implementing land division project within the SPECIFIC PLAN (i.e. tract map or parcel map), the following condition shall be placed on the implementing application:

"PRIOR TO MAP RECORDATION, the following procedures for common area maintenance procedures shall be complied with:

a. A permanent master maintenance organization shall be established for the specific plan area, to assume ownership and maintenance responsibility for all common recreation, open space, circulation systems and landscaped areas. The organization may be public or private. Merger with an area-wide or regional organization shall satisfy this condition provided that such organization is legally and financially capable of assuming the responsibilities for ownership and maintenance. If the organization is a private association then neighborhood associations shall be established for each residential development, where required, and such associations may assume ownership and maintenance responsibility for neighborhood common areas.

b. Unless otherwise provided for in these conditions of approval, common open areas shall be conveyed to the maintenance organization as implementing development is approved or any subdivision as recorded.

c. The maintenance organization shall be established prior to or concurrent with the recordation of the first land division.

30.PLANNING. 20 SP - CC&R RES PUB COMMON AREA

RECOMMND

Prior to the approval of any implementing land division project (i.e. tract map or parcel map), the following condition shall be applied to the land division PRIOR TO MAP RECORDATION if the permanent master maintenance organization referenced in the condition entitled "SP - Common Area Maintenance" is a public organization:

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 20

SP - CC&R RES PUB COMMON AREA (cont.)

RECOMMND

"The applicant shall convey to the County fee simple title, to all common open space areas, free and clear of all liens, taxes, assessments, leases (recorded or unrecorded) and easement, except those easements which in the sole discretion of the County are acceptable. As a condition precedent to the County accepting title to such areas, the applicant shall notify the Planning Department that the following documents shall be submitted to the Office of the County Counsel and submit said documents for review along with the current fee, which shall be subject to County Counsel approval:

1. A cover letter identifying the project for which approval is sought;
2. A signed and notarized declaration of covenants, conditions and restrictions;
3. A sample document, conveying title to the purchaser, of an individual lot or unit which provides that the declaration of covenants, conditions and restrictions is incorporated therein by reference; and,
4. A deposit equaling three (3) hours of the current hourly fee for Review of Covenants, Conditions and Restrictions established pursuant to County Ordinance No. 671 at the time the above referenced documents are submitted for County Counsel review.

The declaration of covenants, conditions and restrictions submitted for review shall a) provide for a minimum term of 60 years, b) provide for the establishment of a property owners' association comprised of the owners of each individual lot or unit as tenants in common, and c) contain the following provisions verbatim:

"Notwithstanding any provision in this Declaration to the contrary, the following provisions shall apply:

The property owners' association established herein shall, if dormant, be activated, by incorporation or otherwise, at the request of the County of Riverside, and the property owners' association shall unconditionally accept from the County of Riverside, upon the County's demand, title to all or any part of the 'common area', more particularly described on Exhibit '___' attached

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 20 SP - CC&R RES PUB COMMON AREA (cont.) (cont.)RECOMMND

hereto. Such acceptance shall be through the president of the property owner's association, who shall be authorized to execute any documents required to facilitate transfer of the 'common area'. The decision to require activation of the property owners' association and the decision to require that the association unconditionally accept title to the 'common area' shall be at the sole discretion of the County of Riverside.

In the event that the 'common area', or any part thereof, is conveyed to the property owners' association, the association, thereafter, shall own such 'common area', shall manage and continuously maintain such 'common area', and shall not sell or transfer such 'common area' or any part thereof, absent the prior written consent of the Planning Director of the County of Riverside or the County's successor-in-interest. The property owners' association shall have the right to assess the owner of each individual lot or unit for the reasonable cost of maintaining such 'common area', and shall have the right to lien the property of any such owner who defaults in the payment of a maintenance assessment. An assessment lien, once created, shall be prior to all other liens recorded subsequent to the notice of assessment or other document creating the assessment lien.

This declaration shall not be terminated, 'substantially' amended, or property deannexed therefrom absent the prior written consent of the Planning Director of the County of Riverside or the County's successor-in-interest. A proposed amendment shall be considered 'substantial' if it affects the extent, usage or maintenance of the 'common area' established pursuant to this Declaration.

In the event of any conflict between this Declaration and the Articles of Incorporation, the Bylaws, or the property owners' association Rules and Regulations, if any, this Declaration shall control."

Once approved by the Office of County Counsel, the declaration of covenants, conditions and restrictions shall be recorded by the Planning Department with one copy retained for the case file, and one copy provided to the County Transportation Department - Survey Division."

