

Draft Environmental Impact Report
for the San Jacinto Valley Master Drainage Plan
and the San Jacinto Regional Area Drainage
Plan Amendment

SCH 2009041077

City of San Jacinto



February 2010

A L B E R T A .

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A S S O C I A T E S

**SAN JACINTO VALLEY MASTER DRAINAGE
PLAN AND THE SAN JACINTO REGIONAL AREA
DRAINAGE PLAN AMENDMENT
(SJV-MDP)**

**DRAFT ENVIRONMENTAL IMPACT REPORT
(State Clearinghouse Number 2009041077)**

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EXECUTIVE SUMMARY

1.1 INTRODUCTION

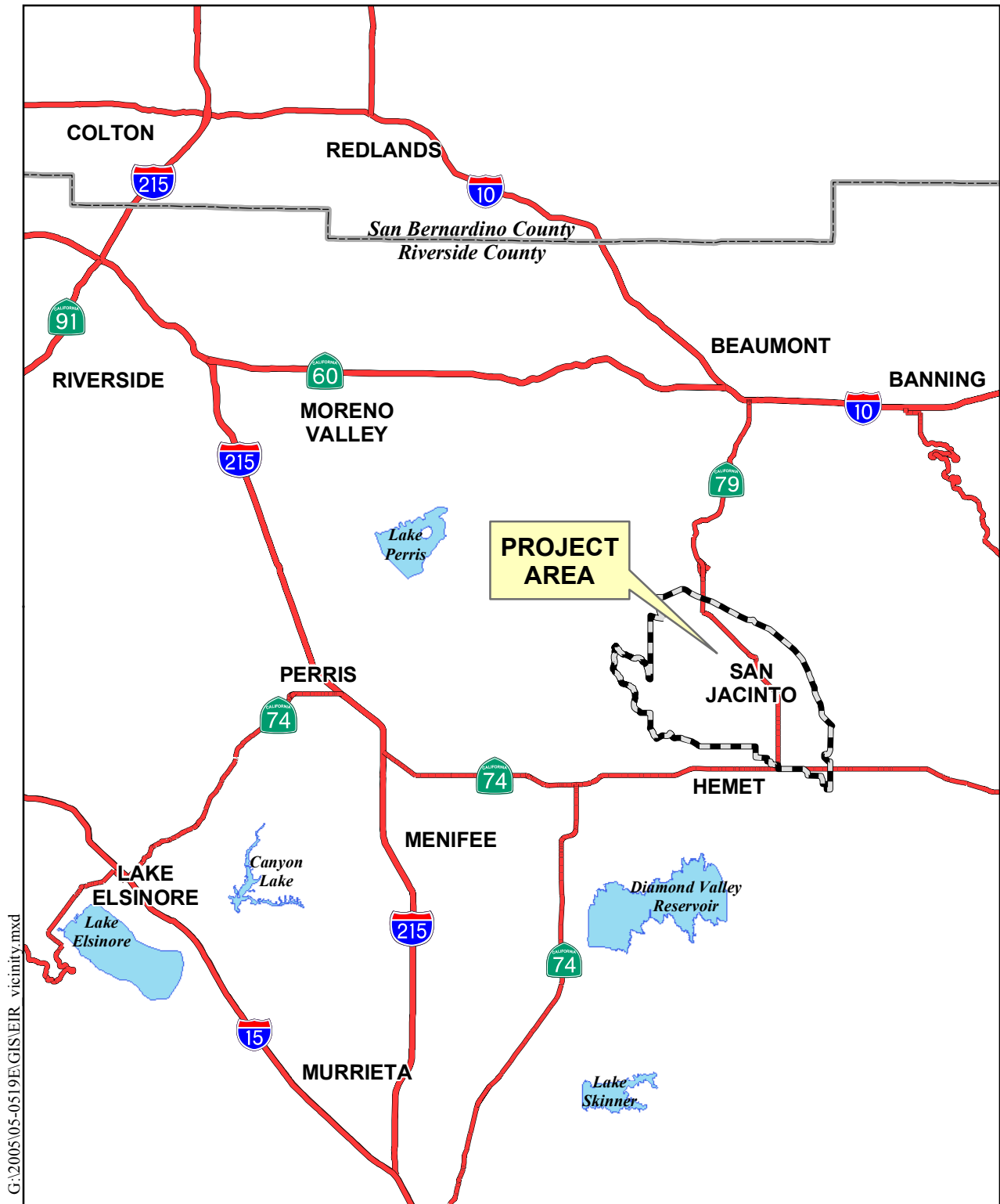
The City of San Jacinto (San Jacinto) proposes to revise the existing San Jacinto Master Drainage Plan (SJMDP) and Northwest Hemet Master Drainage Plan (NW Hemet MDP); prepare a new master drainage plan for an area to the west and north of the existing plans; and then consolidate the three plans into one new plan: The San Jacinto Valley Master Drainage Plan (SJV-MDP). San Jacinto also proposes amending the San Jacinto Regional Area Drainage Plan (SJR-ADP) to incorporate the new expanded and revised plan. For purposes of this Draft Environmental Impact Report (Draft EIR or DEIR), the SJV-MDP and the SJR-ADP Amendment are collectively referred to as the “Project.”

1.2 DOCUMENT PURPOSE

This Draft EIR has been prepared by San Jacinto, as Lead Agency, and the Riverside County Flood Control and Water Conservation District (RCFCWCD) and the City of Hemet (Hemet), as Responsible Agencies, to inform decision-makers and the public of the potential significant environmental effects associated with the proposed Project. This Draft EIR has been prepared in accordance with the California Environmental Quality Act of 1970 (CEQA, Public Resources Code, Section 21000 *et seq.*) and the *Guidelines for Implementation of the California Environmental Quality Act (State CEQA Guidelines)* published by the Public Resources Agency of the State of California (California Code of Regulations, Title 14, Section 15000 *et seq.*), and in accordance with San Jacinto’s CEQA Guidelines.

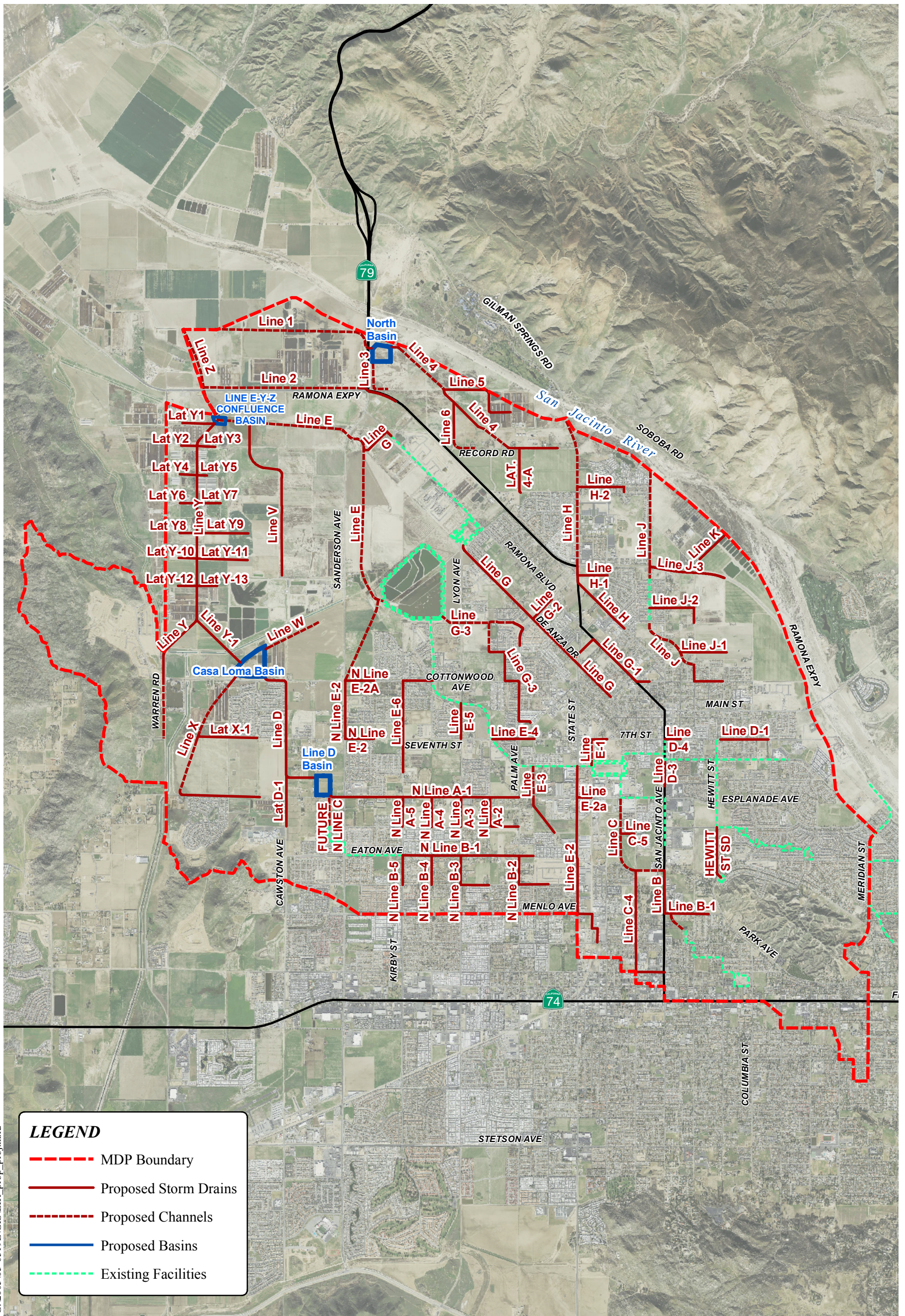
1.3 PROJECT LOCATION

The boundaries of the SJV-MDP, which encompasses approximately 27.4 square miles, is generally bounded by the San Jacinto River to the north, Meridian Street to the east, Florida Avenue to the south, and Warren Road to the west (**Figure ES-1, Vicinity Map** and **Figure ES-2, San Jacinto Valley MDP**). The SJV-MDP includes land within the cities of San Jacinto and Hemet, in addition to unincorporated Riverside County, as shown in **Figure ES-3, City/County Boundaries**.



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**Figure ES-1
Vicinity Map**



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Sources: County of Riverside, 2009;
 Digital Globe, April 2008.

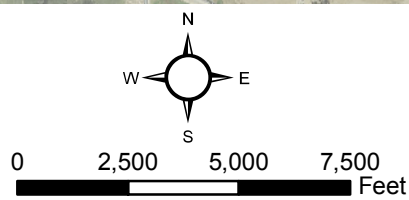
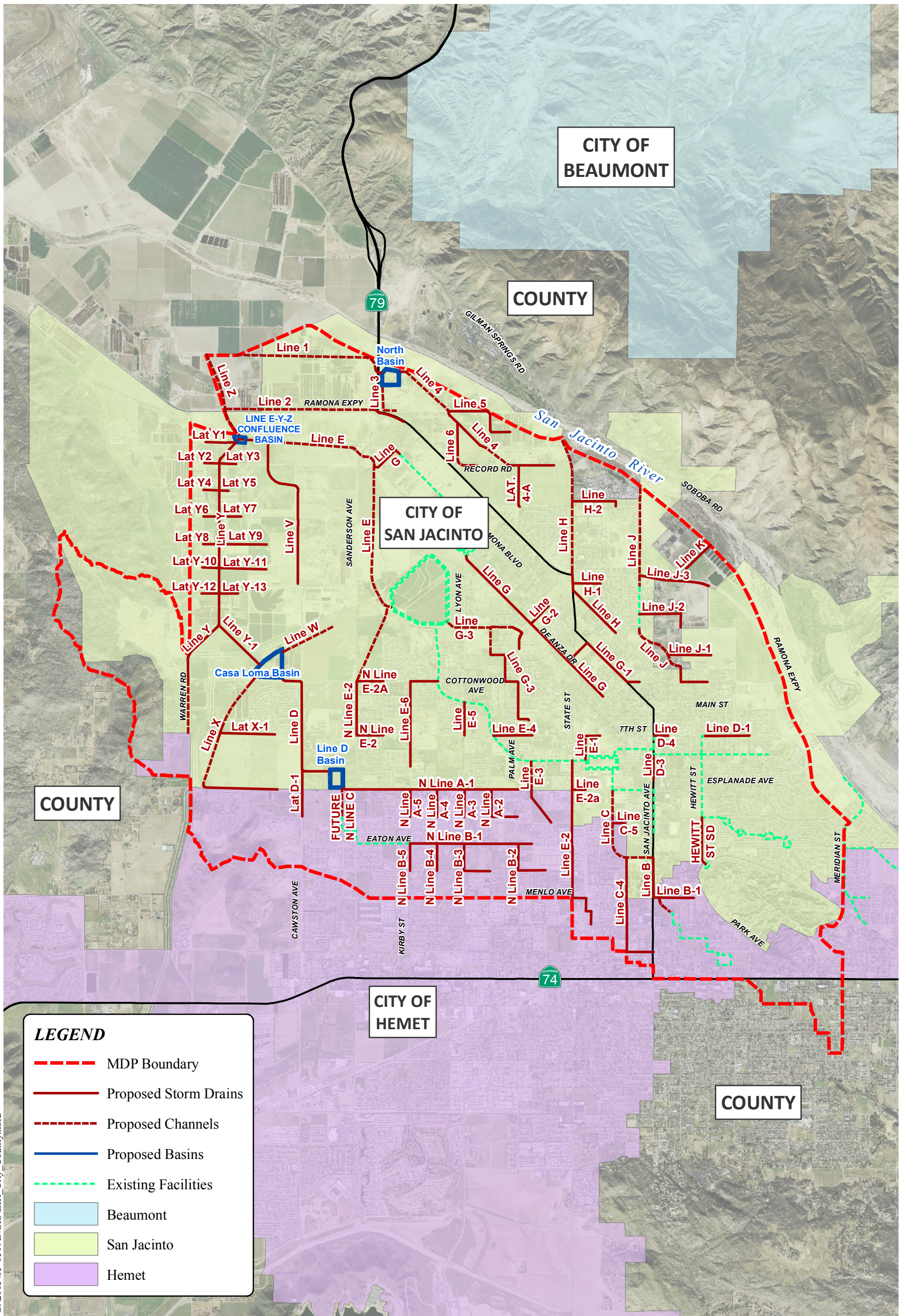
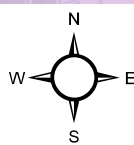


Figure ES-2
Proposed Project



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Sources: County of Riverside, 2009;
 Digital Globe, April 2008.



0 2,500 5,000 7,500 Feet

Figure ES-3
City/County Boundaries

1.4 PROJECT DESCRIPTION

1.4.1 Background

MDPs address the current and future drainage needs of a given community. The boundary of the MDP usually follows regional watershed limits. Proposed facilities identified in an MDP may include open channels, storm drains, levees, detention basins, dams, wetlands, or any other conveyance capable of economically relieving flooding problems within the plan area. An MDP also includes an estimate of facility capacity, sizes, and costs.

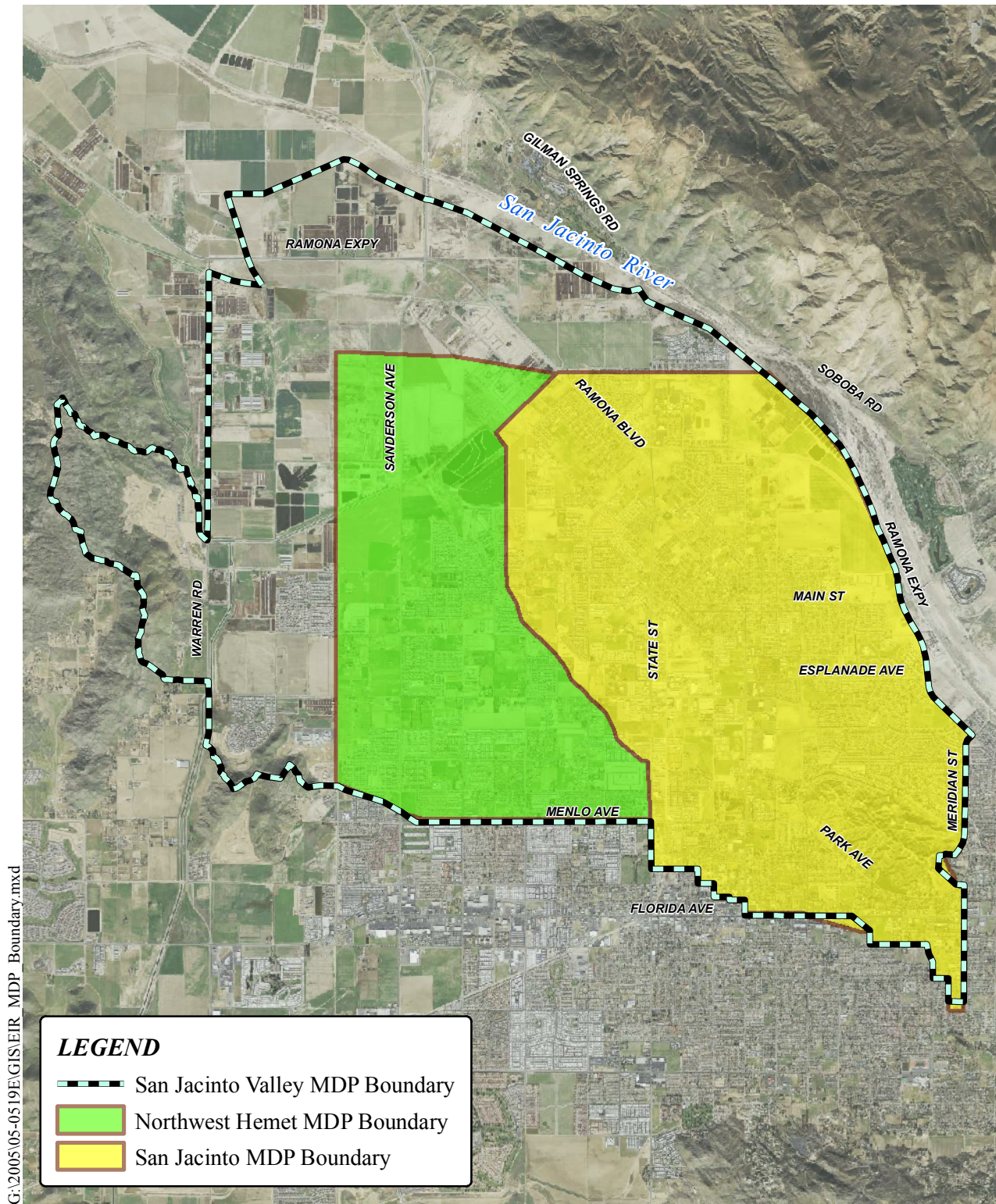
MDPs are prepared for a variety of purposes:

- 1) To identify solutions to existing flood hazards;
- 2) To provide a guide to orderly development of the MDP area;
- 3) To provide an estimate of costs to resolve flooding issues within a community; and
- 4) To establish area drainage plan (ADP) fees, which will offset taxpayer costs for proposed drainage facilities.

An ADP is a financing mechanism, which is used to ensure that all new development pays its fair share for needed drainage facilities. ADP fees are imposed on new development within the boundary of the ADP. An ADP is essentially the MDP with additional language supporting the costs and distribution of the fee (RCFCWCD 2009).

The boundaries of the SJV-MDP includes the San Jacinto MDP area (adopted January 1982, revised July 1990) and the NW Hemet MDP area (adopted January 1985). Additionally, the SJV-MDP includes drainage facilities for areas located north and west of the San Jacinto and NW Hemet MDPs as shown in **Figure ES-4, San Jacinto Valley MDP Boundary**.

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Imagery: Digital Globe, March 2008.

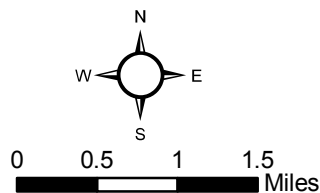


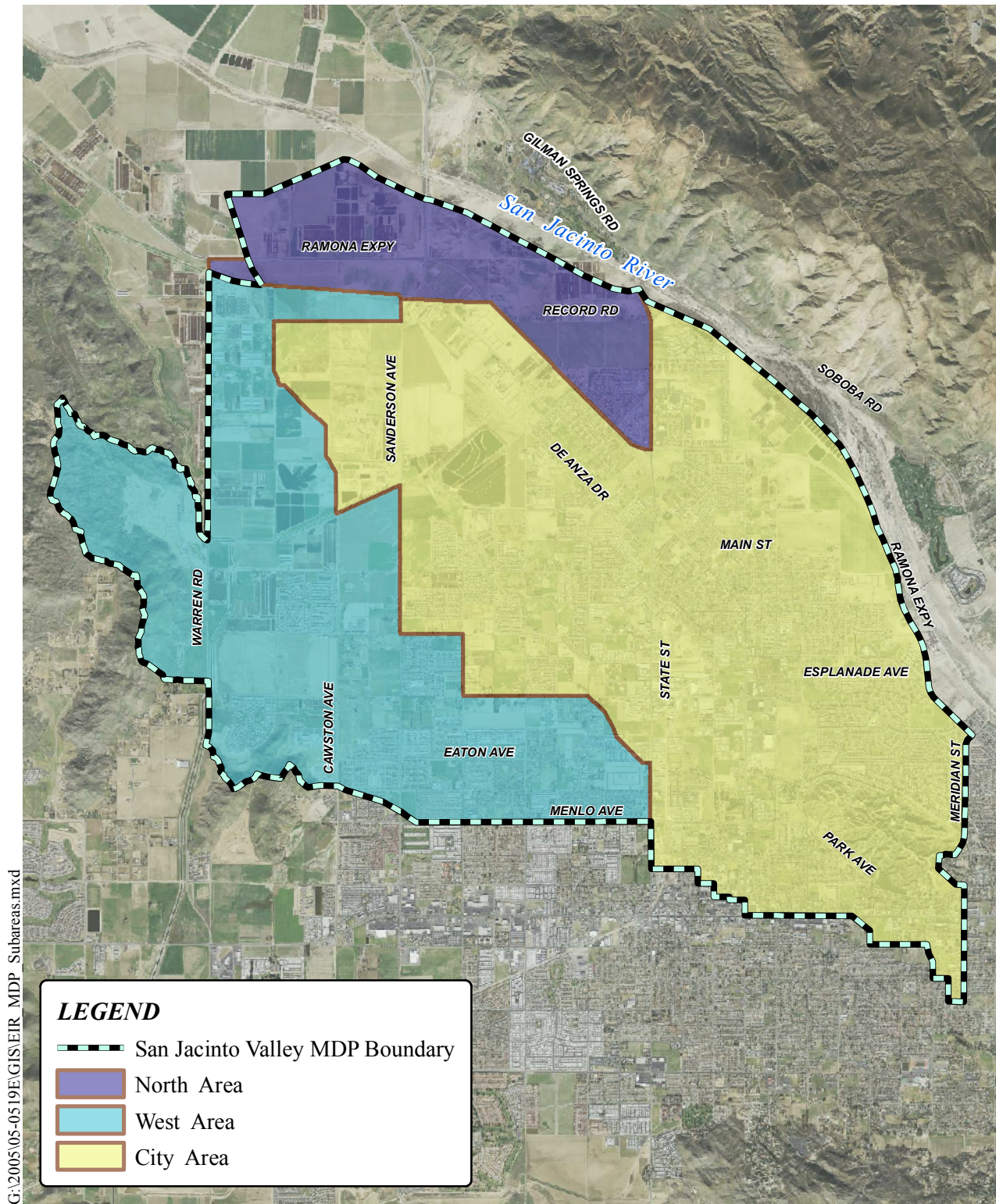
Figure ES-4
San Jacinto Valley MDP Boundary

San Jacinto Valley Master Drainage Plan (SJV-MDP)

Simply stated, the SJV-MDP is an overview of the drainage problems in a specific geographical area and a conceptual solution to those problems. The SJV-MDP identifies, at a conceptual level, alignments and locations of drainage facilities; the precise alignments will be determined at the time the individual facility is designed. The SJV-MDP identifies a general alignment and location of the proposed facilities. Precise facility locations will be dictated by conditions existing at the time each facility is designed. Likewise, the facility sizes identified in the SJV-MDP is preliminary. Final sizing will be determined based on detailed analysis performed at the design stage. The SJV-MDP proposes the construction of approximately 50 miles of facilities.