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 21

SP - CC&R RES PRI COMMON AREA

RECOMMND

Prior to the approval of any implementing land division project within the SPECIFIC PLAN (tract map or parcel map), the following condition shall be placed on the implementing project PRIOR TO MAP RECORDATION if the permanent master maintenance organization referenced in the condition entitled "SP - Common Area Maintenance" is a private organization:

"The applicant shall notify the Planning Department that the following documents shall be submitted to the Office of County Counsel and submit said documents for review along with the current fee, which shall be subject to County Counsel approval:

1. A cover letter identifying the project for which approval is sought;

2. A signed and notarized declaration of covenants, conditions and restrictions;

3. A sample document, conveying title to the purchaser of an individual lot or unit, which provides that the declaration of covenants, conditions and restrictions is incorporated therein by reference; and,

4. A deposit equaling three (3) hours of the current hourly fee for Review if Covenants, Conditions and Restrictions established pursuant to County Ordinance No. 671 at the time the above referenced documents are submitted for County Counsel review.

The declaration of covenants, conditions and restrictions submitted for review shall a) provide for a minimum term of 60 years, b) provide for the establishment of a property owners' association comprised of the owners of each individual lot or unit as tenants in common, c) provide for ownership of the common area by either the property owners' association or the owners of each individual lot or unit as tenants in common, and (d) contain the following provisions verbatim:

"Notwithstanding, any provision in this Declaration to the contrary, the following provisions shall apply:

The property owners' association established herein shall manage and continuously maintain the 'common area',

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 21

SP - CC&R RES PRI COMMON AREA (cont.)

RECOMMND

more particularly described on Exhibit '___', attached hereto, and shall not sell or transfer the 'common area' or any part thereof, absent the prior written consent of the Planning Director of the County of Riverside or the County's successor-in-interest.

The property owners' association shall have the right to assess the owners of each individual lot or unit for the reasonable cost of maintaining such 'common area' and shall have the right to lien the property of any such owner who defaults in the payment of a maintenance assessment. An assessment lien, once created, shall be prior to all other liens recorded subsequent to the notice of assessment or other document creating the assessment lien.

This Declaration shall not be terminated, 'substantially' amended, or property deannexed therefrom absent the prior written consent of the Planning Director of the County of Riverside or the County's successor-in-interest. A proposed amendment shall be considered 'substantial' if it affects the extent, usage or maintenance of the 'common area' established pursuant to this Declaration.

In the event of any conflict between this Declaration and the Articles of Incorporation, the Bylaws, or the property owners' association Rules and Regulations, if any, this Declaration shall control."

Once approved by the Office of County Counsel, the declaration of covenants, conditions and restrictions shall be recorded the Planning Department with one copy retained for the case file, and one copy provided to the County Transportation Department - Survey Division."

30.PLANNING. 22

SP - ARCHAEO M/M PROGRAM

RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"PRIOR TO THE ISSUANCE OF GRADING PERMITS, the project applicant shall enter into an agreement with a qualified archaeologist. This agreement shall include, but not be limited to, the preliminary mitigation and

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 22 SP - ARCHAEO M/M PROGRAM (cont.)

RECOMMND

monitoring procedures to be implemented during the process of grading, as found in the EIR. A copy of said agreement shall be submitted to the Planning Department. No grading permits will be issued unless the preliminary mitigation and monitoring procedures required prior to grading permits as described in the EIR are substantially complied with. "

30.PLANNING. 24 SP *- GENERIC M/M PROGRAM

RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"PRIOR TO THE ISSUANCE OF GRADING PERMITS, the project applicant shall provide to the Planning Department a detailed proposal for complying with the preliminary mitigation and monitoring procedures described in the EIR for ___ during the process of grading. Grading permits will not be issued unless the preliminary mitigation and monitoring procedures as described in the EIR are substantially complied with."

30.PLANNING. 27 SP *- SKR FEE CONDITION

RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (tract map, parcel map, use permit, etc.), the following condition shall be placed on the implementing project:

"PRIOR TO THE ISSUANCE OF GRADING PERMITS, the applicant shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary depending upon a variety of factors, including type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be ___ acres in accordance with the SPECIFIC PLAN. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 27 SP *- SKR FEE CONDITION (cont.) RECOMMND

Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required."

30.PLANNING. 28 SP - ENTRY MONUMENTATION RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"PRIOR TO THE ISSUANCE OF BUILDING PERMITS, the following language shall be added to the landscaping requirements of the implementing project:

1. An entry monument shall be shown in the SPECIFIC PLAN.
2. The entry monument shall be in substantial conformance to the design guidelines of all Planning Areas of the SPECIFIC PLAN."