Construction of the proposed SJV-MDP facilities will occur in many phases over a period of several years, as development requires and when funding becomes available. Most of the SJV-MDP facilities will be designed and constructed under the direction of RCFCWCD in conjunction with private development projects, however, there is nothing in the SJV-MDP that would preclude RCFCWCD, San Jacinto, or Hemet from constructing SJV-MDP facilities and it is anticipated that some SJV-MDP facilities will be constructed by these agencies.

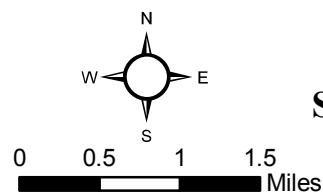
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Imagery: Digital Globe, March 2008.

Figure ES-5
San Jacinto Valley MDP Subareas



The SJV-MDP proposes a system of open channels, underground storm drains, and four detention basins, the conceptual location of which is presented in **Figure ES-2, Proposed Project**. A typical cross section for these types of facilities is shown in **Figure ES-6, Typical Cross Sections**. In addition to the proposed facilities, the SJV-MDP includes existing facilities.

Open Channels

The SJV-MDP proposes two types of open channels, lined and unlined channels.

Lined channels are usually trapezoidal shaped with concrete paving on the sides and bottom. Sides slope upward from the bottom at a rate of one foot vertically for every 1.5 feet horizontally. The SJV-MDP also includes lined facilities with vertical side slopes. The lined channels in the SJV-MDP range in size from a bottom width of two feet to fifteen (15) feet and in depth from four feet to seven feet.

Unlined channels are usually trapezoidal shaped, not paved with concrete, although the SJV-MDP includes some unlined channels that require rock slope protection and have flatter side slopes than lined channels. Side slopes for unlined channels run four feet horizontally for every one foot of rise, unlined channels are more costly to maintain; thus, RCFCWCD restricts the ultimate use of an unlined section to instances where flow velocities are non-erosive. Unlined channels also require additional rights-of-way due to their wider cross sections.

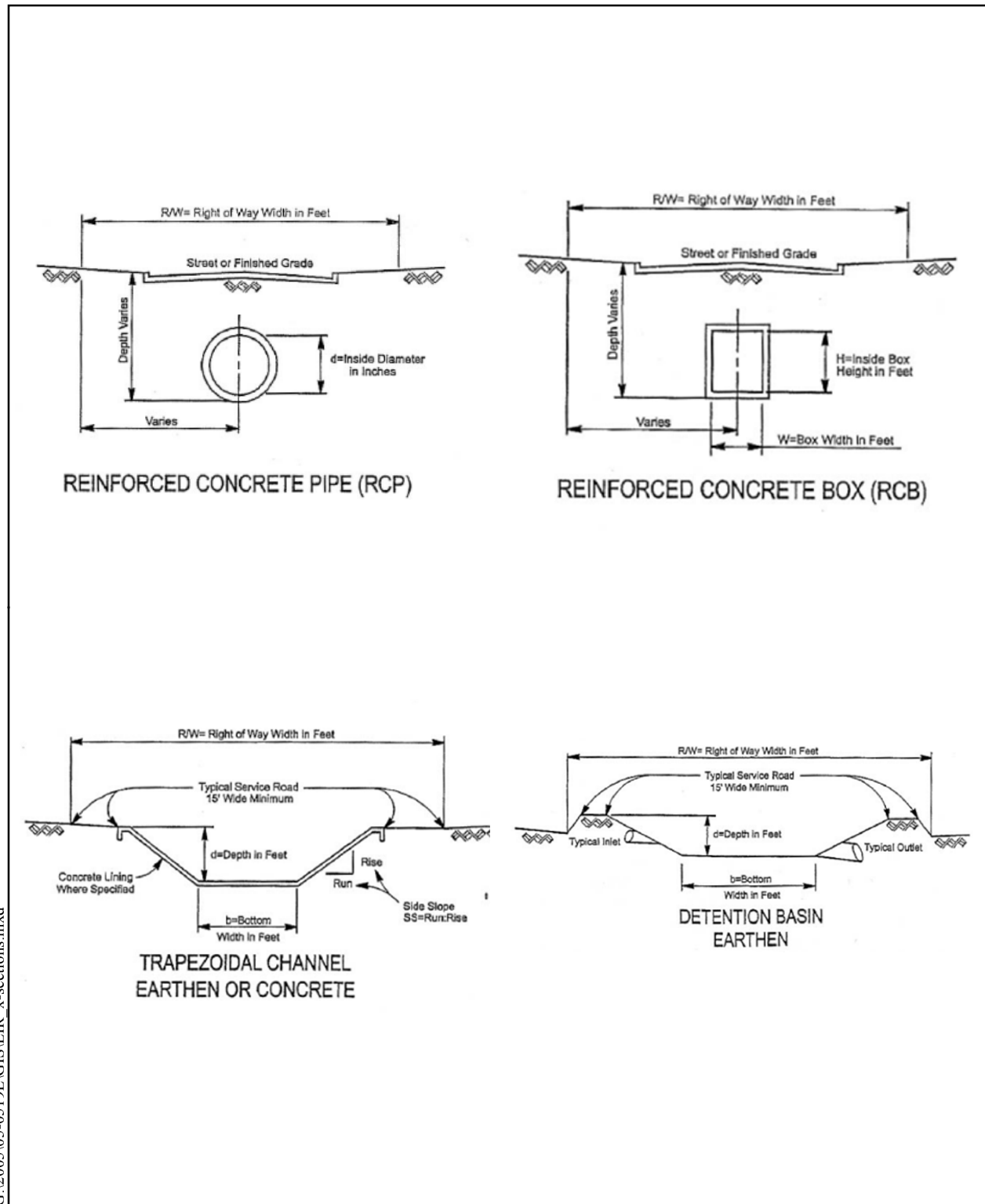
Open channel rights-of-way for both lined and unlined facilities, must accommodate the channel footprint plus areas needed for channel maintenance including access roads. Generally, channels with top widths less than 20 feet will require one access road; channels with top widths 20 feet or greater, require two access roads.

All of the open channels proposed in the SJV-MDP are intended to carry the runoff from a 100-year frequency storm.

Underground Storm Drains

The underground storm drains proposed by the SJV-MDP generally consist of reinforced concrete pipe (RCP), ranging in size from 30 inches to 96 inches in diameter, and reinforced concrete box (RCB), ranging from single cell to multiple cells. Manholes are located as necessary for maintenance access with a maximum spacing of 500 feet. Catch basins are not specifically located until final design.

The underground drainage facilities are only proposed in those locations within the SJV-MDP where the application of open channels is not feasible, either because of topographic constraints or existing development (where possible, the underground storm drains proposed in the SJV-MDP are located in existing or future street rights-of-way). Most of the underground facilities within road rights-of-way are sized to carry the runoff generated by a 10-year storm event.



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Figure ES-6
Typical Cross-sections

During a 100-year storm event, excess flow is expected to be carried in the street section above the facility. Otherwise, underground facilities are sized to convey the 100-year storm runoff.

Detention Basins

The SJV-MDP proposes four detention basins, which by use of temporary storage, will reduce fairly high flow rates to substantially lower outflow rates. The reduction of peak flows and debris allows for smaller, less costly facilities downstream of the detention basins. All four proposed detention basins are designed for ultimate 100-year storm events. Flows exceeding the design capacity of a basin would pass over the emergency spillway in flow patterns approximating current conditions.

Maintenance

The proposed facilities that are constructed will require maintenance in order to retain flood control capacity. Following construction of the facilities, it is expected that RCFCWCD will operate and maintain most of the SJV-MDP storm drains, channels, and basins. Maintenance of storm drains and concrete channels typically consists of keeping these facilities and their side drains clear of debris and sediment, as well as repairing access roads and fences. On rare occasions, major repairs may be required following damaging storm events. Thus, major grading will not routinely occur while maintaining the underground storm drains and open concrete channels.

The routine maintenance of the earthen channels and basins will likely require the following activities: the removal of deposition, repair of eroded slopes, and reduction of fire hazard by annually mowing and application of herbicides as well as the maintenance activities described in the previous paragraph. Vegetation must be removed or mowed annually (or as necessary) to provide the designed hydraulic capacity. Maintenance of the earthen facilities will also include occasional erosion repair and sediment removal. The frequency of these activities is a function of peak flows, and is difficult to estimate. While major repairs are expected to be relatively infrequent, RCFCWCD will occasionally need to substantially grade and repair the earthen facilities.

1.4.2 San Jacinto Regional Area Drainage Plan (SJR-ADP) Amendment

An ADP is a financing mechanism for proposed flood control facilities within a watershed. Following the adoption of an ADP, drainage fee payment is required as a condition of approval for the issuance of building or grading permits on discretionary land uses within the watershed addressed by the ADP.

RCFCWCD's Board will be requested to approve the SJV-MDP. The Riverside County Board of Supervisors, the San Jacinto City Council, and the Hemet City Council will be requested to adopt the SJR-ADP Amendment, and the San Jacinto City Council and the Hemet City Council will be requested to adopt the fee amounts set forth in the SJR-ADP Amendment. Based on the revisions to the SJR-ADP proposed by this Project, the Riverside County Board of Supervisors will revise County Ordinance No. 460, San Jacinto will revise Ordinance No. 05-18, and Hemet will revise its MDP ordinance to reflect the new SJR-ADP fee amounts. These ordinances require the

collection of drainage fees for new development projects within the boundaries of the SJR-ADP. The collected drainage fees are then used to fund the construction of the proposed flood control facilities within the watershed. As the ADP is a funding mechanism to help finance the MDP, it is not anticipated that amending the SJR-ADP will result in any significant environmental impacts beyond those associated with the SJV-MDP.

1.4.3 Project Objectives

A clear statement of project objectives allows for the analysis of reasonable alternatives to the proposed Project. Reasonable alternatives, both on and off site, must be analyzed per Section 15126.6 of the *State CEQA Guidelines*. The proposed Project is intended to meet the following objectives:

- Provide a single comprehensive MDP that contains a drainage plan for the North and West Areas and the necessary updates and revisions to the SJMDP and NW Hemet MDP.
- In conjunction with ultimate street improvements for the area within the boundaries of the SJV-MDP, contain the 100-year flood flows and alleviate the primary sources of flooding within the boundaries of the SJV-MDP.
- Serve as a guide for the location and size of drainage facilities that need to be constructed to protect existing development and future development as the area within the boundaries of the SJV-MDP develops per the San Jacinto General Plan, Hemet General Plan, the Riverside County General Plan, and specifically, the San Jacinto Valley Area Plan.
- Ensure that facility alignments are reserved for future construction of the drainage facilities identified in the SJV-MDP.
- Identify facility alignments that do not traverse the Eastern Municipal Water District (EMWD) Waste Water Treatment Plant.
- Identify facilities and facility alignments that require the minimal amount of ROW acquisition in potentially sensitive areas.
- Identify the most economical combination of facilities taking into consideration ROW acquisition, construction, and maintenance costs.
- Identify facilities that will accommodate phased development within the boundaries of the SJV-MDP.
- Create a funding mechanism to help finance the costs of construction of the facilities identified in the SJV-MDP.

1.4.4 Required Permits and/or Approvals

Implementation of the SJV-MDP may require permits or other forms of approval from public agencies or other entities prior to construction of the proposed SJV-MDP facilities.

Riverside County Flood Control and Water Conservation District

RCFCWCD owns and operates storm drains, channels, and basins within the proposed MDP boundary. To the extent that flood control improvements are proposed that affect RCFCWCD's facilities, coordination and approval from the RCFCWCD, would be necessary.

Moreover, all new facilities constructed by developers, San Jacinto, or Hemet, that require maintenance by RCFCWCD, would require RCFCWCD execution of a cooperative agreement and approval of plans and specifications.

U.S. Army Corps of Engineers

A Clean Water Act Section 404 permit will be required if the construction or maintenance of the proposed facilities involves the discharge of dredged or fill material within waters of the United States or adjacent wetlands.

Regional Water Quality Control Board, Santa Ana Region (RWQCB)

National Pollutant Discharge Elimination System (NPDES) General Construction Permits will be required for grading activities of one acre or larger.

If a 404 permit is required, then a Section 401 Water Quality Certification will be required.

A Waste Discharge Permit will be required if ground dewatering is necessary during tunneling activities or if waste is discharged into waters of the State.

California Department of Fish and Game

A Fish and Game Code Section 1600 Streambed Alteration Agreement will be required if a jurisdictional streambed or stream banks will be altered.

California Department of Transportation (Caltrans)

Encroachment permits for crossings of State Route 79 will be required.

Water Pollution Control Plans (WPCP) will also be required.

Metropolitan Water District of Southern California

Encroachment permits will be required to construct SJV-MDP facilities within the rights-of-way of the Colorado River Aqueduct, Casa Loma Siphons 1 and 2, Casa Loma Canal, San Diego Pipelines 1 and 2, San Diego Canal, Lakeview Pipeline, San Jacinto Pipeline, and the Inland Feeder.

County of Riverside, City of San Jacinto, and City of Hemet

Encroachment permits will be required to construct MDP facilities within road rights-of-way.

1.5 ENVIRONMENTAL SETTING

A discussion of the environmental setting is provided as part of the environmental analysis for each issue in Section 3.0 of this Draft EIR. The following paragraphs provide a summary of the environmental setting for the proposed Project.

1.5.1 Aesthetics

The proposed Project is located within the cities of San Jacinto and Hemet, and portions of unincorporated Riverside County. Each of these jurisdictions contain important natural resources with aesthetic properties, including but not limited to, mountain views, mature trees, rock outcroppings, hills, ridges, and other prominent land forms.

State Route 74 (Florida Avenue), as it passes east to west through the Boundaries of the SJV-MDP, is considered a State Eligible Scenic Highway. The Ramona Expressway, Gilman Springs Road, State Route 79, and Soboba Road are all County Eligible Scenic Highways in San Jacinto Valley.

A detailed discussion of aesthetics is included in Section 3.1.

1.5.2 Agricultural Resources

Agriculture has been the predominant historic use within the boundaries of the SJV-MDP due to the area's favorable soils and climatic conditions. The Project area includes groves and orchards, field croplands, dairies, and livestock feed yards. The SJV-MDP includes land within the cities of San Jacinto and Hemet, in addition to unincorporated Riverside County as summarized in **Table 3.2-A**.

The Department of Conservation (DOC) classifies and maps land within the state as: Prime Farmland, Farmland of Statewide Importance, Unique Farmland (collectively referred to as Important Farmland), and Grazing Land to provide information regarding Important Farmland conversion to decisions makers for use in planning the present and future use of California's agricultural land resources. The Project area contains approximately 1,298 acres mapped as designated as Prime Farmland, approximately 2,188 acres mapped as Farmland of Statewide Importance, approximately 1,127 acres of Unique Farmland, and approximately 4,199 acres of Farmland of Local Importance.

A discussion of agricultural resources is contained in Section 3.2

1.5.3 Air Quality

The proposed Project is located within the South Coast Air Basin (SCAB or Basin), which is under the jurisdiction of the South Coast Air Quality Management District (SCAQMD). The SCAB consists of Orange County, the coastal and mountain portions of Los Angeles County, as well as, Riverside and San Bernardino counties. Regional and local air quality within the SCAB is affected by topography, atmospheric inversions, and dominant onshore flows. Topographic features such as the San Gabriel, San Bernardino, and San Jacinto Mountains form natural horizontal barriers to the dispersion of air contaminants. The presence of atmospheric inversions limits the vertical dispersion of air pollutants. With an inversion, the temperature initially follows a normal pattern of decreasing temperature with increasing altitude; however, at some elevations, the trend reverses and temperature begins to increase as altitude increases. This transition to increasing temperature establishes the effective mixing height of the atmosphere and acts as a barrier to vertical dispersion of pollutants.

Dominant onshore flow provides the driving mechanism for both air pollution transport and pollutant dispersion. Air pollution generated in coastal areas is transported east to inland receptors by the onshore flow during the daytime until a natural barrier (the mountains) is confronted, limiting the horizontal dispersion of pollutants. The result is a gradual degradation of air quality from coastal areas to inland areas, which is most evident with the photochemical pollutants such as ozone formed under reactions with sunlight.

A detailed discussion of air quality issues is contained in Section 3.3

1.5.4 Biological Resources

The Project area includes existing commercial, residential, public facilities, agricultural land uses such as a commercial chicken farm and dairy operations, and active croplands. The proposed Project is located on the floor of the San Jacinto Valley. Topography of the site is generally flat ranging from 1,400 to 1,700 feet in elevation above sea level.

Nearly all of the Project area has been disturbed to some degree, including the survey alignments and surrounding lands. Approximately 60 acres of the survey alignments extend through developed areas, including residential properties, public facilities, commercial chicken farm and dairy operations, and paved and dirt roads; with another 100 acres of the alignments containing active croplands. Approximately 6.38 acres of the SJV-MDP alignments contained native riparian vegetation, including willow, mule fat, and Fremont's cottonwood. Much of the riparian vegetation occurs in scattered isolated patches, though at least one of the surveyed alignments terminates at the edge of extensive riparian habitat associated with the San Jacinto River.

The remaining majority of the SJV-MDP alignments extend through disturbed areas supporting a predominance of non-native and native ruderal vegetation, including non-native grasses, though these areas are often interspersed with remnants of alkali playa vegetation. Some of the remnant alkali playa areas exhibited evidence of seasonal ponding, though at the time of the surveys, there was not enough vegetation to adequately evaluate the features as vernal pools. **Table 3.4-A**

provides a summary of vegetation/land use types mapped for the site. The Project site is within the boundaries of the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP).

A detailed discussion of the biological setting and Project compliance with the MSHCP is included in Section 3.4.

1.5.5 Cultural Resources

The results of a historical/archaeological resources survey conducted for the proposed SJV-MDP indicates that, outside the SJV-MDP boundaries but within a one-mile radius of the Project, there are a total of 210 historical/archaeological sites and isolates (i.e., localities with fewer than three artifacts); the majority of which were buildings and built-environment features dating to the late 19th century or the early and mid-20th century. A segment of the former San Jacinto Valley Railway, dating to 1888, which appears to qualify as a historical resource, is present within the Project footprint. A vernacular commercial building at 301 N. State Street, known as “Rocios Party Rentals,” is located within the Project’s footprint; however, this structure was constructed after 1967, and therefore is not considered a potential historical resource. No other potential historical resources were encountered within or adjacent to the Project footprint. No evidence of any prehistoric, i.e., Native American, cultural resources, were found within or adjacent to the Project footprint.

A detailed discussion of cultural resources is found in Section 3.5

1.5.6 Hazards and Hazardous Materials

A search of environmental databases was conducted for the Project area and sites identified within one mile of the proposed SJV-MDP were evaluated for their potential to be encountered and/or unearthed during construction of SJV-MDP facilities. Sixty-four (64) sites were recorded on 21 database lists. Twenty-seven (27) sites are adjacent to proposed Project facilities.

A discussion of hazards and hazardous materials is contained in Section 3.6.

1.5.7 Hydrology and Water Quality

Water quality in this region is regulated under the jurisdiction of the RWQCB, who has divided the San Jacinto River into seven reaches for regulatory purposes. Most of the storm water generated within the SJV-MDP enters Reach 4 and 5 of the San Jacinto River and proceeds to Canyon Lake, then Lake Elsinore, and then ultimately the Santa Ana River, which flows to the Pacific Ocean. Except during large storm events, Canyon Lake and Lake Elsinore are, for all practical purposes, closed basins that have water quality characteristics reflecting the water quality of the flows entering them. Canyon Lake and/or Lake Elsinore have been identified by the SWRCB pursuant to the Clean Water Act section 303(d) as having water quality impairments due to nutrients, pathogens, low dissolved oxygen, sedimentation/siltation, and unknown toxicity.

Flows in the headwaters of the San Jacinto River are affected by rising groundwater, interflow, and discharge from Lake Hemet. As the San Jacinto River leaves the San Jacinto Valley, it passes through the San Jacinto fault zone. This fault zone is responsible for relatively high subsidence rates within the San Jacinto River Valley, which have resulted in the formation of Mystic Lake, an ephemeral lake that fills with water during late winter and spring when the river is flowing. Downstream of Mystic Lake, the San Jacinto River forms a wide fluvial plain. When formed, the Mystic Lake is relatively shallow with a large surface area, up to 4,000 acres.

A discussion of hydrology and water quality issues is contained in Section 3.7.

1.5.8 Population and Housing

The Housing Elements of the General Plans for San Jacinto, Hemet, and Riverside County identifies and establishes the policies of these three jurisdictions with respect to meeting the needs of existing and future residents in the boundaries of the SJV-MDP. The Land Use Element of the General Plans County for San Jacinto, Hemet, and Riverside County functions as a guide to planners, the general public, and decision makers as to the ultimate pattern of development in the boundaries of the SJV-MDP. The majority of the Project area is located in San Jacinto and is designated for residential development.

A discussion of population and housing issues, which for the proposed Project is centered on growth inducement, is contained in Section 3.8.

1.6 SUMMARY OF ENVIRONMENTAL IMPACTS

The following table, **Table ES-A, EIR Summary Matrix/Mitigation Monitoring Program**, provides a summary of impacts related to the proposed Project. The table identifies significant environmental impacts resulting from the Project pursuant to the *State CEQA Guidelines* Section 15123(b)(1).

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Table ES-A, DEIR Summary Matrix/Mitigation Monitoring and Reporting Program

Aesthetics						
IMPACT/THRESHOLD	LEVEL OF IMPACT	MITIGATION MEASURE	IMPLEMENTATION TIMING	RESPONSIBLE PARTY	MONITORING/ REPORTING METHOD	IMPACT AFTER MITIGATION
Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway.	Less than significant	none	N/A	N/A	N/A	N/A

Agricultural Resources						
IMPACT/THRESHOLD	LEVEL OF IMPACT	MITIGATION MEASURE	IMPLEMENTATION TIMING	RESPONSIBLE PARTY	MONITORING/ REPORTING METHOD	IMPACT AFTER MITIGATION
Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use.	Potentially significant impact	No feasible mitigation exists to reduce or eliminate the conversion of Farmland	N/A	N/A	N/A	Significant and unavoidable
Conflict with existing zoning for agricultural use, or a Williamson Act	Indirect significant	No feasible mitigation exists to reduce or eliminate the conversion of	N/A	N/A	N/A	Significant and

Agricultural Resources						
IMPACT/THRESHOLD	LEVEL OF IMPACT	MITIGATION MEASURE	IMPLEMENTATION TIMING	RESPONSIBLE PARTY	MONITORING/REPORTING METHOD	IMPACT AFTER MITIGATION
contract.	impact	Farmland				unavoidable
Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use.	Potentially significant impact	No feasible mitigation exists to reduce or eliminate the conversion of Farmland	N/A	N/A	N/A	Significant and unavoidable

Air Quality						
IMPACT/THRESHOLD	LEVEL OF IMPACT	MITIGATION MEASURE	IMPLEMENTATION TIMING	RESPONSIBLE PARTY	MONITORING/REPORTING METHOD	IMPACT AFTER MITIGATION
Violate any air quality standard or contribute substantially to an existing or projected air quality violation	Considered significant impact	MM Air 1: During construction, ozone precursor emissions from all vehicles and construction equipment shall be controlled by maintaining equipment engines in good condition and in proper tune per manufacturers' specifications to the satisfaction of the jurisdiction in which the construction is taking place, i.e., San Jacinto Public Works Department, Hemet Public Works Department, Riverside County Department of Building and Safety, or RCFCWCD. Equipment maintenance records and equipment design specification data sheets shall be kept	Periodically during Construction	Contractor San Jacinto Public Works Department, Hemet Public Works Department, or RCFCWCD.	Equipment maintenance records and equipment design specification data sheets shall be kept on-site and available for review by the City or SCAQMD during construction.	Less than significant with mitigation

Air Quality						
IMPACT/THRESHOLD	LEVEL OF IMPACT	MITIGATION MEASURE	IMPLEMENTATION TIMING	RESPONSIBLE PARTY	MONITORING/REPORTING METHOD	IMPACT AFTER MITIGATION
		on site during construction. Compliance with this measure shall be subject to periodic verification by the Jacinto Public Works Department, Hemet Public Works Department, or RCFCWCD.				
		MM Air 2: Signs shall be posted stating that all vehicles are prohibited from idling in excess of five minutes, both on and off site.	Prior to certificate of occupancy	San Jacinto Building and Safety Department, Hemet Public Works Department, or RCFCWCD.	City of San Jacinto shall provide tenants with information regarding this rule.	Less than significant with mitigation
		MM Air 3: Electricity from power poles shall be used instead of temporary diesel- or gasoline-powered generators to reduce the associated emissions.	Prior to grading permit or start of construction (whichever occurs earlier).	Contractor City of San Jacinto Public Works Department, City of Hemet Public Works Department, or RCFCWCD.	Contractor to show power connection for construction purposes for Building and Safety Department approval.	Less than significant with mitigation
		MM Air 4: To reduce construction vehicle (truck) and equipment idling while waiting to enter/exit the site, the contractor shall submit a traffic control plan that will describe in detail safe	Prior to grading permit or start of construction (whichever occurs earlier).	City of San Jacinto Public Works Department, City of Hemet Public	City Building Division to confirm that the Public Works Dept. is satisfied	Less than significant with mitigation

Air Quality						
IMPACT/THRESHOLD	LEVEL OF IMPACT	MITIGATION MEASURE	IMPLEMENTATION TIMING	RESPONSIBLE PARTY	MONITORING/REPORTING METHOD	IMPACT AFTER MITIGATION
		detours to prevent traffic congestion to the best of the Project's ability, and provide temporary traffic control measures. To reduce traffic congestion, and therefore NO _x , the plan shall include, as necessary, appropriate, and practicable the following: dedicated turn lanes for movement of construction trucks and equipment on and off site, scheduling of construction activities that affect traffic flow on the arterial system to off-peak hour, rerouting of construction trucks away from congested streets or sensitive receptors, and/or signal synchronization to improve traffic flow.		Works Department, or RCFCWCD.	with the Traffic Control Plan.	
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).	Less than significant	None	N/A	N/A	N/A	N/A

Air Quality						
IMPACT/THRESHOLD	LEVEL OF IMPACT	MITIGATION MEASURE	IMPLEMENTATION TIMING	RESPONSIBLE PARTY	MONITORING/REPORTING METHOD	IMPACT AFTER MITIGATION
Expose sensitive receptors to substantial pollutant concentrations	Considered significant impact	<p>MM Air 1: During construction, ozone precursor emissions from all vehicles and construction equipment shall be controlled by maintaining equipment engines in good condition and in proper tune per manufacturers' specifications to the satisfaction of the jurisdiction in which the construction is taking place, i.e., San Jacinto Public Works Department, Hemet Public Works Department, Riverside County Department of Building and Safety, or RCFCWCD. Equipment maintenance records and equipment design specification data sheets shall be kept on-site during construction.</p> <p>Compliance with this measure shall be subject to periodic verification by the Jacinto Public Works Department, Hemet Public Works Department, or RCFCWCD.</p>	Periodically during Construction	Contractor City of San Jacinto Public Works Department, City of Hemet Public Works Department, or RCFCWCD	Equipment maintenance records and equipment design specification data sheets shall be kept on-site and available for review by the City or SCAQMD during construction.	Less than significant with mitigation

Air Quality						
IMPACT/THRESHOLD	LEVEL OF IMPACT	MITIGATION MEASURE	IMPLEMENTATION TIMING	RESPONSIBLE PARTY	MONITORING/REPORTING METHOD	IMPACT AFTER MITIGATION
		MM Air 2: All vehicles shall be prohibited from idling in excess of five minutes, both on-site and off-site.	Construction	Contractor San Jacinto Building and Safety Department, Hemet Public Works Department, or RCFCWCD.	Periodic inspection and reporting	Less than significant with mitigation
		MM Air 3: Electricity from power poles shall be used instead of temporary diesel- or gasoline-powered generators to reduce the associated emissions.	Prior to grading permit or start of construction (whichever occurs earlier).	Contractor San Jacinto Building and Safety Department, Hemet Public Works Department, or RCFCWCD.	Contractor to show power connection for construction purposes for approval by appropriate agency (i.e., San Jacinto, Hemet, or RCFWCD).	Less than significant with mitigation
		MM Air 4: To reduce construction vehicle (truck) and equipment idling while waiting to enter/exit the site, the contractor shall submit a traffic control plan that will describe in detail safe detours to prevent traffic congestion to the best of the project's ability, and provide temporary traffic control measures. To reduce traffic congestion, and therefore NO _x , the plan shall	Prior to grading permit or start of construction (whichever occurs earlier).	San Jacinto Building and Safety and Public Works Department, Hemet Public Works Department, or RCFCWCD.	Appropriate agency, i.e., San Jacinto, Hemet, or RCFCWCD, approval of the Traffic Control Plan.	Less than significant with mitigation

Air Quality						
IMPACT/THRESHOLD	LEVEL OF IMPACT	MITIGATION MEASURE	IMPLEMENTATION TIMING	RESPONSIBLE PARTY	MONITORING/REPORTING METHOD	IMPACT AFTER MITIGATION
		include, as necessary, appropriate, and practicable the following: dedicated turn lanes for movement of construction trucks and equipment on- and off-site, scheduling of construction activities that affect traffic flow on the arterial system to off-peak hour, rerouting of construction trucks away from congested streets or sensitive receptors, and/or signal synchronization to improve traffic flow.				
Biological Resources						
IMPACT/THRESHOLD	LEVEL OF IMPACT	MITIGATION MEASURE	IMPLEMENTATION TIMING	RESPONSIBLE PARTY	MONITORING/REPORTING METHOD	IMPACT AFTER MITIGATION
Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or the U.S. Fish and Wildlife Service.	Potentially significant impact	MM Bio 1: In order to avoid violation of the MBTA and California Fish and Game Code, site-preparation activities (removal of trees and vegetation) shall be avoided, to the greatest extent possible, during the nesting season (generally February 1 to August 31) of potentially occurring native and migratory bird species. If site-preparation activities are proposed during the nesting/breeding season (February 1 to August 31), a pre-activity field survey shall be	Prior to construction (if during February 1 to August 31)	Contractor Qualified Biologist	Project Schedule and pre-activity field survey report.	Less than significant with mitigation

Air Quality						
IMPACT/THRESHOLD	LEVEL OF IMPACT	MITIGATION MEASURE	IMPLEMENTATION TIMING	RESPONSIBLE PARTY	MONITORING/REPORTING METHOD	IMPACT AFTER MITIGATION
		<p>conducted by a qualified biologist prior to the issuance of grading permits, for private development projects, or prior to construction for public agency contracts, to determine if active nests of species protected by the MBTA or the California Fish and Game Code are present in the construction zone. If active nests are not located within the Project area and appropriate buffer, 500 feet of an active listed species or raptor nest, 300 feet of other sensitive or protected bird nests (non-listed), or within 100 feet of sensitive or protected songbird nests, construction may be conducted during the nesting/breeding season. However, if active nests are located during the pre-activity field survey, no grading or heavy equipment activity shall take place within at least 500 feet of an active listed species or raptor nest, 300 feet of other sensitive or protected (under MBTA or California Fish and Game Code) bird nests (non-listed), or within 100 feet of sensitive or protected songbird nests until the nest is no longer active.</p> <p>MM Bio 6: Within areas of suitable habitat associated with the Narrow Endemic Plant Species Survey Area (NEPSSA) and Criteria Area Plant</p>				

Air Quality						
IMPACT/THRESHOLD	LEVEL OF IMPACT	MITIGATION MEASURE	IMPLEMENTATION TIMING	RESPONSIBLE PARTY	MONITORING/REPORTING METHOD	IMPACT AFTER MITIGATION
		<p>Species Survey Area (CAPSSA), facility-specific focused plants surveys will be required. Including the smooth tarplant mapped as part of this study, the MSHCP requires at least 90 percent avoidance of areas providing long-term conservation value for the NEPSSA and CAPSSA target species. If avoidance is not feasible, then individual projects will require the approval of a DBESP including appropriate mitigation, i.e., on-site or off-site enhancement, restoration, establishment (creation), preservation, payment into habitat mitigation banks or in lieu fee programs, or a combination of one or more of these options. Furthermore, the smooth tarplant mapped within Cell Group V is expected to be required for conservation as part of the Cell Group V criteria.</p> <p>MM Bio 7: Focused surveys shall be conducted within potentially suitable habitat for Chaparral sand-verbena and South coast salt scale by a qualified biologist during the flowering season of these species and prior to construction activities. If special status plant species are found to be present in the footprint, further measures as recommended by a</p>				

Air Quality						
IMPACT/THRESHOLD	LEVEL OF IMPACT	MITIGATION MEASURE	IMPLEMENTATION TIMING	RESPONSIBLE PARTY	MONITORING/REPORTING METHOD	IMPACT AFTER MITIGATION
		<p>qualified biologist shall be taken to avoid or minimize adverse project effects to these species and their habitat. If avoidance is not feasible, then individual projects will require the approval of a DBESP including appropriate mitigation.</p> <p>MM Bio 8: Focused surveys shall be conducted within potentially suitable habitat for the San Bernardino kangaroo rat and Los Angeles pocket mouse by a qualified biologist during the appropriate season of these species and prior to construction activities. If these species are found to be present in the footprint, occupied habitat shall be fenced and avoided. If occupied habitat cannot be avoided, further measures as recommended by a qualified biologist and in consultation with the California Department of Fish and Game, shall to be taken to avoid or minimize adverse project effects to these species and their habitat.</p>				
		<p>MM Bio 2: Facility-specific habitat assessments and focused surveys for burrowing owls will be conducted within burrowing owl survey areas. A pre-construction survey for resident burrowing owls will also be conducted</p>	<p>No more than 30 days prior to issuance of grading permit or start of construction (whichever occurs</p>	<p>San Jacinto Planning Department and Building Division, Hemet Public Works</p>	<p>Contractor shall hire a qualified biologist to perform a pre-construction survey. Report</p>	<p>Less than significant with mitigation</p>

Air Quality						
IMPACT/THRESHOLD	LEVEL OF IMPACT	MITIGATION MEASURE	IMPLEMENTATION TIMING	RESPONSIBLE PARTY	MONITORING/REPORTING METHOD	IMPACT AFTER MITIGATION
		by a qualified biologist within 30 days prior to commencement of grading and construction activities within those portions of the Project site containing suitable burrowing owl habitat. If ground-disturbing activities in these areas are delayed or suspended for more than 30 days after the pre-construction survey, the area shall be resurveyed for owls. Take of active nests shall be avoided. The pre-construction survey and any relocation activity will be conducted in accordance with MSHCP instructions and/or guidelines.	earlier).	Department, or RCFCWCD Contractor Qualified Biologist	shall be provided to the City of San Jacinto Planning Dept and Planning Dept. shall notify the Building Division of compliance prior to issuance of grading permit.	
Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or the U.S. Fish and Wildlife Service.	Potentially significant impact	MM Bio 5: The project-specific mapping of vernal pools will be required pursuant to Section 6.1.2 of the MSHCP. As noted above, vernal pools (or similar seasonal ponding alkali playa areas) are expected to occur at least in the area comprising Cell Group V, but have the potential to occur elsewhere within the Project area. For areas not excluded as artificially created, the MSHCP requires 100 percent avoidance of vernal pools areas. If avoidance is not feasible, then individual projects will require the approval of a DBESP including appropriate mitigation to offset the loss	Prior to grading permit or start of construction (whichever occurs earlier).	San Jacinto Planning Department and Building Division, Hemet Public Works Department, or RCFCWCD.	Project-specific map of vernal pools and approval from a DBESP including appropriate mitigation if avoidance is not feasible.	Less than significant with mitigation

Air Quality						
IMPACT/THRESHOLD	LEVEL OF IMPACT	MITIGATION MEASURE	IMPLEMENTATION TIMING	RESPONSIBLE PARTY	MONITORING/REPORTING METHOD	IMPACT AFTER MITIGATION
		of functions and values as they pertain to the MSHCP covered species. Vernal pools and other seasonal ponding depressions will also need to be evaluated for Riverside and Vernal pool fairy shrimp.				
		MM Bio 6: Within areas of suitable habitat associated with the Narrow Endemic Plant Species Survey Area (NEPSSA) and Criteria Area Plant Species Survey Area (CAPSSA), facility-specific focused plants surveys will be required. Including the smooth tarplant mapped as part of this study, the MSHCP requires at least 90 percent avoidance of areas providing long-term conservation value for the NEPSSA and CAPSSA target species. If avoidance is not feasible, then individual projects will require the approval of a DBESP including appropriate mitigation, i.e., on-site or off-site enhancement, restoration, establishment (creation), preservation, payment into habitat mitigation banks or in lieu fee programs, or a combination of one or more of these options. Furthermore, the smooth tarplant mapped within Cell Group V is expected to be required for conservation as part of the Cell Group	Prior to grading permit or start of construction (whichever occurs earlier).	San Jacinto Planning Department and Building Division, Hemet Public Works Department, or RCFCWCD. Qualified Biologist	Facility-specific focused plant surveys and approval from a DBESP if avoidance is not feasible.	Less than significant with mitigation

Air Quality						
IMPACT/THRESHOLD	LEVEL OF IMPACT	MITIGATION MEASURE	IMPLEMENTATION TIMING	RESPONSIBLE PARTY	MONITORING/REPORTING/METHOD	IMPACT AFTER MITIGATION
		V criteria.				
Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means.	Potentially significant impact	<p>MM Bio 3: Project-specific delineations will be required to determine the limits of the U.S. Army Corp of Engineers (ACOE), RWQCB, and CDFG jurisdiction. Impacts to jurisdictional waters will require authorization by the corresponding regulatory agency. If impacts are indicated, then jurisdictional water will either a) be avoided or b) necessary permits from requisite jurisdictions will be obtained.</p> <p>MM Bio 4: The project-specific mapping of riparian and unvegetated riverine features will be required pursuant to Section 6.1.2 of the MSHCP. For areas not excluded as artificially created, the MSHCP requires 100 percent avoidance of riparian/riverine areas. If avoidance is not feasible, then individual projects will require the approval of a DBESP including appropriate mitigation to offset the loss of functions and values as they pertain to the MSHCP-covered species. Riparian vegetation will also need to be evaluated for the least Bell's vireo, southwestern willow flycatcher, and western yellow-billed cuckoo. If</p>	Prior to grading permit or start of construction (whichever occurs earlier).	San Jacinto Planning Department and Building Division, Hemet Public Works Department, or RCFCWCD.	Project-specific map of riparian and unvegetated riverine features and approval from a DBESP including appropriate mitigation if avoidance is not feasible.	Less than significant with mitigation

Air Quality						
IMPACT/THRESHOLD	LEVEL OF IMPACT	MITIGATION MEASURE	IMPLEMENTATION TIMING	RESPONSIBLE PARTY	MONITORING/REPORTING/METHOD	IMPACT AFTER MITIGATION
		suitable habitat is present, focused surveys for the species will be required. If avoidance is not feasible, then individual projects will require the approval of a DBESP including appropriate mitigation, i.e., on-site or off-site enhancement, restoration, establishment (creation), preservation, payment into habitat mitigation banks or in lieu fee programs, or a combination of one or more of these options.				
Interfere substantially with the movement of any native resident or migratory fish or wildlife species or establish native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites.	Potentially significant impact	MM Bio 1: If site-preparation activities are proposed during the nesting/breeding season (February 1 to August 31), a pre-activity field survey shall be conducted by a qualified biologist prior to the issuance of grading permits, for private development projects, or prior to construction for public agency contracts, to determine if active nests of species protected by the MBTA or the California Fish and Game Code are present in the construction zone. If active nests are not located within the Project area and appropriate buffer. 500 feet of an active listed species or raptor nest, 300 feet of other sensitive or protected bird nests (non-listed), or within 100 feet of sensitive or protected	Prior to construction (if during February 1 to August 31)	Contractor Qualified Biologist	Project schedule and pre-activity field survey report.	Less than significant with mitigation

Air Quality						
IMPACT/THRESHOLD	LEVEL OF IMPACT	MITIGATION MEASURE	IMPLEMENTATION TIMING	RESPONSIBLE PARTY	MONITORING/REPORTING METHOD	IMPACT AFTER MITIGATION
		songbird nests, construction may be conducted during the nesting/breeding season. However, if active nests are located during the pre-activity field survey, no grading or heavy equipment activity shall take place within at least 500 feet of an active listed species or raptor nest, 300 feet of other sensitive or protected (under MBTA or California Fish and Game Code) bird nests (non-listed), or within 100 feet of sensitive or protected songbird nests until the nest is no longer active.				
		MM Bio 2: Facility-specific habitat assessments and focused surveys for burrowing owls will be conducted within burrowing owl survey areas. A pre-construction survey for resident burrowing owls will also be conducted by a qualified biologist within 30 days prior to commencement of grading and construction activities within those portions of the Project site containing suitable burrowing owl habitat. If ground disturbing activities in these areas are delayed or suspended for more than 30 days after the pre-construction survey, the area shall be resurveyed for owls. Take of active nests shall be avoided. The pre-construction survey and any relocation	No more than 30 days prior to issuance of grading permit or start of construction (whichever occurs earlier).	San Jacinto Planning Department and Building Division, Hemet Public Works Department, or RCFCWCD. Contractor Qualified Biologist	Contractor shall hire a qualified biologist to perform a pre-construction survey. Report shall be provided to the appropriate agency (i.e., San Jacinto, Hemet, or RCFCWCD) prior to the earlier of issuance of grading permit or start of	Less than significant with mitigation

Air Quality						
IMPACT/THRESHOLD	LEVEL OF IMPACT	MITIGATION MEASURE	IMPLEMENTATION TIMING	RESPONSIBLE PARTY	MONITORING/REPORTING METHOD	IMPACT AFTER MITIGATION
		activity will be conducted in accordance with MSHCP instructions and/or guidelines.			construction.	
		MM Bio 5: The project-specific mapping of vernal pools will be required pursuant to Section 6.1.2 of the MSHCP. As noted above, vernal pools (or similar seasonal ponding alkali playa areas) are expected to occur at least in the area comprising Cell Group V, but have the potential to occur elsewhere within the Project area. For areas not excluded as artificially created, the MSHCP requires 100 percent avoidance of vernal pools. If avoidance is not feasible, then individual projects will require the approval of a DBESP including appropriate mitigation to offset the loss of functions and values as they pertain to the MSHCP covered species. Vernal pools and other seasonal ponding depressions will also need to be evaluated for Riverside and Vernal pool fairy shrimp.	Prior to grading permit or start of construction (whichever occurs earlier).	San Jacinto Planning Department and Building Division , Hemet Public Works Department, or RCFCWCD. Contractor Qualified biologist	Project-specific map of vernal pools and approval of DBESP including appropriate mitigation if avoidance is not feasible.	Less than significant with mitigation
		MM Bio 6: Within areas of suitable habitat associated with the Narrow Endemic Plant Species Survey Area (NEPSSA) and Criteria Area Plant Species Survey Area (CAPSSA),	Prior to grading permit or start of construction (whichever occurs earlier).	San Jacinto Planning Department and Building Division, Hemet	Facility-specific focused plant surveys and approval of a DBESP if	Less than significant with mitigation