30.PLANNING. 29 SP - POST GRADING REPORT RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"PRIOR TO THE ISSUANCE OF BUILDING PERMITS, the project applicant shall provide to the Planning Department a post grading report. The report shall describe how the mitigation and monitoring program as described in the EIR and pre-grading agreements with the qualified [archaeologist/paleontologist/other] were complied with."

30.PLANNING. 30 SP - SCHOOL MITIGATION RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"PRIOR TO BUILDING PERMITS, impacts to the Hemet Unified School District shall be mitigated in accordance with state law."

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 34 SP - LOW PALEO

RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"According to the County's General Plan, this site has been mapped as having a "Low Potential" for paleontological resources. This category encompasses lands for which previous field surveys and documentation demonstrates a low potential for containing significant paleontological resources subject to adverse impacts. As such, this project is not anticipated to require any direct mitigation for paleontological resources. However, should fossil remains be encountered during site development:

1.All site earthmoving shall be ceased in the area of where the fossil remains are encountered. Earthmoving activities may be diverted to other areas of the site.

2.The owner of the property shall be immediately notified of the fossil discovery who will in turn immediately notify the County Geologist of the discovery.

3.The applicant shall retain a qualified paleontologist approved by the County of Riverside.

4.The paleontologist shall determine the significance of the encountered fossil remains.

5.Paleontological monitoring of earthmoving activities will continue thereafter on an as-needed basis by the paleontologist during all earthmoving activities that may expose sensitive strata. Earthmoving activities in areas of the project area where previously undisturbed strata will be buried but not otherwise disturbed will not be monitored. The supervising paleontologist will have the authority to reduce monitoring once he/she determines the probability of encountering any additional fossils has dropped below an acceptable level.

6.If fossil remains are encountered by earthmoving activities when the paleontologist is not onsite, these activities will be diverted around the fossil site and the paleontologist called to the site immediately to recover the remains.

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 34

SP - LOW PALEO (cont.)

RECOMMND

7.Any recovered fossil remains will be prepared to the point of identification and identified to the lowest taxonomic level possible by knowledgeable paleontologists. The remains then will be curated (assigned and labeled with museum* repository fossil specimen numbers and corresponding fossil site numbers, as appropriate; places in specimen trays and, if necessary, vials with completed specimen data cards) and catalogued, an associated specimen data and corresponding geologic and geographic site data will be archived (specimen and site numbers and corresponding data entered into appropriate museum repository catalogs and computerized data bases) at the museum repository by a laboratory technician. The remains will then be accessioned into the museum repository fossil collection, where they will be permanently stored, maintained, and, along with associated specimen and site data, made available for future study by qualified scientific investigators. * Per the County of Riverside "SABER Policy", paleontological fossils found in the County of Riverside should, by preference, be directed to the Western Science Center in the City of Hemet.

8.The property owner and/or applicant on whose land the paleontological fossils are discovered shall provide appropriate funding for monitoring, reporting, delivery and curating the fossils at the institution where the fossils will be placed, and will provide confirmation to the County that such funding has been paid to the institution."

30.PLANNING. 36

SP - F&G CLEARANCE

RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e. tract map, parcel map, use permit, plot plan, etc.) which may propose grading or construction within or along the banks of any blue-lined stream, the following condition shall be placed on the implementing project:

"PRIOR TO THE ISSUANCE OF GRADING PERMITS, the applicant shall obtain written notification to the County Planning Department that the appropriate California Department of Fish and Game notification pursuant to Sections 1601/1603 of the California Fish and Game Code has taken place, or obtain an "Agreement Regarding Proposed Stream or Lake Alteration" (Sections 1601/1603 Permit) should any grading or construction be proposed within or along the banks of

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 36 SP - F&G CLEARANCE (cont.) RECOMMND

any natural watercourse or wetland, located either on-site or any required off-site improvement areas. Copies of any agreement shall be submitted with the notification."

30.PLANNING. 37 SP - ACOE CLEARANCE RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e. tract map, parcel map, use permit, plot plan, etc.) which may propose grading or construction within or along the banks of any blue-lined stream which is determined to be within the jurisdiction of the United States Army Corps of Engineers, the following condition shall be placed on the implementing project:

"PRIOR TO THE ISSUANCE OF GRADING PERMITS, the applicant shall obtain written notification to the County Planning Department that the alteration of any watercourse or wetland, located either on-site or on any required off-site improvement areas, complies with the U.S. Army Corps of Engineers Nationwide Permit Conditions, or obtain a permit under Section 404 of the Clean Water Act should any grading or construction be proposed within or along the banks of any natural watercourse or wetland. Copies of any agreement shall be submitted with the notification."

TRANS DEPARTMENT

30.TRANS. 1 SP - SP286A6/WARRANTED TS RECOMMND

Subsequent development proposals within the boundaries of the Specific Plan 286 are responsible for the following traffic signals when warranted by the traffic studies referenced in "MAP - SP286/TS REQ":

- a) Winchester Road/'A' Street
- b) 'A' Street/'B' Street
- c) 'A' Street/Project Entrances P.A. 10A and P.A. 11
- d) 'A' Street/Washington Street
- e) Pourroy Road/Winchester Road
- f) Pourroy Road/Project Entrances P.A. 17 and P.A. 18
- g) Pourroy Road/'B' Street
- h) Pourroy Road/Project Entrance P.A. 21
- i) Pourroy Road/Thompson Road
- j) Pourroy Road/Project Entrances P.A. 39 and P.A. 40
- k) Washington Street/Keller Road
- l) Pourroy Road/Benton Road

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30. PRIOR TO ANY PROJECT APPROVAL

30.TRANS. 1

SP - SP286A6/WARRANTED TS (cont.)

RECOMMND

- m) Washington Street/Project Entrances P.A. 5 and P.A. 12
- n) Washington Street/Thompson Road
- o) Washington Street/Benton Road
- p) Washington Street/Project Entrance P.A. 48
- q) Washington Street/Auld Road
- r) Auld Road/'I' Street
- s) Thompson Road/Project Entrance P.A. 31/32
- t) Project Entrance P.A. 8 /Keller Road
- u) Project Entrance P.A. 4/Keller Road
- v) 'I' Street/Benton Road
- w) Winchester Road/Keller Road
- x) Pourroy Road/Auld Road
- y) Benton Road/Project Entrance P.A. 48

and/or other locations as determined by subsequent traffic studies and approved by the Transportation Department.

TRACT MAP Tract #: TR36722

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10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1

MAP - PROJECT DESCRIPTION

RECOMMND

The land division hereby permitted is a Schedule A subdivision of 40.6 acres into 146 single-family residential lots on 20.1 acres; six (6) basin/drainage/water quality lots on 1.99 acres; two (2) flood control channel lots on 5.22 acres; 10 open space/landscape lots on 0.98 acres; three (3) open space/landscape/access lots on 0.24 acres; and on-site public roads (Streets "A"- "J," Keller Road, Fields Drive, Koon Street, and McColery Road) on 12.09 acres. The Tentative Tract Map covers proposed Planning Areas 1, 2A (portion), 3, 6, 52A, and 52B of SP 286A6 and a segment of Keller Road. The project includes off-site improvements that include the extension of the flood control channel within Lot 149 and the construction of an 18-inch sewer line within a proposed sewer easement bordering the off-site portion of the flood control channel.

10. EVERY. 2

MAP - HOLD HARMLESS

RECOMMND

The applicant/permittee or any successor-in-interest shall defend, indemnify, and hold harmless the County of Riverside or its agents, officers, and employees (COUNTY) from the following:

(a) any claim, action, or proceeding against the COUNTY to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the TENTATIVE MAP, which action is brought within the time period provided for in California Government Code, Section 66499.37; and,

(b) any claim, action or proceeding against the COUNTY to attack, set aside, void or annul any other decision made by the COUNTY concerning the TENTATIVE MAP, including, but not limited to, decisions made in response to California Public Records Act requests.

The COUNTY shall promptly notify the applicant/permittee of any such claim, action, or proceeding and shall cooperate fully in the defense. If the COUNTY fails to promptly notify the applicant/permittee of any such claim, action, or proceeding or fails to cooperate fully in the defense, the applicant/permittee shall not, thereafter, be responsible to defend, indemnify or hold harmless the

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10. GENERAL CONDITIONS

10. EVERY. 2 MAP - HOLD HARMLESS (cont.) RECOMMND

COUNTY.

The obligations imposed by this condition include, but are not limited to, the following: the applicant/permittee shall pay all legal services expenses the COUNTY incurs in connection with any such claim, action or proceeding, whether it incurs such expenses directly, whether it is ordered by a court to pay such expenses, or whether it incurs such expenses by providing legal services through its Office of County Counsel.

10. EVERY. 3 MAP - DEFINITIONS RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Tentative Tract Map No. 36722 shall be henceforth defined as follows:

TENTATIVE MAP = Tentative Tract Map No. 36722, Amended No. 2, dated January 15, 2015.