Air Quality						
IMPACT/THRESHOLD	LEVEL OF IMPACT	MITIGATION MEASURE	IMPLEMENTATION TIMING	RESPONSIBLE PARTY	MONITORING/REPORTING METHOD	IMPACT AFTER MITIGATION
		facility-specific focused plants surveys will be required. Including the smooth tarplant mapped as part of this study, the MSHCP requires at least 90 percent avoidance of areas providing long-term conservation value for the NEPSSA and CAPSSA target species. If avoidance is not feasible, then individual projects will require the approval of a DBESP including appropriate mitigation, i.e., on-site or off-site enhancement, restoration, establishment (creation), preservation, payment into habitat mitigation banks or in lieu fee programs, or a combination of one or more of these options. Furthermore, the smooth tarplant mapped within Cell Group V, is expected to be required for conservation as part of the Cell Group V criteria.		Public Works Department, or RCFCWCD. Contractor Qualified Biologist	avoidance is not feasible.	
Conflict with any local policies or ordinances protecting biological resources, such as tree preservation policy or ordinance.	Less than significant	None	N/A	N/A	N/A	N/A
Conflict with the provisions of an adopted Habitat Conservation Plan,	Potentially significant	MM Bio 1: In order to avoid violation of the MBTA and California Fish and Game Code site-preparation activities	Prior to construction (if during February 1	Contractor Qualified	Project Schedule and pre-activity field survey	Less than significant with

Air Quality						
IMPACT/THRESHOLD	LEVEL OF IMPACT	MITIGATION MEASURE	IMPLEMENTATION TIMING	RESPONSIBLE PARTY	MONITORING/REPORTING METHOD	IMPACT AFTER MITIGATION
Natural Conservation Community Plan, or other approved local, regional, or state conservation plan.	impact	<p>(removal of trees and vegetation) shall be avoided, to the greatest extent possible, during the nesting season (generally February 1 to August 31) of potentially occurring native and migratory bird species.</p> <p>If site-preparation activities are proposed during the nesting/breeding season (February 1 to August 31), a pre-activity field survey shall be conducted by a qualified biologist prior to the issuance of grading permits, for private development projects, or prior to construction for public agency contracts, to determine if active nests of species protected by the MBTA or the California Fish and Game Code are present in the construction zone. If active nests are not located within the Project area and appropriate buffer. 500 feet of an active listed species or raptor nest, 300 feet of other sensitive or protected bird nests (non-listed), or within 100 feet of sensitive or protected songbird nests, construction may be conducted during the nesting/breeding season. However, if active nests are located during the pre-activity field survey, no grading or heavy equipment activity shall take place within at least 500 feet of an active listed species or</p>	to August 31)	Biologist	report.	mitigation

Air Quality						
IMPACT/THRESHOLD	LEVEL OF IMPACT	MITIGATION MEASURE	IMPLEMENTATION TIMING	RESPONSIBLE PARTY	MONITORING/REPORTING METHOD	IMPACT AFTER MITIGATION
		raptor nest, 300 feet of other sensitive or protected (under MBTA or California Fish and Game Code) bird nests (non-listed), or within 100 feet of sensitive or protected songbird nests until the nest is no longer active.				
		MM Bio 2: Facility-specific habitat assessments and focused surveys for burrowing owls will be conducted within burrowing owl survey areas. A pre-construction survey for resident burrowing owls will also be conducted by a qualified biologist within 30 days prior to commencement of grading and construction activities within those portions of the Project site containing suitable burrowing owl habitat. If ground disturbing activities in these areas are delayed or suspended for more than 30 days after the pre-construction survey, the area shall be resurveyed for owls. Take of active nests shall be avoided. The pre-construction survey and any relocation activity will be conducted in accordance with MSHCP instructions and/or guidelines.	No more than 30 days prior to issuance of grading permit or start of construction (whichever occurs earlier).	San Jacinto Planning Department and Building Division, Hemet Public Works Department, or RCFCWCD. Contractor Qualified Biologist	Contractor shall hire a qualified biologist to perform a pre-construction survey. Report shall be provided to the City of San Jacinto Planning Dept and Planning Dept. shall notify the Building Division of compliance prior to issuance of grading permit.	Less than significant with mitigation
		MM Bio 5: The project-specific mapping of vernal pools will be required pursuant to Section 6.1.2 of	Prior to grading permit or start of construction (whichever occurs	San Jacinto Planning Department and	Project-specific map of vernal pools and	Less than significant with

Air Quality						
IMPACT/THRESHOLD	LEVEL OF IMPACT	MITIGATION MEASURE	IMPLEMENTATION TIMING	RESPONSIBLE PARTY	MONITORING/REPORTING METHOD	IMPACT AFTER MITIGATION
		the MSHCP. As noted above, vernal pools (or similar seasonal ponding alkali playa areas) are expected to occur at least in the area comprising Cell Group V, but have the potential to occur elsewhere within the Project area. For areas not excluded as artificially created, the MSHCP requires 100 percent avoidance of vernal pools. If avoidance is not feasible, then individual projects will require the approval of a DBESP including appropriate mitigation to offset the loss of functions and values as they pertain to the MSHCP covered species. Vernal pools and other seasonal ponding depressions will also need to be evaluated for Riverside and Vernal pool fairy shrimp.	earlier).	Building Division, Hemet Public Works Department, or RCFCWCD.	approval from a DBESP including appropriate mitigation if avoidance is not feasible.	mitigation
		MM Bio 6: Within areas of suitable habitat associated with the Narrow Endemic Plant Species Survey Area (NEPSSA) and Criteria Area Plant Species Survey Area (CAPSSA), facility-specific focused plants surveys will be required. Including the smooth tarplant mapped as part of this study, the MSHCP requires at least 90 percent avoidance of areas providing long-term conservation value for the NEPSSA and CAPSSA target species. If	Prior to grading permit or start of construction (whichever occurs earlier).	San Jacinto Planning Department and Building Division, Hemet Public Works Department, or RCFCWCD. Qualified Biologist	Facility-specific focused plant surveys and approval from a DBESP if avoidance is not feasible.	Less than significant with mitigation

Air Quality						
IMPACT/THRESHOLD	LEVEL OF IMPACT	MITIGATION MEASURE	IMPLEMENTATION TIMING	RESPONSIBLE PARTY	MONITORING/REPORTING METHOD	IMPACT AFTER MITIGATION
		avoidance is not feasible, then individual projects will require the approval of a DBESP including appropriate mitigation, i.e., on-site or off-site enhancement, restoration, establishment (creation), preservation, payment into habitat mitigation banks or in lieu fee programs, or a combination of one or more of these options. Furthermore, the smooth tarplant mapped within Cell Group V, is expected to be required for conservation as part of the Cell Group V criteria.				

Cultural Resources						
IMPACT/THRESHOLD	LEVEL OF IMPACT	MITIGATION MEASURE	IMPLEMENTATION TIMING	RESPONSIBLE PARTY	MONITORING/REPORTING METHOD	IMPACT AFTER MITIGATION
Cause a substantial adverse change in the significance of a historical resource as defined in § 15064.5 of the <i>CEQA Guidelines</i> .		MM Cultural 2a: Prior to the earlier of issuance of a grading permit or construction of any SJV-MDP facility subject to further CEQA analysis, the San Jacinto Public Works Department, Hemet Public Works Department, or RCFCWCD shall require the Project applicant to commission an assessment of the potential for archeological and cultural resources to be performed by a qualified archaeologist in conjunction with recognized Native American tribes, including the Soboba Band of Luiseno Indians (Soboba), in order to determine the presence and extent of any such resources within the Project area and evaluate the significance of such resources. The assessment shall include a NAHC and CHRIS records search, a Phase I walkover survey, and preparation of an archaeological report containing the results of this assessment. Phase II archaeological evaluations will be completed prior to project approval if recommended in the assessment.	Prior to issuance of grading permit or construction of any SJV-MDP facility subject to further CEQA analysis.	Proponent of each SJV-MDP facility subject to further analysis. Archaeologist San Jacinto Public Works Department, Hemet Public Works Department, or RCFCWCD	Completed Phase I assessment and report and, if necessary, completed Phase II evaluation and report.	Less than Significant after mitigation.

Cultural Resources						
IMPACT/THRESHOLD	LEVEL OF IMPACT	MITIGATION MEASURE	IMPLEMENTATION TIMING	RESPONSIBLE PARTY	MONITORING/REPORTING METHOD	IMPACT AFTER MITIGATION
		<p>MM Cultural 2b: The San Jacinto Public Works Department, Hemet Public Works Department, or RCFCWCD shall enter into a Treatment and Disposition Agreement (TDA) with Soboba to address treatment and disposition of archaeological and cultural resources and human remains associated with Soboba that may be uncovered or otherwise discovered during construction within the jurisdiction of the San Jacinto Public Works Department, Hemet Public Works Department, or RCFCWCD. The TDA may establish provisions for tribal monitors. Following execution of the TDA by the San Jacinto Public Works Department or Hemet Public Works Department and Soboba, the TDA will be incorporated by reference into individual grading permits for portions of the Project that are within the jurisdiction of San Jacinto Public Works Department or Hemet Public Works Department; TDAs executed between RCFCWCD and Soboba will be incorporated into the construction specifications.</p>	<p>TDA executed prior to the earlier of issuance of grading permits or approval of construction specifications.</p>	<p>San Jacinto Public Works Department, Hemet Public Works Department, or RCFCWCD Soboba</p>	<p>Executed TDA</p>	<p>Less than Significant after mitigation.</p>
		<p>MM Cultural 2c: If the archaeological/cultural resources assessment described in MM Cultural</p>	<p>Construction</p>	<p>San Jacinto Public Works Department,</p>	<p>Monitoring report</p>	<p>Less than Significant after</p>

Cultural Resources						
IMPACT/THRESHOLD	LEVEL OF IMPACT	MITIGATION MEASURE	IMPLEMENTATION TIMING	RESPONSIBLE PARTY	MONITORING/REPORTING METHOD	IMPACT AFTER MITIGATION
		<p>2a demonstrates the potential for archaeological/cultural resources to occur on the Project site, tribal monitors, including those from Soboba, may be allowed to monitor, at such tribe’s sole cost and expense, all grading, excavation, and ground-disturbing activities, including further surveys. Following the agreement of the San Jacinto Public Works Department, Hemet Public Works Department, or RCFCWCD, the designated archaeologist, the tribal monitor, and any applicable responsible or trustee agencies, grading, excavation, ground-disturbing activities shall be halted temporarily, and redirected in the event that any archaeological/cultural resources are discovered, in order to evaluate the significance of said archaeological /cultural resources. Any artifacts collected or recovered shall be cleaned, identified, catalogued, analyzed, and prepared for curation at an appropriate repository with permanent retrievable storage to allow for additional research in the future. Site records or site record updates (as appropriate) shall be prepared and submitted to the Eastern Information Center as a permanent record of the discovery.</p>		<p>Hemet Public Works Department, or RCFCWCD</p> <p>Soboba</p> <p>Contractor</p>	Record of curation	mitigation.

Cultural Resources						
IMPACT/THRESHOLD	LEVEL OF IMPACT	MITIGATION MEASURE	IMPLEMENTATION TIMING	RESPONSIBLE PARTY	MONITORING/REPORTING METHOD	IMPACT AFTER MITIGATION
Cause a substantial adverse change in the significance of an archeological resource pursuant to § 15064.5 of the CEQA Guidelines.	Potentially significant impact	MM Cultural 2a: Prior to the earlier of issuance of a grading permit or construction of any SJV-MDP facility subject to further CEQA analysis, the San Jacinto Public Works Department, Hemet Public Works Department, or RCFCWCD shall require the Project applicant to commission an assessment of the potential for archeological and cultural resources to be performed by a qualified archaeologist in conjunction with recognized Native American tribes, including the Soboba Band of Luiseno Indians (Soboba), in order to determine the presence and extent of any such resources within the Project area and evaluate the significance of such resources. The assessment shall include a NAHC and CHRIS records search, a Phase I walkover survey, and preparation of an archaeological report containing the results of this assessment. Phase II archaeological evaluations will be completed prior to project approval if recommended in the assessment.	Prior to issuance of grading permit or construction of any SJV-MDP facility subject to further CEQA analysis.	Proponent of each SJV-MDP facility subject to further analysis. Paleontologist San Jacinto Public Works Department, Hemet Public Works Department, or RCFCWCD	Completed Phase I assessment and report and, if necessary, completed Phase II evaluation and report submitted San Jacinto Public Works Department, Hemet Public Works Department, or RCFCWCD as appropriate.	Less than Significant after mitigation.
		MM Cultural 2b: The San Jacinto Public Works Department, Hemet Public Works Department, or	TDA executed prior to the earlier of issuance of grading permits or	San Jacinto Public Works Department,	Executed TDA,	Less than Significant after mitigation.

Cultural Resources						
IMPACT/THRESHOLD	LEVEL OF IMPACT	MITIGATION MEASURE	IMPLEMENTATION TIMING	RESPONSIBLE PARTY	MONITORING/REPORTING METHOD	IMPACT AFTER MITIGATION
		RCFCWCD shall enter into a Treatment and Disposition Agreement (TDA) with Soboba to address treatment and disposition of archaeological and cultural resources and human remains associated with Soboba that may be uncovered or otherwise discovered during construction within the jurisdiction of the San Jacinto Public Works Department, Hemet Public Works Department, or RCFCWCD. The TDA may establish provisions for tribal monitors. Following execution of the TDA by the San Jacinto Public Works Department or Hemet Public Works Department and Soboba, the TDA will be incorporated by reference into individual grading permits for portions of the Project that are within the jurisdiction of San Jacinto Public Works Department or Hemet Public Works Department; TDAs executed between RCFCWCD and Soboba will be incorporated into the construction specifications.	approval of construction specifications.	Hemet Public Works Department, or RCFCWCD Soboba		
		MM Cultural 2c: If the archaeological/cultural resources assessment described in MM Cultural 2a demonstrates the potential for archaeological/cultural resources to occur on the Project site, tribal	Construction	San Jacinto Public Works Department, Hemet Public Works Department, or	Monitoring report submitted San Jacinto Public Works Department, Hemet Public	Less than Significant after mitigation.

Cultural Resources						
IMPACT/THRESHOLD	LEVEL OF IMPACT	MITIGATION MEASURE	IMPLEMENTATION TIMING	RESPONSIBLE PARTY	MONITORING/ REPORTING METHOD	IMPACT AFTER MITIGATION
		monitors, including those from Soboba, may be allowed to monitor, at such tribe’s sole cost and expense, all grading, excavation, and ground-disturbing activities, including further surveys. Following the agreement of the San Jacinto Public Works Department, Hemet Public Works Department, or RCFCWCD, the designated archaeologist, the tribal monitor, and any applicable responsible or trustee agencies, grading, excavation, ground-disturbing activities shall be halted temporarily, and redirected in the event that any archaeological/cultural resources are discovered, in order to evaluate the significance of said archaeological/cultural resources.		RCFCWCD Soboba Contractor	Works Department, or RCFCWCD as appropriate. Record of curation	
Directly or indirectly, destroy a unique paleontological resource or site, or unique geologic feature.	Potentially significant impact	MM Cultural 1: A paleontological resources field survey (or surveys) shall be completed prior to the earlier of issuance of a grading permit or construction of any SJV-MDP facility subject to further CEQA analysis. If the results of such survey (or surveys) identify the presence of potentially significant paleontological resources, avoidance or other appropriate measures (such as excavation, analysis, and interpretation of resources)	Prior to issuance of grading permit or construction of any SJV-MDP facility subject to further CEQA analysis.	Proponent of each SJV-MDP facility subject to further analysis. Paleontologist San Jacinto Public Works Department, Hemet Public Works	Completed paleontological report submitted to San Jacinto Public Works Department, Hemet Public Works Department, or RCFCWCD as appropriate.	

Cultural Resources						
IMPACT/THRESHOLD	LEVEL OF IMPACT	MITIGATION MEASURE	IMPLEMENTATION TIMING	RESPONSIBLE PARTY	MONITORING/REPORTING METHOD	IMPACT AFTER MITIGATION
		potentially leading to curation in perpetuity in a facility that meets the standards of the State of California Guidelines for the Curation of Archaeological Collections (OHP 1993) and 36 CFR 79, shall be implemented.		Department, or RCFCWCD		
	Potentially significant impact	MM Cultural 3: Earth-moving activities encountering soils that are identified as Pleistocene-age or older alluvium, by the soils engineer, shall be monitored by a qualified paleontological monitor. Continuous monitoring shall be restricted to undisturbed older alluvium, which might be present below the surface. To avoid construction delays, the monitor shall be prepared to quickly salvage fossils, as they are unearthed. The monitor shall remove samples of sediments that are likely to contain the remains of small fossil invertebrates and vertebrates. The monitor shall have the authority to temporarily halt or divert grading equipment to allow for the removal of abundant or large specimens.	Construction start to completion in areas with Pleistocene-age or older alluvium	Project construction manager Qualified paleontological monitor	Paleontological monitoring report shall be submitted San Jacinto Public Works Department, Hemet Public Works Department, or RCFCWCD as appropriate.	Less than Significant after mitigation.

Cultural Resources						
IMPACT/THRESHOLD	LEVEL OF IMPACT	MITIGATION MEASURE	IMPLEMENTATION TIMING	RESPONSIBLE PARTY	MONITORING/REPORTING METHOD	IMPACT AFTER MITIGATION
		MM Cultural 4: All recovered specimens shall be prepared and stabilized for identification and permanent preservation, including the washing of sediment samples to recover small invertebrates and vertebrates.	From specimen discovery to preservation	Project construction manager Qualified paleontological monitor	Evidence of recovery and disposition of specimen shall be submitted San Jacinto Public Works Department, Hemet Public Works Department, or RCFCWCD as appropriate.	Less than Significant after mitigation.
		MM Cultural 5: Identification and curation of specimens into an established accredited museum repository with permanent retrievable paleontological storage shall be required. Mitigation of adverse impacts to significant paleontological resources is not complete until the curation process has been fully completed and documented.	Construction start to completion	Project construction manager Qualified paleontological monitor	Evidence of recovery and disposition of specimen shall be submitted San Jacinto Public Works Department, Hemet Public Works Department, or RCFCWCD as appropriate.	Less than Significant after mitigation.
		MM Cultural 6: Preparation of a report of findings with an appended itemized inventory of specimens shall be required. The submittal of the report	Construction start to completion	Project construction manager	Findings report shall be submitted to San Jacinto Public	Less than Significant after mitigation.

Cultural Resources						
IMPACT/THRESHOLD	LEVEL OF IMPACT	MITIGATION MEASURE	IMPLEMENTATION TIMING	RESPONSIBLE PARTY	MONITORING/ REPORTING METHOD	IMPACT AFTER MITIGATION
		to the Lead Agency and the curation of recovered specimens into an established, accredited museum repository would signify the completion of the mitigation program.		Qualified paleontological monitor	Works Department, Hemet Public Works Department, or RCFCWCD as appropriate.	

Hazards and Hazardous Materials						
IMPACT/THRESHOLD	LEVEL OF IMPACT	MITIGATION MEASURE	IMPLEMENTATION TIMING	RESPONSIBLE PARTY	MONITORING/REPORTING METHOD	IMPACT AFTER MITIGATION
Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment; or be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code section 65962.5 and, as a result, create a significant hazard to the public or the environment.	Potentially significant impact	MM Haz 1: As part of the final design of each SJV-MDP facility, the design engineer or designee shall check proposed sites for listing on the most recent Hazardous Waste and Substances List provided by the Riverside County Department of Environmental Health pursuant to Section 65962.5 of the Government Code. If the location of said facility is on the Hazardous Waste and Substances List, avoidance of that property or properties will be the first consideration; if avoidance is infeasible, MM Haz 2 shall be implemented.	Prior to approval of the final design for any proposed facility.	Design Engineer or Designee	Hazardous Waste and Substance List shall be submitted to the City of San Jacinto Public Works Dept.	Less than Significant with mitigation
		MM Haz 2: If the selected facility traverses a site listed on the Hazardous Waste and Substances List, and avoidance is not feasible or if there are other indications that a site could be contaminated, a Phase 1 Environmental Site Assessment (ESA) for such facility will be prepared. If the Phase 1 ESA identifies possible contamination along the facility alignment, then all recommended subsurface investigation measures listed in the Phase I ESA will be implemented. Based on subsurface investigations characterizing subsurface contamination, remediation measures (such as excavation of contaminated	Prior to approval of the final design for any proposed facility.	San Jacinto, Hemet, Riverside County, or Designee	Phase 1 Environmental Site Assessment	Less than Significant with mitigation

Hazards and Hazardous Materials						
IMPACT/THRESHOLD	LEVEL OF IMPACT	MITIGATION MEASURE	IMPLEMENTATION TIMING	RESPONSIBLE PARTY	MONITORING/REPORTING METHOD	IMPACT AFTER MITIGATION
		soil, bioremediation, or soil-vapor extraction), shall be implemented for the applicable facility or an alternative facility alignment will be chosen.				
		MM Haz 3: All environmental investigation and/or remediation shall be conducted under a Workplan approved by jurisdictional regulatory agencies overseeing hazardous waste cleanups until the applicable regulatory standard is met.				Less than Significant with mitigation
		MM Haz 4: Prior to any excavation or soil removal on known contaminated sites, or if contaminated soil (i.e., soil with a visible sheen or detectable odor) is encountered, a complete characterization of the soil will be conducted. Appropriate sampling shall be conducted prior to disposal of the excavated soil. If the soil is contaminated, it shall be properly disposed of according to California's Land Disposal restrictions (California Code of Regulations, Chapter 18, Title 22). If site remediation involves the removal of contamination, then contaminated material shall be transported off site by a licensed handler/hauler to a licensed hazardous waste disposal facility.	Construction start to completion	San Jacinto, Hemet, Riverside County, or Construction Contractor	Review or condition of construction specifications	Less than Significant with mitigation

Hazards and Hazardous Materials						
IMPACT/THRESHOLD	LEVEL OF IMPACT	MITIGATION MEASURE	IMPLEMENTATION TIMING	RESPONSIBLE PARTY	MONITORING/REPORTING METHOD	IMPACT AFTER MITIGATION
		MM Haz 5: If soil import is required for construction of a specific facility, proper sampling shall be conducted prior to the use of such imported soil to make sure that the imported soil is free of contamination.	Construction start to completion	San Jacinto, Hemet, Riverside County, Construction Contractor or Designee	Review or condition of construction specifications	Less than Significant with mitigation
		MM Haz 6: If during construction of a specific facility, soil and/or groundwater contamination is suspected, construction in the area of the suspected contamination shall cease and appropriate health and safety measures shall be implemented. The construction contractor shall contact the respective jurisdictional enforcement agency (i.e., San Jacinto, Hemet, Riverside County, RCFCWCD) to obtain the necessary information on appropriate measures and their implementation. The measures recommended by the applicable enforcement agency will be implemented.				Less than Significant with mitigation

Population and Housing						
IMPACT/THRESHOLD	LEVEL OF IMPACT	MITIGATION MEASURE	IMPLEMENTATION TIMING	RESPONSIBLE PARTY	MONITORING/ REPORTING METHOD	IMPACT AFTER MITIGATION
Induce substantial population growth in an area either directly (for example, by proposing new homes and businesses) or indirectly (for example through extension of road or other infrastructure).	Potentially significant impact	There are no mitigation measures that would reduce indirect project impacts to less than significant levels. Adoption of a statement of overriding considerations would be required prior to project approval.	N/A	N/A	N/A	Significant and unavoidable

1.7 AREAS OF CONTROVERSY/ISSUES TO BE RESOLVED

Section 15123(b)(2) of the *State CEQA Guidelines* requires that areas of controversy known to the Lead Agency must be stated in the EIR summary. Issues of interest to the public and public agencies were identified during the 30-day public comment period of the Initial Study and Notice of Preparation (NOP). Comments in response to the NOP were received from:

- South Coast Air Quality Management District
- Valley-Wide Recreation & Park District
- Metropolitan Water District of Southern California
- Native American Heritage Commission
- California Department of Fish and Game
- Department of Toxic Substances Control
- California Regional Water Quality Control Board, Santa Ana Region
- United States Department of the Interior, Fish and Wildlife Service

The Initial Study, NOP, distribution list, and comment letters received during the NOP review period are included in Appendix A of this Draft EIR.

Section 15123(b)(3) of the *State CEQA Guidelines* requires that an EIR identify issues to be resolved; this includes the choice among alternatives and whether or how to mitigate significant impacts. The major issues to be resolved for the proposed Project include decisions by San Jacinto as to whether: this Draft EIR adequately describes the potential environmental impacts of the proposed Project; the recommended mitigation measures should be adopted or modified; additional mitigation measures need to be applied; the Project should or should not be approved as proposed; or the Project should be modified based on the alternatives considered in this Draft EIR.

1.8 SUMMARY OF PROJECT ALTERNATIVES

Section 15126.6 of the *State CEQA Guidelines*, identifies the parameters within which consideration and discussion of alternatives to the proposed Project should occur. As stated in this section of the guidelines, alternatives must focus on those that are reasonably feasible and which attain most of the basic objectives of the Project. Each alternative must be capable of avoiding or substantially lessening any significant effects of the proposed Project. The direct significant environmental effects that result from the proposed Project before mitigation include impacts to air quality, biological resources, cultural resources, and hydrology and water quality. The Project will result in direct significant impacts, for which there is no feasible mitigation to, agricultural resources and population and housing. Cumulatively, the Project contributes to significant impacts to agricultural resources and population and housing. The rationale for selecting the alternatives to be evaluated and a discussion of the "no project" alternative are also required, per Section 15126.6.

1.8.1 Alternatives Evaluated in Preparation of the SJV-MDP

This Draft EIR includes an evaluation of the following alternatives:

- No Project Alternative – Existing MDPs and ADP Implementation
- Revise Existing MDPs Alternative

1.8.1.1 No Project Alternative

The No Project Alternative includes implementation of the SJMDP (revised 1990) and NW Hemet MDP (1985), as previously adopted. Under the previously adopted SJMDP, Lines C, D-2, and G would not be realigned; Line G-3a and G-3 would not be combined; Line E would continue to outlet into the San Jacinto River. The SJMDP does not include N Line E-2, N Line E-3, and three laterals along Line E (Kirby Lateral, Lyon Avenue Lateral, and 7th Street Lateral). Under the No Project Alternative, N Line E-2, N Line E-3, and three laterals along Line E would not be added to the SJMDP. Under the previously adopted NW Hemet MDP, N Line D would remain an above ground facility and would never be constructed since development has already occurred along its alignment. N Line D would terminate west of the intersection of Cawston and Cottonwood Avenues at the Casa Loma Basin, and Line D north of Cottonwood Avenue (shown on the SJV-MDP as Line V) would be a concrete lined-channel. Under the No Project Alternative, N Line D would not be revised to be an underground facility, Line D north of Cottonwood Avenue (shown on the SJV-MDP as Line V) would not be revised to be an unlined channel, and the Line D Basin would not be added to the NW Hemet MDP.

Under the No Project Alternative no master plan for drainage would be prepared for those areas outside of the SJMDP and NW Hemet MDP and the following facilities would not be constructed: Lines 1, 2, 3, 4, 5, and 6; Lateral 4-A; the North Basin; Casa Loma Basin; Line X, Y, Y-1, W, and Z; Laterals D-1, X-1; and Laterals Y-1 to Y-13.

1.8.1.2 Revise Existing MDPs Alternative

The Revise Existing MDPs Alternative consists of revising and updating the SJMDP and NW Hemet MDP. With this alternative, the SJMDP would be revised as follows: Line G along Ramona Expressway, Line G along De Anza Drive, moving of Line G 300 feet downstream, removal of Line G between the San Jacinto Reservoir and De Anza. Line G-3 and Line G-3a would be combined into Line G-3 with a new alignment which replaces 3,100 feet of the original Line G, and the outlet of Line E into the San Jacinto Reservoir. Line G-1 would be realigned, Line C to the east of Hewitt Street would be realigned to extend Line D-2 south to Washington Avenue, N Line E-2A, N Line E-3A, three laterals along Line E (Kirby Lateral, Lyon Avenue Lateral, and 7th Street Lateral) and Milwaukee SD would be added. All other previously adopted alignments would remain unchanged.

The Revise Existing MDPs Alternative would revise the HW Hemet MDP as follows: N Line D would be upsized and become an underground facility. The Line D Basin will become the downstream terminus of N Line C and N Line D would terminate at the Casa Loma Basin. The

portion of the previously adopted NW Hemet MDP Line D, north of Cottonwood (shown in the SJV-MDP as Line V) would be proposed as an unlined open channel. All other previously adopted alignments would remain unchanged.

Under the Revise Existing MDPs Alternative, no master plan for drainage would be prepared for those areas outside of the SJMDP and NW Hemet MDP and the following facilities would not be constructed: Lines 1, 2, 3, 4, 5, and 6; Lateral 4-A; the North Basin; Casa Loma Basin; Line X, Y, Y-1, W, and Z; Laterals D-1, X-1; and Laterals Y-1 to Y-13.

Table ES-B, Comparison of Alternatives Matrix, gives a summary of all project alternatives considered in detail in the Draft EIR and identifies the areas of potential environmental effects per CEQA and ranks each alternative as better, the same, or worse than the proposed Project with respect to each area.

Table ES-B, Comparison of Alternatives Matrix

Environmental Issue	Proposed Project (SJV-MDP)	No Project Alternative (Existing Adopted ADPs/MDP)	Revise Existing MDPs Alternative
Aesthetics	Less than Significant Impacts: The Project does not propose facilities within one –quarter mile of State Designated Scenic Highways or State Eligible Scenic Highways. The facilities in the vicinity of a County Eligible Scenic Highway (Ramona Expressway) would be visible for only a few seconds.	Same as the Project: The No Project Alternative does not propose facilities within one –quarter mile of State Designated Scenic Highways or State Eligible Scenic Highways. The facilities in the vicinity of a County Eligible Scenic Highway (Ramona Expressway) would be visible for only a few seconds.	Same as the Project: The proposed revisions to the Existing MDPs do not include facilities within one –quarter mile of State Designated Scenic Highways or State Eligible Scenic Highways. The facilities in the vicinity of a County Eligible Scenic Highway (Ramona Expressway) would be visible for only a few seconds.
Agricultural Resources	Significant Unavoidable Impacts: Direct impacts resulting from the loss of 15 acres of Important Farmland and 6 acres of Locally Important Farmland under a Williamson Act Contract for the construction of basins. Indirect impacts resulting from providing drainage infrastructure that could contribute to the development of land currently zoned for agricultural uses or protected by a Williamson Act contract.	Better than the Project but still Significant and Unavoidable: No direct impact as the No Project Alternative does not include basins. Indirect impacts would occur over a smaller area, since the No Project Alternative does not propose drainage infrastructure for areas outside of the SJMDP or NW Hemet MDP.	Better than the Project but still Significant and Unavoidable: No direct impacts as the No Project Alternative does not include basins. Indirect impacts would occur over a smaller area, since the No Project Alternative does not propose drainage infrastructure for areas outside of the SJMDP or NW Hemet MDP.

Environmental Issue	Proposed Project (SJV-MDP)	No Project Alternative (Existing Adopted ADPs/MDP)	Revise Existing MDPs Alternative
Air Quality	Significant Unavoidable Impacts: Short-term construction impacts contributing to exceeding air quality thresholds for particulate matter will result if more than one Project facility is under construction at any given time. Long-term impacts to air quality are less than significant.	Same as Project: Construction of multiple facilities at any given time, will likely still occur.	Same as Project: Construction of multiple facilities at any given time, will likely still occur.
Biological Resources – Candidate, Sensitive, or Special-Status Plant Species	Less than Significant Impacts with Mitigation: Special status species have the potential to occur within the boundaries of the Project area.	Slightly Better than the Project: The No Project Alternative contains less area with the potential to support special status species.	Slightly Better than the Project: The Revise Existing MDPs Alternative contains less area with the potential to support special status species.
Biological Resources – Riparian Habitat	Less than Significant Impacts with Mitigation: Riparian habitat is present within the boundaries of the Project Area. Per the MSHCP facility-specific mapping will be required. If riparian areas cannot be avoided, then approval of a DBESP that which includes appropriate mitigation will be required.	Slightly Better than the Project: Although less riparian habitat is present within the boundaries of the SJMDP and NW Hemet MDP. The No Project Alternative must comply with the provisions of the MSHCP.	Slightly Better than the Project: Although less riparian habitat is present within the boundaries of the SJMDP and NW Hemet MDP. The Revise Existing MDPs Alternative must comply with the provisions of the MSHCP.
Biological Resources – Federally Protected Wetlands	Less than Significant Impacts with Mitigation: Potentially jurisdictional areas which will require facility-specific jurisdictional delineations, are present within the boundaries of the Project Area. Any facilities constructed within jurisdictional areas must comply with the provisions of the MSHCP and secure appropriate regulatory permits.	Slightly Better than the Project: Less potentially jurisdictional areas are present within the boundaries of the SJMDP and NW Hemet MDP. Any facilities constructed within jurisdictional areas must comply with the provisions of the MSHCP and secure appropriate regulatory permits.	Slightly Better than the Project: Less potentially jurisdictional areas are present within the boundaries of the SJMDP and NW Hemet MDP. Any facilities constructed within jurisdictional areas must comply with the provisions of the MSHCP and secure appropriate regulatory permits.

Environmental Issue	Proposed Project (SJV-MDP)	No Project Alternative (Existing Adopted ADPs/MDP)	Revise Existing MDPs Alternative
Biological Resources – Conflict with the Provisions of an adopted HCP	Less than Significant Impacts with Mitigation: The boundaries of the SJV-MDP contain areas that the MSHCP identifies as requiring facility-specific focused plant surveys, and if target species are present, avoidance. If avoidance is not feasible, then approval of a DBESP that which includes appropriate mitigation will be required.	Slightly Better than the Project: The No Project Alternative contains less area that the MSHCP identifies as requiring facility-specific focused plant surveys.	Slightly Better than the Project: The Revise Existing MDPs Alternative contains less area that the MSHCP identifies as requiring facility-specific focused plant surveys.
Biological Resources –Conflict with local policies or ordinances protecting biological resources	Less than Significant Impacts: The Project will meet local goals and policies through compliance with the MSHCP.	Same as the Project: The No Project Alternative is required to comply with the provisions of the MSHCP.	Same as the Project: The Revise Existing MDP Alternative is required to comply with the provisions of the MSHCP.
Cultural Resources	Less than Significant with Mitigation: The Project will not impact existing known cultural resources in those areas surveyed. Facility-specific surveys are required for certain facilities and depending upon the results of the surveys coordination with Native American groups may be required.	Same as the Project: No change in the significance determination from the proposed Project. Mitigation measures are the same as for the Project.	Same as the Project: No change in the significance determination from the proposed Project. Mitigation measures are the same as for the Project.
Hazards and Hazardous Materials	Less than Significant with Mitigation: As part of the final design of SJV-MDP facilities, the design engineer shall check proposed sites for listing on the most recent Hazardous Waste and Substances List and shall avoid the site or mitigate accordingly. Soil testing/sampling is required prior to disposing of exported soils or using imported soils.	Same as the Project: No change in the significance determination from the proposed Project. Mitigation measures are the same as for the Project.	Same as the Project: No change in the significance determination from the proposed Project. Mitigation measures are the same as for the Project.

Environmental Issue	Proposed Project (SJV-MDP)	No Project Alternative (Existing Adopted ADPs/MDP)	Revise Existing MDPs Alternative
Hydrology and Water Quality – Runoff during construction	Less than Significant: SWPPPs, identifying BMPs to control erosion during construction, will be required in accordance with the General Construction Permit.	Same as the Project: No change in the significance determination from the proposed Project.	Same as the Project: No change in the significance determination from the proposed Project.
Hydrology and Water Quality – Post-Project runoff	Less than Significant Impact: Project facilities are designed to convey stormwater runoff from agricultural lands and urban development; will have grates to collect trash and rubbish; and the basins will provide opportunities for groundwater recharge.	Worse than the Project: Fewer opportunities for groundwater recharge with fewer basins proposed. Runoff from the Project area outside of the Existing MDPs will sheet flow and agricultural wastes could enter downstream receiving waters.	Worse than the Project: Groundwater recharge will occur with the basins proposed; however, runoff from the Project area outside of the Existing MDPs will sheet flow and agricultural wastes could enter downstream receiving waters.
Hydrology and Water Quality – Discharge of Additional Sources of Pollutants; Adversely Affect Beneficial Uses of Receiving Waters; Harm Biological Integrity of Waterways or Water Bodies; Violate Water Quality Standards or Waste Discharge Requirements; Alter Flow Velocity or Volume	Less than Significant Impact: Project facilities are designed to mimic existing drainage conditions; and thus, will not result in additional erosion or scour in the San Jacinto River. For those facilities constructed as part of private development projects, WQMPs will be required that incorporate BMPs to reduce pollutant loads and achieve post-development flow rates as close to the pre-development condition as possible.	Same as the Project: No change in the significance determination from the proposed Project.	Same as the Project: No change in the significance determination from the proposed Project.
Hydrology and Water Quality – Substantially Alter Existing Drainage Pattern of the Site or Area	Less Than Significant: The proposed Project will alter local drainage patterns within the boundary of the SJV-MDP by redirecting sheet flows from streets and agricultural ditches to JSV-MDP basins, channels, and storm drains.	Same as the Project: No change in the significance determination from the proposed Project.	Same as the Project: No change in the significance determination from the proposed Project.

Environmental Issue	Proposed Project (SJV-MDP)	No Project Alternative (Existing Adopted ADPs/MDP)	Revise Existing MDPs Alternative
Hydrology and Water Quality – Place Structures within a 100-year Flood Hazard Area	Less than Significant: Portions of the SJV-MDP facilities will be constructed within 100-year flood hazard areas due to the flat topography and to contain the 100-year storm flows.	Better than the Project: The Existing MDPs proposed fewer facilities within 100-year flood hazard areas	Better than the Project: The Existing MDPs proposed fewer facilities within 100-year flood hazard areas
Population/Housing	Significant Unavoidable Impacts: From providing drainage infrastructure that could contribute to the development of land as planned for in the San Jacinto, Hemet, and Riverside County General Plans.	Better than the Project but still Significant and Unavoidable: Indirect impacts would occur over a smaller area, since the No Project Alternative does not propose drainage infrastructure for areas outside of the SJMDP or NW Hemet MDP.	Better than the Project but still Significant and Unavoidable: Indirect impacts would occur over a smaller area, since the No Project Alternative does not propose drainage infrastructure for areas outside of the SJMDP or NW Hemet MDP.
Meets Project Objectives	Yes	No	No
Environmentally Superior to the Proposed Project?	N/A	Slightly, but still has significant and unavoidable impacts	Slightly, but still has significant and unavoidable impacts

1.0 INTRODUCTION

1.1 PURPOSE AND SCOPE

The purpose of this EIR is to evaluate potential environmental impacts resulting from the implementation of the SJV-MDP and SJR-ADP Amendment. The SJV-MDP and SJR-ADP Amendment constitutes a “Project” as defined in *State CEQA Guidelines* Section 15378. The City of San Jacinto (San Jacinto) is the Lead Agency for purposes of this Project and is responsible for preparation of this Draft EIR. The RCFCWCD and the City of Hemet (Hemet) are Responsible Agencies. This Draft EIR is an informational document intended for use by San Jacinto, Hemet, and RCFCWCD decision makers and members of the general public in evaluating the potential environmental effects associated with the proposed SJV-MDP and SJR-ADP amendment. This study has been prepared pursuant to the California Environmental Quality Act (California Public Resources Code, Sections 21000 et seq.) and the *State CEQA Guidelines* (California Code of Regulations, Sections 15000 et seq.).

This Draft EIR provides a programmatic level analysis for the proposed Project. Pursuant to Section 15168 of the *State CEQA Guidelines*, a programmatic level environmental analysis will enable the City to examine the overall effects of the Project and approve the SJV-MDP and SJV-ADP Amendment. Following this approach, when individual facilities are proposed, San Jacinto, Hemet, and RCFCWCD will be required to examine each facility to determine if its effects were fully analyzed in this DEIR or if an additional facility-specific environmental document needs to be prepared, such as an Initial Study leading to a Negative Declaration, Mitigated Negative Declaration, Supplemental EIR, or Subsequent EIR. Since many of the SJV-MDP facilities may be designed and/or constructed as part of private development projects processed by San Jacinto, Hemet, or Riverside County, the facility-specific analysis may be included as part of the environmental documentation and CEQA process for a development project.

1.2 COMPLIANCE WITH CEQA

1.2.1 Format

Section 1.0 of this Draft EIR covers the summary requirements of CEQA as required by Section 15123 of the *State CEQA Guidelines*. Sections 1.0 and 2.0 also cover the project description requirements of CEQA by discussing the Project location (Section 1.3), the Project objectives (Section 1.4.4), a general description of the Project’s environmental setting (Section 1.5), and a statement of document purpose and intended use (Sections 1.2 and 2.1).

Issues identified in the Environmental Assessment/Initial Study prepared by San Jacinto for the proposed Project are discussed in Section 3.0, 4.0, and 5.0 of this document, which has been formatted to address the following general topics: Environmental Impact Analysis, Consistency with Regional Plans, and Mandatory CEQA Topics. Under each issue, an analysis is performed to determine the amount and degree of impact that is associated with the Project. For all

significant environmental impacts, mitigation measures, where feasible, are implemented in order to reduce the impact to a level below significant.

The analysis of impacts and identification of mitigation measures is derived from technical reports which are included as technical appendices to this document and from other informational resources as listed in Section 6.0 (References) of this document.

1.2.2 Environmental Procedures

The basic purposes of CEQA are to:

- (1) inform governmental decision makers and the public about the potential, significant environmental effects of proposed activities;
- (2) identify the ways that environmental damage can be avoided or significantly reduced;
- (3) prevent significant, avoidable damage to the environment by requiring changes in projects through the use of alternatives or mitigation measures when the governmental agency finds the changes to be feasible; and
- (4) disclose to the public the reasons why a governmental agency approved the project in the manner the agency chose if significant environmental effects are involved. (*State CEQA Guidelines, Section 15002*)

The EIR process typically consists of three parts – the Notice of Preparation or NOP (including the Initial Study), Draft EIR, and Final EIR. Pursuant to Section 15063 of the *State CEQA Guidelines*, San Jacinto prepared an Initial Study (Environmental Checklist) for the proposed Project in order to determine if the Project may have a significant effect on the environment. Based upon the findings of fact contained within the NOP/Initial Study, San Jacinto concluded that an EIR should be prepared. The NOP for an EIR and a description of potential adverse impacts were distributed to the State Clearinghouse, responsible agencies, and other interested parties on or about April 14, 2009. Pursuant to Section 15082 of the *State CEQA Guidelines*, recipients of the NOP were requested to provide responses within 30 days after their receipt of the NOP. Copies of the NOP (including the Initial Study) and the NOP distribution list are located in Appendix A. Copies of comments regarding the NOP, received by San Jacinto, are also included in Appendix A.

San Jacinto, which has the principal responsibility for processing and approving the Project, is considered the Lead Agency for the purposes of CEQA compliance. As set forth in Section 15021 of the *State CEQA Guidelines*, San Jacinto, as Lead Agency, has the duty to avoid or minimize environmental damage where feasible. Furthermore, Section 15021(d) states that:

CEQA recognizes that in determining whether and how a project should be approved, a public agency has an obligation to balance a variety of public objectives, including economic, environmental, and social factors and in particular the goal of providing a decent home and satisfying living environment for every Californian.

Hemet and RCFCWCD, as Responsible Agencies, in addition to other Responsible and Trustee Agencies that may use this Draft EIR in their decision-making or permit processing, will consider the information in this Draft EIR along with other information that may be presented during the CEQA process. In accordance with CEQA, the public agencies will be required to make findings for each environmental impact of the project that cannot be mitigated to below a level of significance. If the Lead Agency determines the benefits of the proposed Project outweigh unmitigated, significant environmental effects, the agency will be required to adopt a statement of overriding considerations stating the reasons supporting their action notwithstanding the Project’s significant environmental effects.

1.2.3 NOP Comment Letters

The public review period for the NOP/Initial Study began on April 14, 2009 and ended on May 15, 2009. The agencies that commented on the NOP/Initial Study and a brief summary of the issues raised are presented in **Table 1.0-A, Summary of Comments Received in Response to the NOP**. None of the comments received change the issue areas to be discussed in the DEIR. Copies of the comment letters are included in Appendix A.