APPROVED EXHIBIT L = Tentative Tract Map No. 36722, Amended No. 2, Conceptual Landscape Plan, dated October 6, 2014.

FINAL MAP = Final Map or Parcel Map for the TENTATIVE MAP whether recorded in whole or in phases.

10. EVERY. 4 MAP - 90 DAYS TO PROTEST RECOMMND

The land divider has 90 days from the date of approval of these conditions to protest, in accordance with the procedures set forth in Government Code Section 66020, the imposition of any and all fees, dedications, reservations and/or other exactions imposed on this project as a result of the approval or conditional approval of this project.

BS GRADE DEPARTMENT

10.BS GRADE. 1 MAP - GENERAL INTRODUCTION RECOMMND

Improvements such as grading, filling, stockpiling, over excavation and recompaction, and base or paving which require a grading permit are subject to the included Building and Safety Department conditions of approval.

04/01/15
18:00

Riverside County LMS
CONDITIONS OF APPROVAL

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10. GENERAL CONDITIONS

10.BS GRADE. 3 MAP - OBEY ALL GDG REGS RECOMMND

All grading shall conform to the California Building Code, Ordinance 457, and all other relevant laws, rules, and regulations governing grading in Riverside County and prior to commencing any grading which includes 50 or more cubic yards, the applicant shall obtain a grading permit from the Building and Safety Department.

10.BS GRADE. 4 MAP - DISTURBS NEED G/PMT RECOMMND

Ordinance 457 requires a grading permit prior to clearing, grubbing, or any top soil disturbances related to construction grading.

10.BS GRADE. 6 MAP - NPDES INSPECTIONS RECOMMND

Construction activities including clearing, stockpiling, grading or excavation of land which disturbs less than 1 acre and requires a grading permit or construction Building permit shall provide for effective control of erosion, sediment and all other pollutants year-round. The permit holder shall be responsible for the installation and monitoring of effective erosion and sediment controls. Such controls will be evaluated by the Department of Building and Safety periodically and prior to permit Final to verify compliance with industry recognized erosion control measures.

Construction activities including but not limited to clearing, stockpiling, grading or excavation of land, which disturbs 1 acre or more or on-sites which are part of a larger common plan of development which disturbs less than 1 acre are required to obtain coverage under the construction general permit with the State Water Resources Control Board. You are required to provide proof of WDID# and keep a current copy of the storm water pollution prevention plan (SWPPP) on the construction site and shall be made available to the Department of Building and Safety upon request.

Year-round, Best Management Practices (BMP's) shall be maintained and be in place for all areas that have been graded or disturbed and for all material, equipment and/or operations that need protection. Stabilized Construction Entrances and project perimeter linear barriers are required year round. Removal BMP's (those BMP's which must be temporarily removed during construction activities)

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10. GENERAL CONDITIONS

10.BS GRADE. 6 MAP - NPDES INSPECTIONS (cont.) RECOMMND

shall be in place at the end of each working day.

Monitoring for erosion and sediment control is required and shall be performed by the QSD or QSP as required by the Construction General Permit. Stormwater samples are required for all discharge locations and projects may not exceed limits set forth by the Construction General Permit Numeric Action Levels and/or Numeric Effluent Levels. A Rain Event Action Plan is required when there is a 50% or greater forecast of rain within the 48 hours, by the National Weather Service or whenever rain is imminent. The QSD or QSP must print and save records of the precipitation forecast for the project location area from (<http://www.srh.noaa.gov/forecast>) and must accompany monitoring reports and sampling test data. A Rain gauge is required on site. The Department of Building and Safety will conduct periodic NPDES inspections of the site throughout the recognized storm season to verify compliance with the Construction General Permit and Stormwater ordinances and regulations.

10.BS GRADE. 7 MAP - EROS CNTRL PROTECT RECOMMND

Graded but undeveloped land shall provide, in addition to erosion control planting, any drainage facility deemed necessary to control or prevent erosion. Additional erosion protection may be required during the rainy season from October 1, to May 31.

10.BS GRADE. 8 MAP - DUST CONTROL RECOMMND

All necessary measures to control dust shall be implemented by the developer during grading. A PM10 plan may be required at the time a grading permit is issued.

10.BS GRADE. 9 MAP - 2:1 MAX SLOPE RATIO RECOMMND

Graded slopes shall be limited to a maximum steepness ratio of 2:1 (horizontal to vertical) unless otherwise approved.

10.BS GRADE. 11 MAP - MINIMUM DRNAGE GRADE RECOMMND

Minimum drainage grade shall be 1% except on portland cement concrete where .35% shall be the minimum.