Table 1.0-A, Summary of Comments Received in Response to the NOP

Date	Commenting Agency	Summary of Comment
April 21, 2009	South Coast Air Quality Management District (SCAQMD)	<p>SCAQMD requested a copy of the Draft EIR and all appendices or technical documents related to air quality analysis and electronic versions of all air quality modeling and health risk assessment files. SCAQMD also suggested the following:</p> <ul style="list-style-type: none"> • Use of the SCAQMD-approved Air Quality Handbook (1993) to assist in the preparation of the air quality analysis. • Identification of any potential adverse air quality impacts that could occur from all phases of the proposed Project and all air pollutant sources related to the proposed Project. • Quantification and comparative analysis of PM-2.5 emissions in relation to the SCAQMD-developed significance threshold. • Calculation of localized air quality impacts and a comparison to the localized significance thresholds. • Preparation of a mobile source health risk assessment for projects generating or attracting vehicular trips, particularly in relation to heavy-duty diesel-fueled vehicles. • Identification of feasible mitigation measures to minimize or eliminate significant adverse air quality impacts.

Date	Commenting Agency	Summary of Comment
May 4, 2009	Valley-Wide Recreation & Park District (Valley-Wide)	<p>Valley-Wide Recreation and Park District commented that a storm drain may be constructed under the road that runs in a north-south direction on the west side of Valley-Wide’s Regional Park and Administration offices located at 901 W. Esplanade Avenue.</p> <p>In order to protect and be able to use Valley-Wide-owned facilities during and after construction of SJV-MDP facilities, Valley-Wide requested:</p> <ul style="list-style-type: none"> • consideration for access to park facilities during construction; • assurances that all power lines and existing improvements be returned to their original state; and • protection of numerous, well-established trees, which have shallow root systems.
May 11, 2009	State of California, The Resources Agency, Department of Fish and Game (CDFG)	<p>CDFG notes the Project is within and adjacent to Criteria Cells of the MSHCP and requests the Draft EIR adequately address potential impacts on species and habitats covered under the MSHCP.</p> <p>Specifically CDFG identified concerns regarding:</p> <ul style="list-style-type: none"> • impacts to hydrology and geological resources within the existing drainage facilities; • release of storm water runoff and non-point discharges to the San Jacinto River; • impacts to sensitive species and habitats; • potential growth inducing impacts; and • reduction of the 100-year floodplain. <p>CDFG requested the Draft EIR:</p> <ul style="list-style-type: none"> • distinguish between measures to address existing flooding problems and measures to facilitate and enable new development; • identify mitigation and address cumulative impacts of the MDP facilities instead of relying upon individual projects to provide analysis and mitigation; • contain specific up-to-date biological information on existing habitat and specials, identify measures to minimize and avoid sensitive resources, and identify mitigation measures to offset the loss of native flora, fauna, and state waters; and • include an alternatives analysis on environmental resources and in-kind mitigation measures for significant impacts <p>CDFG also requested updated biological studies be</p>

Date	Commenting Agency	Summary of Comment
		<p>conducted prior to any environmental or discretionary approvals and identified the information that should be included in any focused biological report or supplemental environmental report.</p> <p>CDFG also noted opposition to the elimination of water courses and/or their channelization or conversion to subsurface drains and indicated that all wetlands and watercourses must be retained with setbacks to preserve riparian and aquatic values to on-site and off-site wildlife populations.</p> <p>CDFG recommended the DEIR incorporate all information regarding impacts to lakes, streams, and associated habitat; and the applicant and/or lead agency consult CDFG to discuss potential impacts and avoidance and mitigation measures to avoid subsequent CEQA documentation and facilitate the permitting process in the event a Streambed Alteration Agreement is needed.</p>
<p>May 13, 2009</p>	<p>Metropolitan Water District of Southern California (Metropolitan)</p>	<p>Metropolitan noted that they own and operate the following large regional facilities within the Project boundaries and requested the presence of these facilities be noted in the drainage plan studies:</p> <ul style="list-style-type: none"> • Colorado River Aqueduct • Casa Loma Siphons 1 and 2 • Casa Loma Canal • San Diego Pipelines 1 and 2 • San Diego Canal • Lakeview Pipeline • San Jacinto Pipeline • Inland Feeder <p>Metropolitan requested the Draft EIR identify:</p> <ul style="list-style-type: none"> • Metropolitan as a public agency from which approval would be required, and • any proposed drainage facilities that may impact existing Metropolitan pipelines/facilities and the specific measures to protect these facilities during and post construction. <p>Metropolitan noted proximity of the Line E-Y-Z Confluence Basin to the Colorado River Aqueduct Property and indicated this location may not be acceptable. Metropolitan emphasized the need to locate detention basins away from their pipelines to protect water quality and integrity and requested the Draft EIR address this issue. Metropolitan also requested design plans and hydrologic analysis for any detention basin in the vicinity of their facilities.</p>

Date	Commenting Agency	Summary of Comment
May 14, 2009	Native American Heritage Commission (NAHC)	<p>The NAHC is the state agency designated for the protection of California's Native American cultural resources. The NAHC recommends the following actions:</p> <ul style="list-style-type: none"> • Contact the appropriate California Historic Resources Information Center. • If an archaeological inventory survey is required, provide a professional report detailing the findings and recommendations of the records search and field survey. • Use of Native American Monitors when professional archaeologists (or the equivalent) are employed by project proponents. • Correspondence with the list (attached to the comment letter) of Native American contacts be prepared. • Include mitigation measures identifying plan provisions for the identification, evaluation, and disposition of accidentally discovered archaeological resources. • Include provisions for discovery of Native American human remains or unmarked cemeteries in mitigation plan. • Consider avoidance, if significant cultural resources are discovered during the course of the project implementation.
May 14, 2009	Department of Toxic Substances Control (DTSC)	<p>DTSC requested:</p> <ul style="list-style-type: none"> • The Draft EIR evaluate whether conditions within the project area may pose a threat to human health or the environment and identified databases of regulatory agencies. • The Draft EIR identify the mechanism to initiate any required investigation or remediation for any contaminated site. • Any investigations, sampling, and/or remediation be conducted under a Workplan overseen by the appropriate regulatory agency, and the findings of such investigation be summarized in Draft EIR, including all closure, certification, or remediation approval reports. • Investigations for hazardous chemicals for demolition of buildings, other structures, asphalt or concrete-paved surfaces; soils sampling and appropriate disposal of any contaminated soils; investigation and remedial actions (if needed) for areas used for agricultural, livestock, or other related

Date	Commenting Agency	Summary of Comment
		<p>activities prior to construction.</p> <ul style="list-style-type: none"> The Draft EIR identify the contact person’s title and email address. <p>DTSC also identified the process to follow if a project’s operations would generate hazardous wastes.</p>
<p>May 15, 2009</p>	<p>California Regional Water Quality Control Board, Santa Ana Region (Regional Board)</p>	<p>The Regional Board requested the Draft EIR incorporate the following comments to best protect water quality standards.</p> <ul style="list-style-type: none"> Address potentially significant impacts to vernal pools and other riparian and wetland segments. The Regional Board stresses avoidance and no net loss of wetlands, avoidance of any impact to water quality standards, and changes to hydrology. Where avoidance is not feasible, impacts to water quality must be minimized and mitigation must replace the full water quality function and value of the standards prior to the impact. Clarify which surface channels will be open and earthen. Proactively suggest widening a large (or larger) percentage of the channels and basins to rights-of-way to for open and earthen channels, which would accommodate both peak flows, riparian restoration work, or other mitigation supporting the Basin Plan’s Wildlife Habitat, Warm Freshwater Habitat, and Groundwater Recharge beneficial uses. The Draft EIR should provide a comprehensive analysis of design alternatives including those that support a variety of or environmental benefits in addition to the necessary flood control. <p>The Regional Board notes mitigation is anticipated as part of a Section 404 permit or in waste discharge requirements for those portions of the Project that are not Corps-jurisdictional. The Regional Board further notes that permitting could be streamlined if the Project meets the criteria for permitting under the Riverside County Special Area Management Plan (SAMP).</p> <p>The Regional Board requested the Project be designed to integrate flood control with riparian corridors, sensitive species habitat, runoff “polishing,” groundwater recharge, and recreational opportunities.</p> <p>The Regional Board noted the Project will provide a drainage plan for the portion of the floodplain that would be removed by the implementation of the San Jacinto River (SJR) Stage 4 Levee Project, and requested that the drainage plan for this floodplain portion include BMPs and (if applicable) identify any inlet to the SJR through the levee</p>

Date	Commenting Agency	Summary of Comment
June 5, 2009	United States Department of the Interior, Fish and Wildlife Service (USFWS)	embankment. The USFWS noted that the Project is within the MSHCP Plan and Area. San Jacinto is a Permittee under the MSHCP, and the Project has the potential to impact certain federally listed species. USFWS expressed concerns about: <ul style="list-style-type: none"> • potential dewatering of seasonally flooded alkali vernal plain habitat targeted for conservation in the MSHCP, and • the effects of the alternation of hydrology in the region and the elimination of flooding that is needed for the survival of MSHCP covered species. USFWS requested the Draft EIR: <ul style="list-style-type: none"> • comprehensively address potential impacts of the SJR-MDP and MSHCP consistency rather than deferring to MSHCP consistency reviews on a project-by-project basis; • evaluate alternatives that will avoid potential direct and indirect impacts to alkali vernal plain habitat; and • address how the Project will maintain clean seasonal flows to habitats targeted for conservation within MSHCP Criteria Areas.

1.3 EFFECTS FOUND NOT TO BE SIGNIFICANT

1.3.1 Effects Found Not to be Significant During Preparation of the NOP

CEQA provides that an EIR shall focus on the significant effects on the environment, discussing the effects with emphasis in proportion to their severity and probability of occurrence. Effects dismissed in an initial study as clearly insignificant and unlikely to occur, need not be discussed further in the EIR unless information inconsistent with the finding in the initial study is subsequently received.

Section of 21100 (c) of the Public Resources Code states that an EIR shall contain a statement briefly indicating the reasons that various possible significant effects of a project were determined not to be significant and were therefore, not discussed in detail in the Draft EIR. Section 15128 of the State CEQA Guidelines adds, “Such a statement may be contained in an attached copy of an Initial Study.”

The Initial Study/Environmental Checklist prepared and circulated with the NOP for public review on the proposed Project (Appendix A) concluded that the proposed SJV-MDP and SJR-ADP Amendment would not result in significant impacts to the following areas:

- Geology and Soils
- Noise
- Recreation
- Utilities and Service Systems
- Mineral Resources
- Public Services
- Transportation and Traffic

Therefore, as stated in the Initial Study/NOP, these topics are not addressed in the Draft EIR.

1.3.2 Effects Found Not to be Significant as Part of the EIR Process

Based on the analysis provided herein, the following areas were found to not have significant impacts:

- Aesthetics
- Hydrology and Water Quality

Therefore, no mitigation measures are required.

1.4 EFFECTS FOUND TO BE POTENTIALLY SIGNIFICANT UNLESS MITIGATION MEASURES ARE INCORPORATED

Based on the analysis provided herein, the following areas were found to have potentially significant impacts without mitigation measures:

- Air Quality
- Biological Resources
- Cultural Resources
- Hazards and Hazardous Materials

Sections 15126, 15126.2, and 15126.4 of the *State CEQA Guidelines* require consideration and discussion of significant environmental effects and mitigation measures proposed to minimize significant effects. All phases of a project must be considered when evaluating its impact on the environment: planning, acquisition, development, and operation (Section 15126) and an EIR shall identify and focus on the significant environmental effects of the proposed project (Section 15126.2).

Section 3.0 of this Draft EIR addresses each environmental effect that was determined to be potentially significant during preparation of the NOP prepared for the Project (Appendix A). The environmental effect is organized into an issue area, as listed below.

As previously identified, aesthetics, hydrology and water quality have less than significant adverse environmental effects and do not require mitigation. Air quality, biological resources, cultural resources, and hazards and hazardous materials have potentially significant environmental effects that can be mitigated to below the level of significance. Thus, mitigation is required for these issues.

Potential impacts upon agricultural resources and population and housing (growth inducement) were found to be significant and cannot be mitigated to below the level of significance. A Statement of Overriding Consideration will be required for these issue areas.

Please see the following referenced sections of this Draft EIR for more detailed discussion of each issue area:

- Aesthetics (Section 3.1)
- Agricultural Resources (Section 3.2)
- Air Quality (Section 3.3)
- Biological Resources (Section 3.4)
- Cultural Resources (Section 3.5)
- Hazards and Hazardous Materials (Section 3.6)
- Hydrology and Water Quality (Section 3.7)
- Population and Housing (Section 3.8)

2.0 PROJECT DESCRIPTION

The City of San Jacinto (San Jacinto) proposes to revise the existing San Jacinto Master Drainage Plan (SJMDP) and Northwest Hemet Master Drainage Plan (NW Hemet MDP); prepare a new master drainage plan for an area to the west and north of the existing plans; and then consolidate the three plans into one new plan: the San Jacinto Valley Master Drainage Plan (SJV-MDP). San Jacinto also proposes amending the San Jacinto Regional Area Drainage Plan (SJR-ADP) to incorporate the new expanded and revised plan. For purposes of this Draft Environmental Impact Report (Draft EIR or DEIR), the SJV-MDP and the SJR-ADP Amendment are collectively referred to as the “Project.”

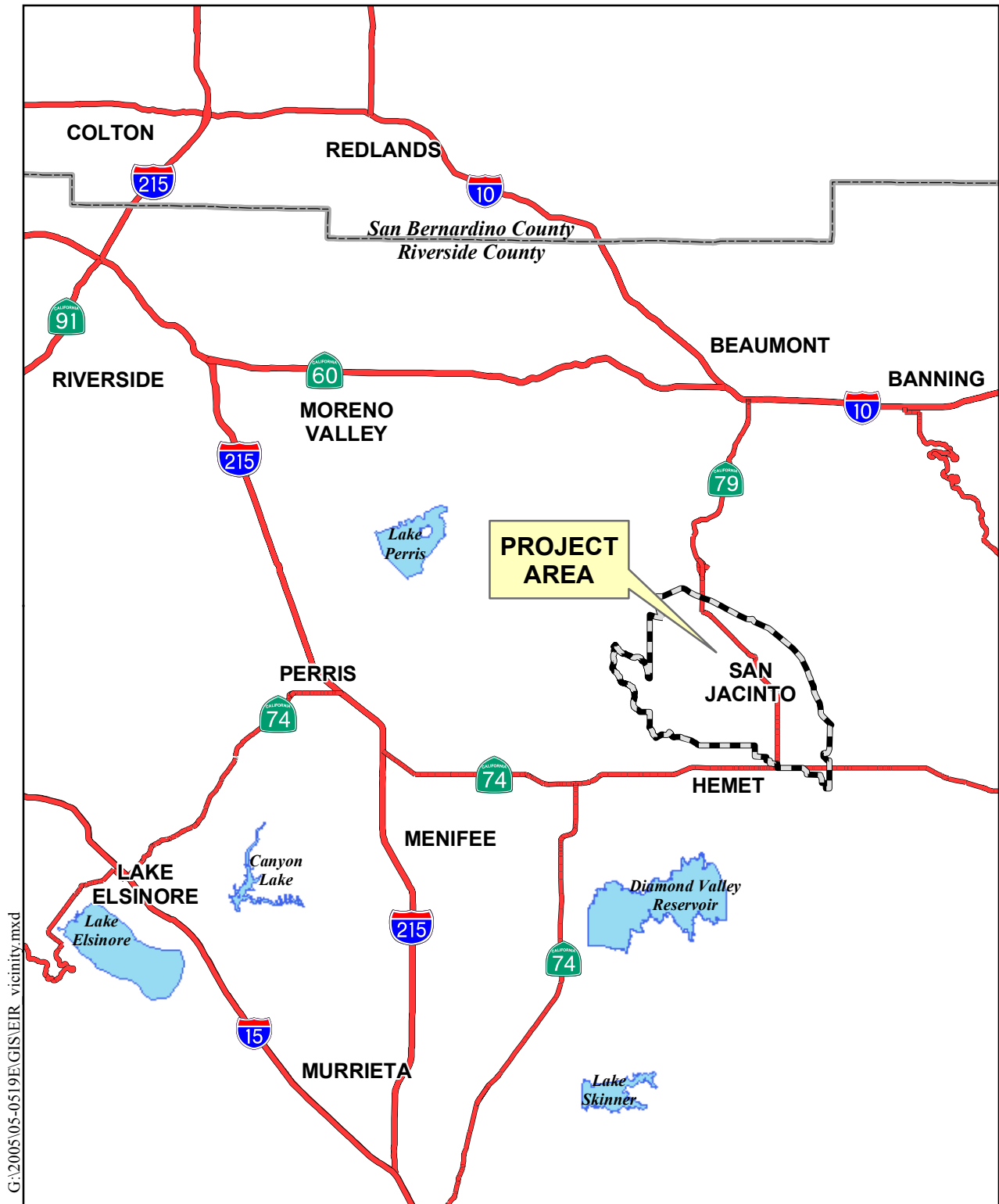
2.1 PROJECT LOCATION

The boundaries of the SJV-MDP, which encompasses approximately 27.4 square miles, is generally bounded by the San Jacinto River to the north, Meridian Street to the east, Florida Avenue to the south, and Warren Road to the west (**Figure 2.0-1, Vicinity Map** and **Figure 2.0-2, Proposed Project**). The SJV-MDP includes land within the cities of San Jacinto and Hemet, in addition to unincorporated Riverside County, as summarized in **Table 2.0-A** and shown in **Figure 2.0-3, City/County Boundaries**).

Table 2.0-A, Acreage and Municipalities within the SJV-MDP

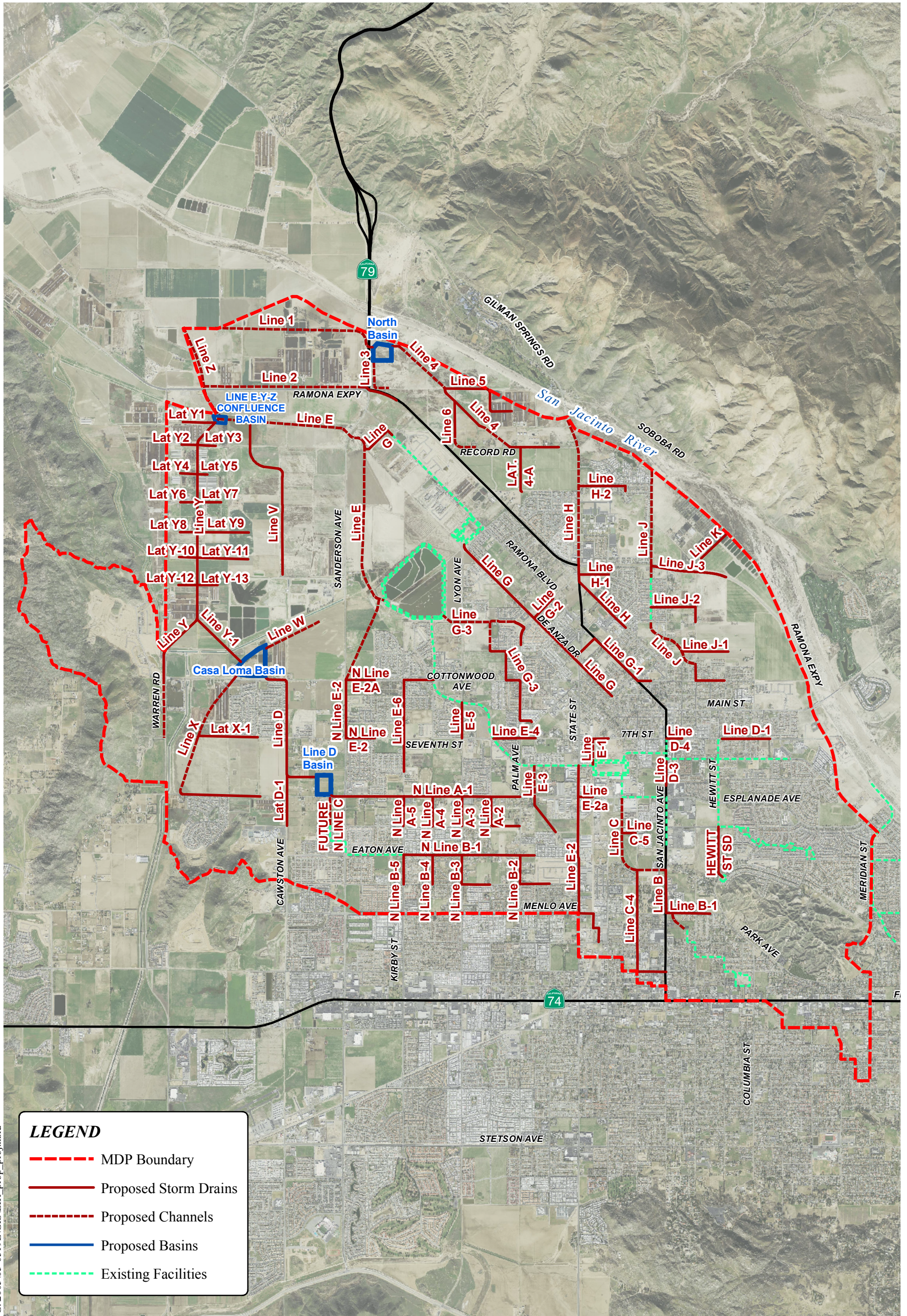
Municipality	Acres	Portion of Total
San Jacinto	12,812	73.3%
Hemet	3,216	18.4%
Unincorporated County	1,449	8.3%
Total	17,476	100.0%

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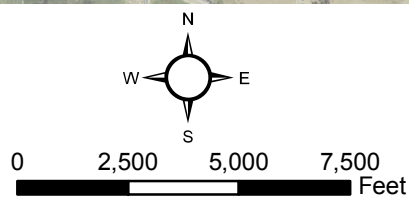
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Figure 2.0-1
Vicinity Map

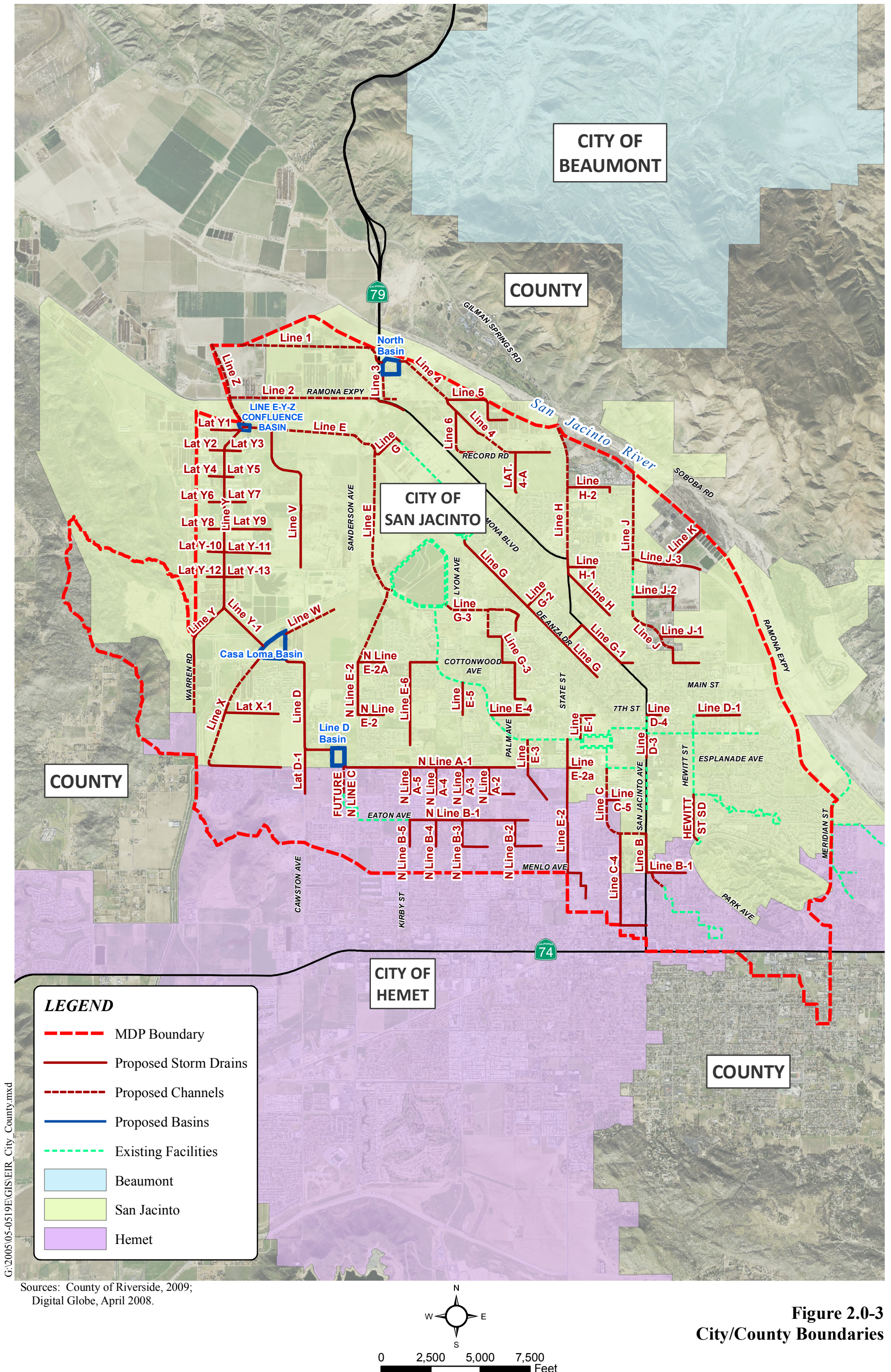


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Sources: County of Riverside, 2009;
 Digital Globe, April 2008.



**Figure 2.0-2
 Proposed Project**



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Sources: County of Riverside, 2009;
 Digital Globe, April 2008.

Figure 2.0-3
City/County Boundaries

2.2 BACKGROUND

MDPs address the current and future drainage needs of a given community. The boundary of the MDP usually follows regional watershed limits. Proposed facilities identified in an MDP may include open channels, storm drains, levees, detention basins, dams, wetlands, or any other conveyance capable of economically relieving flooding problems within the plan area. An MDP also includes an estimate of facility capacity, sizes, and costs.

MDPs are prepared for a variety of purposes:

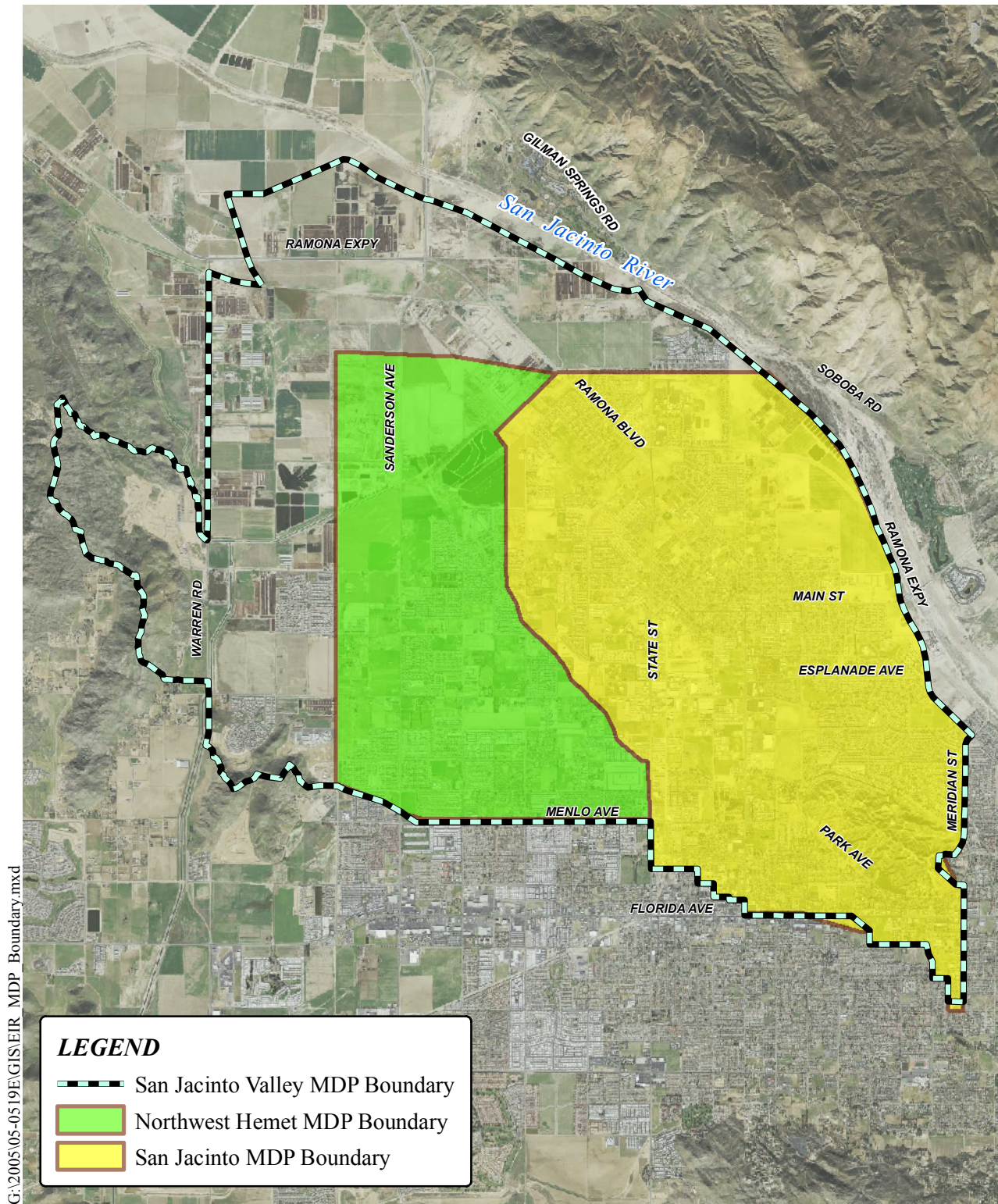
- 1) To identify solutions to existing flood hazards;
- 2) To provide a guide to orderly development of the MDP area;
- 3) To provide an estimate of costs to resolve flooding issues within a community; and
- 4) To establish area drainage plan (ADP) fees, which will offset taxpayer costs for proposed drainage facilities.

An ADP is a financing mechanism, which is used to ensure that all new development pays its fair share for needed drainage facilities. ADP fees are imposed on new development within the boundary of the ADP. An ADP is essentially the MDP with additional language supporting the costs and distribution of the fee (RCFCWCD 2009).

The boundaries of the SJV-MDP includes the San Jacinto MDP area (adopted January 1982, revised July 1990) and the NW Hemet MDP area (adopted January 1985). Additionally, the SJV-MDP includes drainage facilities for areas located north and west of the San Jacinto and NW Hemet MDPs as shown in **Figure 2.0-4, San Jacinto Valley MDP Boundary**.

The SJV-MDP was studied in three subareas identified as the North Area, West Area, and City Area (**Figure 2.0-5, San Jacinto Valley MDP Subareas**). The North Area includes the area north of Ramona Expressway and west of State Street. The West Area includes the area south of Ramona Expressway and west of Sanderson Avenue. The remainder of the territory in the SJV-MDP is the City Area.

For the most part, the North and West Areas are not a part of either the SJMDP or the NW Hemet MDP. The North and West areas had previously been proposed as agricultural lands, but are now designated for single-family residences and commercial land uses by the San Jacinto and Riverside County General Plan. With the proposed change in land use, a drainage plan needed to be developed for the North and West Areas. At the same time, revisions and updates were necessary in the SJMDP and NW Hemet MDP. Rather than creating a new MDP and updating the SJ MDP and NW Hemet MDPs, it was decided the most comprehensive and efficient way to address the drainage needs of this area would be to prepare one MDP. The SJV-MDP contains a drainage plan for the North and West Areas and incorporates the necessary updates and revisions to the NW Hemet MDP and SJMDP. Once adopted, the SJV-MDP will supersede the NW Hemet MDP and SJMDP.



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Imagery: Digital Globe, March 2008.

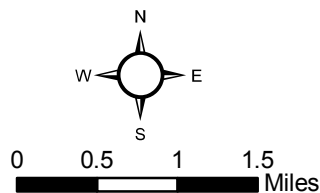
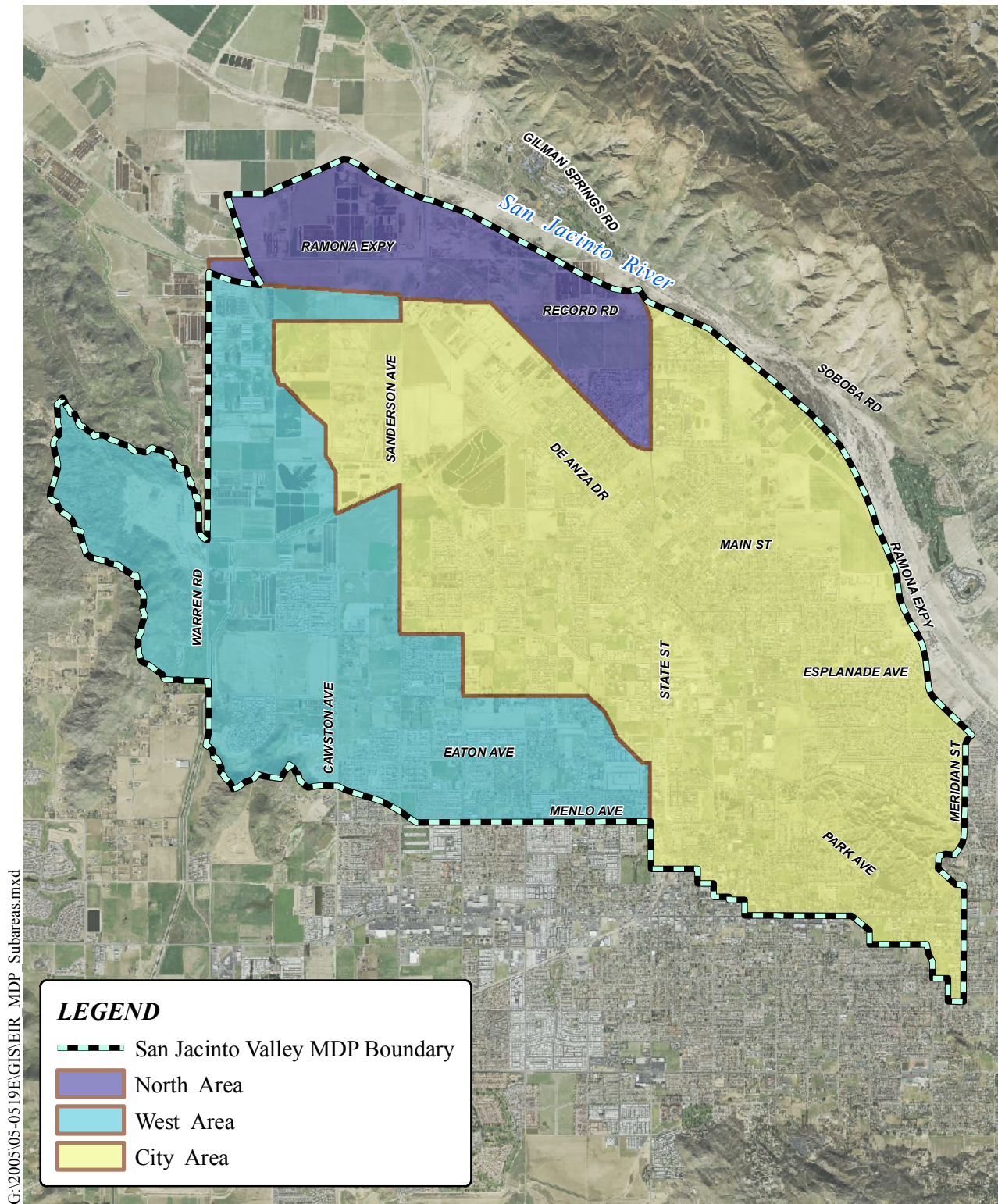


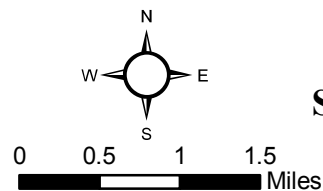
Figure 2.0-4
San Jacinto Valley MDP Boundary



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Imagery: Digital Globe, March 2008.

Figure 2.0-5
San Jacinto Valley MDP Subareas



2.3 SAN JACINTO VALLEY MASTER DRAINAGE PLAN (SJV-MDP)

Simply stated, the SJV-MDP is an overview of the drainage problems in a specific geographical area and a conceptual solution to those problems. The SJV-MDP identifies, at a conceptual level, alignments and locations of drainage facilities; the precise alignments will be determined at the time the individual facility is designed. Factors influencing the final design of SJV-MDP facilities include, but are not limited to, existing utility locations, proposed development plans, and right-of-way availability. In general, the amount of engineering to develop an MDP alignment is far less than what is required to prepare improvement plans. The SJV-MDP identifies a general alignment and location of the proposed facilities. Precise facility locations will be dictated by conditions existing at the time each facility is designed. Likewise, the facility sizes identified in the SJV-MDP is preliminary. Final sizing will be determined based on detailed analysis performed at the design stage. The SJV-MDP proposes the construction of approximately 50 miles of facilities.

Construction of the proposed SJV-MDP facilities will occur in many phases over a period of several years, as development requires and when funding becomes available. Most of the SJV-MDP facilities will be designed and constructed under the direction of RCFCWCD in conjunction with private development projects, which will be subject to the development approval process of the specific jurisdiction in which the future development would be located, i.e., San Jacinto, Hemet, or Riverside County. However, there is nothing in the SJV-MDP that would preclude RFCWCD, San Jacinto, or Hemet from constructing SJV-MDP facilities and it is anticipated that some SJV-MDP facilities will be constructed by these agencies.

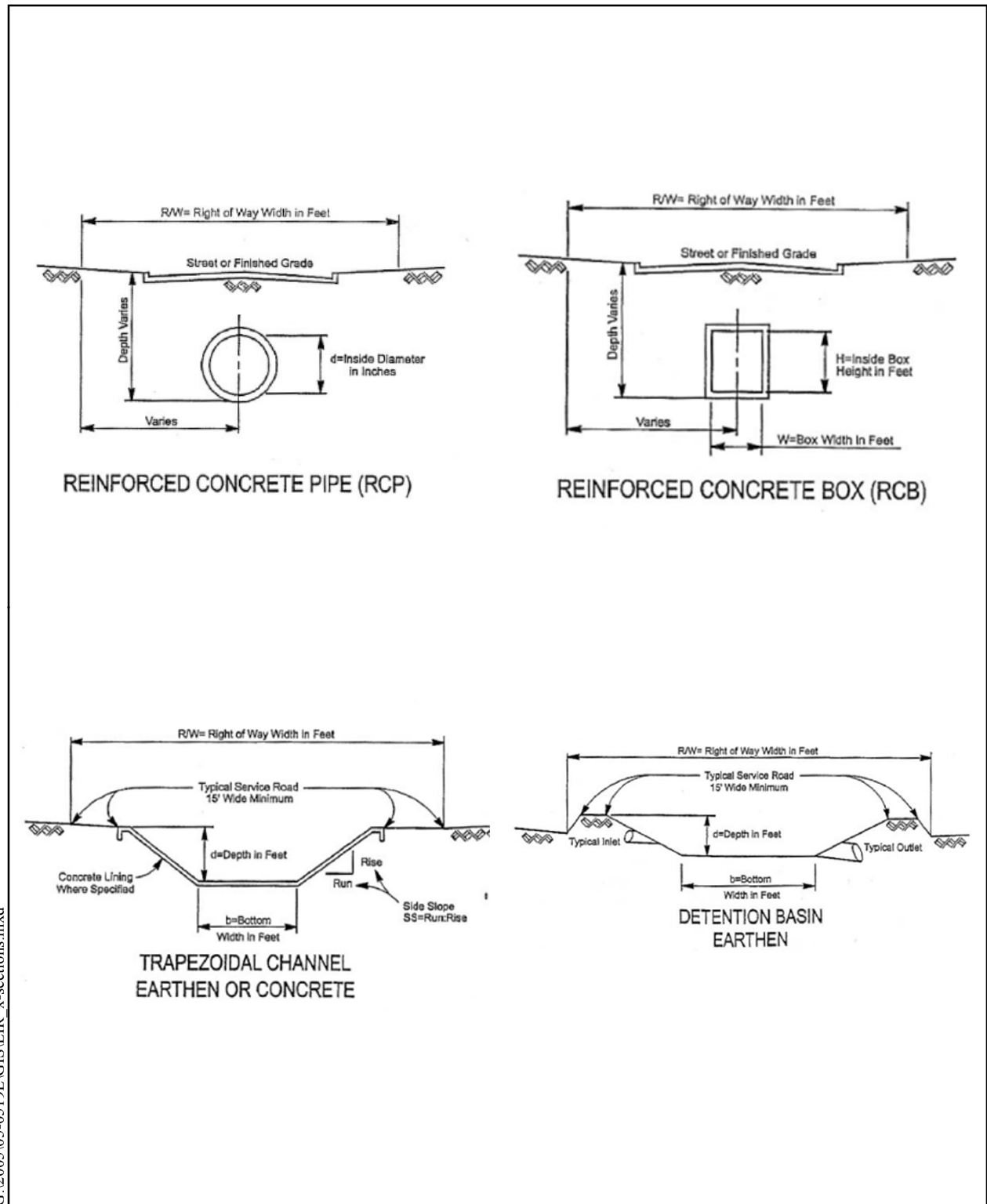
The SJV-MDP proposes a system of open channels, underground storm drains, and four detention basins, the conceptual location of which is presented in **Figure 2.0-2, Proposed Project**. A typical cross section for these types of facilities is shown in **Figure 2.0-6, Typical Cross Sections**. In addition to the proposed facilities, the SJV-MDP includes existing facilities.

Open Channels

The SJV-MDP proposes two types of open channels, lined and unlined channels.

Lined channels are usually trapezoidal shaped with concrete paving on the sides and bottom. Sides slope upward from the bottom at a rate of one foot vertically for every 1.5 feet horizontally. The SJV-MDP also includes lined facilities with vertical side slopes. The lined channels in the SJV-MDP range in size from a bottom width of two feet to fifteen (15) feet and in depth from four feet to seven feet.

Unlined channels are usually trapezoidal shaped, not paved with concrete, although the SJV-MDP includes some unlined channels that require rock slope protection and have flatter side slopes than lined channels. Side slopes for unlined channels run four feet horizontally for every one-foot of rise, unlined channels are more costly to maintain; thus RCFCWCD restricts the ultimate use of an unlined section to instances where flow velocities are non-erosive. Unlined channels also require additional rights-of-way due to their wider cross sections.



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Figure 2.0-6
Typical Cross-sections

Open channel rights-of-way for both lined and unlined facilities must accommodate the channel footprint plus areas needed for channel maintenance including access roads. Generally, channels with top widths less than 20 feet will require one access road; channels with top widths 20 feet or greater, require two access roads.

Open channels are generally considered the most economically feasible means of transporting large flood flows for any appreciable distance and are used wherever appropriate. In addition to their role as flow conveyors, open channels provide an outlet for the underground facilities proposed in the plans as well as local drainage facilities to be built by developers and others. All of the open channels proposed in the SJV-MDP are intended to carry the runoff from a 100-year frequency storm.

Underground Storm Drains

The underground storm drains proposed by the SJV-MDP, generally consist of reinforced concrete pipe (RCP), ranging in size from 30 inches to 96 inches in diameter, and reinforced concrete box (RCB), ranging from single cell to multiple cells. Manholes are located as necessary for maintenance access with a maximum spacing of 500 feet. Catch basins are not specifically located until final design.

The underground drainage facilities are only proposed in those locations within the SJV-MDP where the application of open channels is not feasible, either because of topographic constraints or existing development (where possible, the underground storm drains proposed in the SJV-MDP are located in existing or future street rights-of-way). Most of the underground facilities within road rights-of-way are sized to carry the runoff generated by a 10-year storm event.

During a 100-year storm event, excess flow is expected to be carried in the street section above the facility. Otherwise, underground facilities are sized to convey the 100-year storm runoff.

Detention Basins

The SJV-MDP proposes four detention basins, which by use of temporary storage, will reduce fairly high flow rates to substantially lower outflow rates. The reduction of peak flows and debris allows for smaller, less costly facilities downstream of the detention basins. All four proposed detention basins are designed for ultimate 100-year storm events. Flows exceeding the design capacity of a basin would pass over the emergency spillway in flow patterns approximating current conditions.

2.3.1 SJV-MDP Facilities Overview

Table 2.0-B, SJV-MDP Facilities Overview, presents a summary, by subarea (i.e., City Area, North Area, West Area), of each facility, whether it is an existing facility, proposed facility, modified facility, or new facility, and facility type. The terms “existing,” “proposed,” “modified,” and “new” have the following meanings for purposes of **Table 2.0-B**.

- “Existing” means an existing constructed facility.
- “Proposed” means a facility previously identified in either the SJMDP or NW Hemet MDP for which no changes are proposed in the SJV-MDP, i.e., the facility is proposed to have the same alignment and size as identified in the SJMDP or the NW Hemet MDP.
- “Modified” means a facility that was previously identified in either the SJMDP or NW Hemet MDP and the SJV-MDP proposes a different alignment or size.
- “New” means a facility that was not previously identified in either the SJMDP or NW Hemet MDP, since it is serving the North Area or West Area.

Table 2.0-B, SJV-MDP Facilities Overview

Subarea	Facility Name	Existing, Proposed, Modified, or New	Facility Type		
			Storm Drain	Channel	Basin
City Area	Buena Vista Basin	Existing			✓
City Area	Lyon Avenue Detention Basin	Modified			✓
City Area	Line B	Proposed	✓		
City Area	Line B-1	Proposed	✓		
City Area	Line C (from Buena Vista Basin to Esplanade Avenue)	Existing		✓	
City Area	Line C (extension upstream of Esplanade Avenue to San Jacinto Avenue)	Proposed		✓	
City Area	Line C-4	Proposed	✓		
City Area	Line C-5	Proposed	✓		
City Area	Line D (from Buena Vista Basin to Hewitt Street)	Existing	✓		
City Area	Line D (upstream of Hewitt Street)	Proposed	✓		
City Area	Line D-1 (from Line D on Shaver Street to Vernon Avenue)	Existing	✓		
City Area	Line D-1 (extension on 7 th Avenue)	Proposed	✓		
City Area	Line D-2 Extension (Hewitt Street Storm Drain)	Modified	✓		

Subarea	Facility Name	Existing, Proposed, Modified, or New	Facility Type		
			Storm Drain	Channel	Basin
City Area	Line D-2	Existing	✓		
City Area	Line D-3	Proposed	✓		
City Area	Line D-4 (first portion of 350 feet from Line D)	Existing	✓		
City Area	Line D-4 (extension on 7 th Avenue)	Proposed	✓		
City Area	Line E	Existing	✓		
City Area	Line E (downstream of San Jacinto Reservoir)	Proposed		✓	
City Area	Line E-1 (stub out)	Existing	✓		
City Area	Line E-1	Proposed	✓		
City Area	Line E-2	Proposed	✓		
City Area	Line E-2a	Proposed	✓		
City Area	Line E-3	Proposed	✓		
City Area	Line E-4	Modified	✓		
City Area	Line E-5	Modified	✓		
City Area	Line E-6	Modified	✓		
City Area	Line F	Existing	✓		
City Area	Line F-2	Existing	✓		
City Area	Line G		✓		
City Area	Line G (downstream portion on Ramona Expressway)	Modified	✓		
City Area	Line G (upstream of Lyon Avenue Basin on De Anza)	Proposed	✓		
City Area	Line G-1	Modified	✓		
City Area	Line G-2	Proposed	✓		
City Area	Line G-3 (3100 feet upstream of San Jacinto Reservoir)	Modified		✓	
City Area	Line G-3	Modified	✓	✓	
City Area	Line H (southerly of Ramona Expressway)	Proposed	✓		
City Area	Line H (reference Line H MDP)	Proposed		✓	
City Area	Line H-1	Proposed	✓		
City Area	Line H-2	Modified	✓		

Subarea	Facility Name	Existing, Proposed, Modified, or New	Facility Type		
			Storm Drain	Channel	Basin
City Area	Line J (southerly of Ramona Expressway)	Proposed	✓	✓	
City Area	Line J	Proposed		✓	
City Area	Line J-1	Proposed	✓		
City Area	Line J-2	Proposed	✓		
City Area	Line J-3	Modified	✓	✓	
City Area	Line K	Proposed		✓	
City Area	Line V	Modified	✓		
City Area	N Line A-2	Proposed	✓		
City Area	N Line A-3	Proposed	✓		
City Area	N Line B-2	Proposed	✓		
City Area	N Line E (downstream of San Jacinto Reservoir)	Proposed		✓	
City Area	N Line E (southerly of Ramona Expressway)	Proposed		✓	
City Area	N Line E-2	Modified	✓		
City Area	N Line E-2A	Modified	✓		
North Area	Line 1	New		✓	
North Area	Line 2	New		✓	
North Area	Line 3	New		✓	
North Area	Line 4	New	✓	✓	
North Area	Line 5	New	✓		
North Area	Line 6	New	✓	✓	
North Area	Lateral 4A	New	✓	✓	
North Area	North Basin	New			✓
West Area	Line D	New	✓		
West Area	Line W	New		✓	
West Area	Line X	New		✓	
West Area	Lax X-1	New	✓		
West Area	Line Y	New	✓		
West Area	Line Y-1	New	✓		
West Area	Lat Y-1 through Y-13	New	✓		
West Area	Line Z	New	✓		
West Area	Casa Loma Basin	New			✓
West Area	Line D Basin	New			✓
West Area	Line E-Y-Z Confluence Basin	New			✓

The proposed facilities, when constructed, will require maintenance in order to retain flood control capacity. Following construction of the facilities, it is expected that RCFCWCD will operate and maintain most of the SJV-MDP storm drains, channels, and basins. The maintenance of the concrete-lined channels and storm drains typically is less costly than earthen channels and basins. Maintenance of storm drains and concrete channels typically consists of keeping these facilities and their side drains clear of debris and sediment, as well as annual repair of access roads (at a rate of two miles per day), repair of fences (approximately three to four times per year), and removing graffiti. On rare occasions, major repairs may be required following damaging storm events. Thus, major grading will not routinely occur while maintaining the underground storm drains and open concrete channels. To maintain the constructed facilities, RCFCWCD will occasionally use equipment similar to the types used to construct the proposed facilities.

RCFCWCD inspects earthen channels and basins approximately six to eight times per year. The routine maintenance of the earthen channels and basins will likely require the following activities: the removal of deposition, repair of eroded slopes, and reduction of fire hazard by annually mowing and application of herbicides (approximately four to six times per year) as well as the maintenance activities described in the previous paragraph. Vegetation must be removed or mowed annually (or as necessary) to provide the designed hydraulic capacity. Any vegetation that may pose a fire hazard to adjacent structures must also be maintained. The design capacity of the facility and the frequency, duration, and velocity of runoff usually dictate the frequency of vegetation maintenance. Most facilities require some annual vegetation control. Maintenance of the earthen facilities will also include occasional erosion repair and sediment removal. The frequency of these activities is a function of storm flows, and is difficult to estimate. The proposed earthen facilities are also more likely to be damaged by high velocity peak flows and more frequent storm events. While major repairs are expected to be relatively infrequent, RCFCWCD will occasionally need to substantially grade and repair the earthen facilities.

2.3.2 SJV-MDP Phasing and Implementation

Since many of the SJV-MDP facilities will be constructed as part of private development projects, the SJV-MDP includes a recommended Phasing and Implementation Plan to facilitate orderly development within the Project area and implementation of the SJV-MDP.

To provide proper drainage for future development projects in the area north of Ramona Expressway and west of Sanderson Street:

- The San Jacinto Stage IV Levee (which is not a part of this project) should be completed and operational.
- As part of approval process for private development, the potential for runoff east of Sanderson Avenue should be evaluated and measures taken to protect this area from interim runoff.
- Proposed development project sites should have adequate outlets to the Post Stage IV Levee San Jacinto River Floodplain.

To provide proper drainage for future development projects in the area north of Ramona Expressway, east of Sanderson Avenue and west of State Street:

- The San Jacinto Stage IV Levee (which is not a part of this project) should be constructed and operational.
- The North Basin should be constructed with a pump to the San Jacinto River.
- Interim and/or ultimate SJV-MDP facilities should be constructed to connect projects in this area the site to the North Basin.
- If Line H is not constructed, flows from east of State Street need to be determined and these flows incorporated into interim site drainage plans.
- A “worst case” analysis should be prepared to determine what would happen if the North Basin pump failed and runoff exited this basin.
- Proposed development projects should have adequate outlets to the Post Stage IV Levee San Jacinto River Floodplain.

To provide proper drainage for future development projects in the Line H watershed:

- New development will be required to construct Line H to the San Jacinto River.
- New development will be required to construct Line J upstream or devise some other way to collect and convey these upstream flows.
- If Line H is constructed prior to completion of the San Jacinto River Stage IV Levee, as part of the approval process for private development in the Line H watershed, a study will be prepared to determine the flooding impact on the specific development site and on adjacent properties.

To provide proper drainage for future development projects in the Line K watershed:

- New development will be required to construct Line K or devise some other way to collect and convey Line K flows.
- If Line K is constructed prior to the completion of the San Jacinto Stage IV Levee, prepare a study to determine the flooding impact on-site and on adjacent properties.

To provide proper drainage for future development projects in the Line E-2 watershed:

- New development will be required to construct Line E-2 downstream to Line E.
- New development will be required to construct Line E to an adequate outlet west of Sanderson Avenue.
- New development will be required to collect and convey upstream flows tributary to the site.

To provide proper drainage for future development projects in the Line G-3 watershed:

- New development will be required to construct Line G-3 downstream to San Jacinto Reservoir.

- New development will be required to construct Line E to an adequate outlet west of Sanderson Avenue.
- New development will be required to collect and convey upstream flows tributary to the site.

To provide proper drainage for future development projects upstream of the Lyon Avenue Basin:

- New development will be required to construct Line G to outlet in the Lyon Avenue Basin.
- New development will be required to construct facilities to collect and convey upstream flows tributary to their project site.

To provide proper drainage for the Tenaya Specific Plan:

- New development within the Tenaya Specific Plan area will be required to construct Line V to the Colorado River Aqueduct spillway.
- New development will be designed to protect the Ramona Expressway from flooding.
- New development must include facilities to collect and convey upstream flows tributary to the site of such development.

To provide proper drainage for future development in the Line Y Watershed:

- New development in the Line Y watershed will be required to construct Line Y downstream to the Colorado River Aqueduct spillway.
- New development will be required to protect the Ramona Expressway from flooding.
- New development must include facilities to collect and convey upstream flows tributary to the site of such development.

To provide proper drainage for future development upstream of Casa Loma Basin:

- New development upstream of the Casa Loma Basin will be required to construct the Casa Loma Basin, or the portion thereof necessary to handle the increased runoff from such development.
- New development will include facilities to pump drainage within the Casa Loma Basin to an outlet with adequate capacity to accommodate the new flows.
- As part of the approval process for new development upstream of the Casa Loma Basin, an analysis of emergency overflow from the Casa Loma Basin will be prepared.

2.4 SAN JACINTO REGIONAL AREA DRAINAGE PLAN (SJR-ADP) AMENDMENT

An ADP is a financing mechanism for proposed flood control facilities within a watershed. Following the adoption of an ADP, drainage fee payment is required as a condition of approval for the issuance of building or grading permits on discretionary land uses within the watershed addressed by the ADP.

RCFCWCD’s Board will be requested to approve the SJV-MDP. The Riverside County Board of Supervisors, the San Jacinto City Council, and the Hemet City Council will be requested to adopt the SJR-ADP Amendment, and the San Jacinto City Council and the Hemet City Council will be requested to adopt the fee amounts set forth in the SJR-ADP Amendment. Based on the revisions to the SJR-ADP proposed by this Project, the Riverside County Board of Supervisors will revise County Ordinance No. 460, San Jacinto will revise Ordinance No. 05-18, and Hemet will revise its development impact fee to reflect the new SJR-ADP fee amounts. These ordinances require the collection of drainage fees for new development projects within the boundaries of the SJR-ADP. The collected drainage fees are then used to fund the construction of the proposed flood control facilities within the watershed. As the ADP is a funding mechanism to help finance the MDP, it is not anticipated that amending the SJR-ADP will result in any significant environmental impacts beyond those associated with the SJV-MDP. Drainage fees collected within the SJR-ADP will be used to help fund the construction of SJV-MDP facilities, with the exception of storm drains less than 36 inches in diameter. The overall watershed covered by the SJR-ADP is approximately 27.4 square miles in size and includes portions of San Jacinto, Hemet, and unincorporated Riverside County. The proposed fee boundary and drainage fees are described in a preliminary report that is available for review during normal business hours at the offices of the RCFCWCD at 1995 Market Street, Riverside, CA 92501.

2.5 PROJECT OBJECTIVES

A clear statement of project objectives allows for the analysis of reasonable alternatives to the proposed Project. Reasonable alternatives, both on and off site, must be analyzed per Section 15126.6 of the *State CEQA Guidelines*. The proposed Project is intended to meet the following objectives:

- Provide a single, comprehensive MDP that contains a drainage plan for the North and West Areas and the necessary updates and revisions to the SJMDP and NW Hemet MDP.
- In conjunction with ultimate street improvements for the area within the boundaries of the SJV-MDP, contain the 100-year frequency flood flows and alleviate the primary sources of flooding within the boundaries of the SJV-MDP.
- Serve as a guide for the location and size of drainage facilities that need to be constructed to protect existing development and future development as the area within the boundaries of the SJV-MDP develops per the San Jacinto General Plan, Hemet General Plan, the Riverside County General Plan, and specifically, the San Jacinto Valley Area Plan.
- Ensure that facility alignments are reserved for future construction of the drainage facilities identified in the SJV-MDP.
- Identify facility alignments that do not traverse the Eastern Municipal Water District (EMWD) Waste Water Treatment Plant.
- Identify facilities and facility alignments that require the minimal amount of ROW acquisition in potentially sensitive areas.

- Identify the most economical combination of facilities taking into consideration ROW acquisition, construction, and maintenance costs.
- Identify facilities that will accommodate phased development within the boundaries of the SJV-MDP.
- Create a funding mechanism to help finance the costs of construction of the facilities identified in the SJV-MDP.

2.6 REQUIRED PERMITS AND/OR APPROVALS

Implementation of the SJV-MDP may require permits or other forms of approval from public agencies or other entities prior to construction of the proposed SJV-MDP facilities.

Riverside County Flood Control and Water Conservation District

RCFCWCD owns and operates storm drains, channels, and basins within the proposed MDP boundary. To the extent that flood control improvements are proposed that affect RCFCWCD's facilities, coordination and approval from the RCFCWCD, would be necessary.

Moreover, all new facilities constructed by developers, San Jacinto, or Hemet, that require maintenance by RCFCWCD, would require RCFCWCD execution of a cooperative agreement and approval of plans and specifications.

U.S. Army Corps of Engineers

A Clean Water Act Section 404 permit will be required if the construction or maintenance of the proposed facilities involves the discharge of dredged or fill material within waters of the United States or adjacent wetlands.

Regional Water Quality Control Board, Santa Ana Region (RWQCB)

National Pollutant Discharge Elimination System (NPDES) General Construction Permits will be required for grading activities of one acre or larger.

If a 404 permit is required, then a Section 401 Water Quality Certification will be required.

A Waste Discharge Permit will be required if ground dewatering is necessary during tunneling activities or if waste is discharged into waters of the State.

California Department of Fish and Game

A Fish and Game Code Section 1602 Streambed Alteration Agreement will be required if a jurisdictional streambed or stream banks will be altered.

California Department of Transportation (Caltrans)

Encroachment permits, plus Water Pollution Control Plans as applicable, for crossings of State Route 79 will be required.

Metropolitan Water District of Southern California

Encroachment permits will be required to construct SJV-MDP facilities within the rights-of-way of the Colorado River Aqueduct, Casa Loma Siphons 1 and 2, Casa Loma Canal, San Diego Pipelines 1 and 2, San Diego Canal, Lakeview Pipeline, San Jacinto Pipeline, and the Inland Feeder.

County of Riverside, City of San Jacinto, and City of Hemet

Encroachment permits will be required to construct MDP facilities within road rights-of-way.

3.0 ANALYSIS OF ENVIRONMENTAL ISSUES

The purpose of this Draft EIR is to evaluate the potential environmental effects of the proposed San Jacinto Valley Master Drainage Plan and the San Jacinto Regional Area Drainage Plan (collectively the Project). The City of San Jacinto (San Jacinto) circulated a Notice of Preparation (NOP) for which the public review period ended May 15, 2009. The NOP was transmitted to the State Clearinghouse, responsible agencies, and other affected agencies to solicit issues and concerns related to the Project. The NOP, Initial Study, and comment letters are contained in Appendix A of this Draft EIR.

Sections 3.1 through 3.8 of the Draft EIR, examine the potential environmental impacts associated with implementation of the proposed Project and focuses on the following issues:

- Aesthetics
- Air Quality
- Cultural Resources
- Hydrology and Water Quality
- Population and Housing
- Agricultural Resources
- Biological Resources
- Hazards and Hazardous Materials
- Land Use
(The threshold being evaluated for Land Use is, “The project would conflict with any applicable habitat conservation plan or natural community conservation plan, which is addressed in the Biological Resources Section.”)

The impact analyses of these environmental issues are discussed in Sections 3.1 through 3.8 of the Draft EIR.

Technical Studies

Technical studies in the areas of air quality, biological resources, cultural resources, and hazardous materials were produced providing detailed technical analyses that were used in this Draft EIR. These documents are identified in the discussion for the individual environmental issue, and included as technical appendices on a CD attached to the Draft EIR.

Analysis Format

The Draft EIR assesses how the proposed Project would impact these issue areas. Each environmental issue addressed in this Draft EIR is presented in terms of the following subsections:

- **Setting:** Provides information describing the existing setting on or surrounding the Project site which may be subject to change as a result of the implementation of the Project. This setting describes the conditions that existed when the NOP was sent to responsible agencies and the State Clearinghouse.
- **Comments Received in Response to the Notice of Preparation:** Identifies those parties responding to the NOP and provides a summary of their comments.

- **Thresholds of Significance:** Provides criteria for determining the significance of Project impacts for each environmental issue.
- **Related Regulations:** Provides a discussion of the applicable regulations with respect to each environmental issue.
- **Project Design Considerations:** Provides a discussion of the Project design considerations and features with respect to each environmental issue.
- **Environmental Impacts Before Mitigations:** Provides a discussion of the characteristics of the proposed Project that may have an effect on the environment; analyzes the nature and extent to which the proposed Project is expected to change the existing environment, and whether or not the Project impacts meet or exceed the levels of significance thresholds.
- **Mitigation Measures:** Identifies mitigation measures to reduce significant adverse impacts to the extent feasible.
- **Summary of Environmental Effects After Mitigation Measures are Implemented:** Provides a discussion of significant adverse environmental impacts that cannot be feasibly mitigated or avoided, significant adverse environmental impacts that can be feasibly mitigated or avoided, adverse environmental impacts that are not significant, and beneficial impacts.

3.1 AESTHETICS

Potential impacts related to:

- substantial adverse effects on a scenic vista,
- a substantial degradation of the existing visual character or quality of the site and its surroundings, and
- the creation of a new source of substantial light or glare which would adversely affect day or nighttime views in the area,

were all found to be less than significant in the Initial Study/NOP prepared for the Project (Appendix A). The focus of the following analysis is related to the Project's:

- potential impacts related to substantially damaging scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway.

In addition to other documents, the following references were used in the preparation of this section of the DEIR:

- City of Hemet, *General Plan*, August 25, 1992. (Available at the City of Hemet Planning Department.) (HGP)
- City of Hemet, *Hemet General Plan Final Environmental Impact Report*, August 25, 1992. (Available at the City of Hemet Planning Department.) (HGP FEIR)
- City of San Jacinto, *City of San Jacinto General Plan*, January 2006. (Available at <http://www.ci.san-jacinto.ca.us/city-govt/general-plan.html>, accessed on May 5, 2009.) (SJ GP)
- City of San Jacinto, *San Jacinto Final Environmental Impact Report Findings*, April 2006. (Available at the San Jacinto City Clerk's Office.) (SJGP FEIR)
- City of San Jacinto, *San Jacinto Final Environmental Impact Report Findings – Statement of Overriding Considerations*, April 2006. (SJGP FEIR SOC)
- City of San Jacinto, *San Jacinto General Plan Draft EIR*, January 2006. (Available at <http://www.ci.san-jacinto.ca.us/city-govt/general-plan-EIR.html>, accessed on May 4, 2009.) (SJGP DEIR)
- County of Riverside, *County of Riverside General Plan, San Jacinto Valley Area Plan*, October 2003. (Available at <http://www.rctlma.org/genplan/content/ap2/sjvap.html>, accessed on May 5, 2009.) (COR SJVAP)
- County of Riverside, Transportation and Land Management Agency, Planning Division, *Riverside County Integrated Project, General Plan Final Program Environmental Impact Report*, 2003. (Available at the County of Riverside Planning Department and at <http://www.rctlma.org/genplan/content/eir/volume1.html>, accessed on May 4, 2009.) (COR GP FEIR)

3.1.1 Setting

The Project area is located within the cities of San Jacinto and Hemet, and portions of unincorporated Riverside County. Each of these jurisdictions contain important natural resources with aesthetic properties, including but not limited to, mountain views, mature trees, rock outcroppings, hills, ridges, and other prominent landforms.

Figure 3.1-1, San Jacinto Valley Area Plan Scenic Highways, illustrates the location of State Designated, State Eligible, and County Eligible Highways; these highways traverse urban and rural land providing scenic views of the San Jacinto Valley. State Route 74 (Florida Avenue), as it passes east to west through Hemet, is considered a State Eligible Scenic Highway. The Ramona Expressway, Gilman Springs Road, State Route 79, and Soboba Road are all County Eligible Scenic Highways in San Jacinto Valley (COR SJVAP, Figure 9).

3.1.2 Comments Received in Response to the Notice of Preparation

No comments were received in response to the NOP relative to aesthetics.

3.1.3 Thresholds of Significance

San Jacinto has not established local CEQA significance thresholds as described in Section 15064.7 of the *State CEQA Guidelines*. However, San Jacinto's, "Environmental Checklist" for the proposed Project (see Appendix A of this document) as well as Hemet's and RCFCWCD's environmental checklists indicates that impacts related to aesthetics may be considered potentially significant if the proposed Project would:

- substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway.

3.1.4 Related Regulations

3.1.4.1 California Scenic Highways Program

The California Scenic Highways program was established in 1963 to *...preserve and protect scenic highway corridors from change which would diminish an aesthetic value of lands adjacent to highways* (SHC, Section 260). The state laws governing the California Scenic Highway program are found in the Streets and Highways Code, Section 260 *et seq.*

3.1.4.2 San Jacinto General Plan

The Resource Management Element of the San Jacinto General Plan sets forth the following policies with respect to the preservation of aesthetic resources (SJ GP, p. RM-9):

Policy 1.1: Conserve important natural resources such as mature trees, rock outcroppings, hills, ridges, and other prominent forms, as open space.