

**RANCHO BELLA VISTA, SPECIFIC PLAN 184,
Initial Study and Addendum
(Project Case Type and Number: CZ07770, SP00184S4, TR36376)
April 26, 2012**

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**ADDENDUM NO.1 TO SUBSEQUENT ENVIRONMENTAL IMPACT REPORT NO. 401 FOR
RANCHO BELLA VISTA, SPECIFIC PLAN NO. 184, AMENDMENT NO. 2, SUBSTANTIAL
CONFORMANCE NO. 4**

A. Document Purpose

This introduction is included to provide the reader with general information regarding: (1) the history of Specific Plan No. 184, Amendment No. 2; (2) the purpose of an Addendum to an Environmental Impact Report (Addendum); (3) standards for adequacy under the California Environmental Quality Act (CEQA); (4) a description of the format and content of this Addendum; and (5) the processing requirements for the proposed Project.

B. History of Specific Plan No. 184

In 1986, the County of Riverside (County) approved the Rancho Bella Vista Specific Plan (SP No. 184) and certified the associated Environmental Impact Report (EIR No. 181). The SP included land uses which allow for development of approximately 2,580 residential units on 583 acres, a 13-acre neighborhood commercial center, a 2-acre lake-oriented commercial area, a 15-acre school/park complex, a 34-acre lake, and 151 acres of natural open space. Specific Plan Amendments (SPA) were approved by the County in 1988 and 1997 (SPA Nos. 1 and 2, respectively). SPA No. 2 required the preparation of a Subsequent EIR (SEIR) to analyze the environmental impacts associated with the proposed SPA. SEIR No. 401 was certified in June 1997. Subsequent to the adoption of SPA No. 2 and certification of SEIR No. 401, changes were made to the SP Land Use Plan through two Substantial Conformance approvals. Substantial Conformance No. 1 was approved in 1999 and Substantial Conformance No. 2 was approved in 2003. Please see *Project Planning Background*, below, for a more detailed project history. The project evaluated in the SP and SEIR, and Amendment Nos. 1 and 2, including Substantial Conformance Nos. 1 and 2, are hereafter referred to as the previous project.

The property owner now proposes Substantial Conformance No. 4 to Amendment No. 2, which would result in changes to Phase III of the Rancho Bella Vista development, which would include a reduction in total acreage of Phase III, total residential lots, and minimum lot size associated with residential development, as well as changes to water quality improvements and the alignment of Butterfield Stage Road (refer to *Project Description* for more detail), resulting in a reduction to the park size.

C. California Environmental Quality Act (CEQA) Requirements

The CEQA Guidelines environmental review procedures allow for the updating and use of an existing, previously certified Environmental Impact Report (EIR) for projects that have changed or are different from the previous project or conditions analyzed. Section 15164 of the CEQA Guidelines state the following with respect to an Addendum to an EIR:

- (a) *The lead agency or responsible agency shall prepare an addendum to a previously certified EIR if some changes or additions are necessary but none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred.*
- (b) *An addendum to an adopted negative declaration may be prepared if only minor technical changes or additions are necessary or none of the conditions described in Section 15162 calling for the preparation of a subsequent EIR or negative declaration have occurred.*

- (c) *An addendum need not be circulated for public review but can be included in or attached to the final EIR or adopted negative declaration.*
- (d) *The decision making body shall consider the addendum with the final EIR or adopted negative declaration prior to making a decision on the project.*
- (e) *A brief explanation of the decision not to prepare a subsequent EIR pursuant to Section 15162 should be included in an addendum to an EIR, the lead agency's findings on the project, or elsewhere in the record. The explanation must be supported by substantial evidence.*

Under CEQA, once an EIR has been prepared for a project, there is a strong presumption against requiring further environmental review. The CEQA Guidelines identify criteria for determining whether a subsequent EIR would be required for a project with a previously approved EIR. Further environmental review is required only if proposed changes to the project would require "major revisions" to the previously approved EIR because of new significant environmental impacts or a substantial increase in the severity of previously identified significant impacts (CEQA Guidelines Section 15162). Therefore, once an EIR has been approved, no SEIR shall be prepared for that project unless the lead agency determines, on the basis of substantial evidence in the light of the whole record, one or more of the following:

- *Substantial changes are proposed in the project which will require major revisions of the previous EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;*
- *Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or*
- *New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete, shows any of the following:*
 - a) *The project will have one or more significant effects not discussed in the previous EIR;*
 - b) *Significant effects previously examined will be substantially more severe than shown in the previous EIR;*
 - c) *Mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or*
 - d) *Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.*

If none of these circumstances are present, and only minor technical changes or additions are necessary to update the previously certified EIR, an Addendum may be prepared. Regarding the proposed Project, none of the above circumstances are present, and an Addendum is determined to be the appropriate type of CEQA document required.

D. Type of EIR and Level of Analysis

This document, prepared pursuant to CEQA, Public Resources Code 21000 *et seq.*, constitutes an Addendum to SP No. 184A2/SEIR No. 401 for the Rancho Bella Vista Specific Plan (June 1997). As such, this Addendum is intended to provide additional information regarding effects associated with implementation of Tentative Tract Map No. 36376, Change of Zone No. 7770, and Specific Plan No. 184, Amendment No. 2, Substantial Conformance No. 4 (TR36376, CZ07770, and SP 00184S4). Section 15161 of the State CEQA Guidelines states that a Project EIR "should focus primarily on the changes in the environment that would result from the development project." In addition, a Project EIR must "examine all phases of the project including planning, construction, and operation." This Addendum provides the environmental information necessary for the County of Riverside to make a final decision on the current requested application, which consists of a revision to Specific Plan No. 184, Amendment No. 2.

The County has determined that an Addendum should be prepared, rather than a Supplemental or Subsequent EIR, based on the following facts:

- a. TR36376, CZ07770, and SP00184S4 would not require "major revisions" to the previous EIR because the project would not involve any substantial increases in the severity of the previously identified significant impacts. As proposed, TR36376, CZ07770, and SP00184S4 would involve the following:
 - Change of Zone No. 7770 proposes to define the Specific Plan Planning Area boundaries and revise the Riverside County zoning ordinance for the project.
 - Butterfield Stage Road would be constructed to the full right-of-way (ROW) width on site, rather than half on and half off site as previously proposed. Butterfield Stage Road would be fully on site for the majority of its length and would span Tocalota Creek with an approximately 250 to 400-foot-long bridge.
 - The existing Pourroy Road "Arizona" crossing of Tocalota Creek would be removed due to the Butterfield Stage Road extension. The area where the crossing would be removed would be revegetated to a natural condition.
 - A sewer line would be constructed across Tocalota Creek downstream of the bridge as proposed in the original Specific Plan, rather than within the alignment of Butterfield Stage Road as depicted in more recent project approvals. It would be constructed by digging a trench, laying the sewer line, encasing the sewer line with concrete, placing rip rap around the pipe, and then placing fill over the pipe to return the soil surface elevation to pre-project grades. The impact area would then be revegetated with native species.
 - The park would be reduced from the previously approved 7.2 acres to 6.1 acres (primarily due to Butterfield Stage Road moving full width on-site and an existing 0.25-acre sewer lift station).
 - Total acreage associated with Phase III would be reduced from the previously approved 152.8 to 143.1. This reduction would be due primarily to a previous dedication of open space (portion of Tocalota Creek) as part of Phase II.

- Four water quality basins covering an area of approximately 5.7 acres would be constructed instead of the previously anticipated 1.5 acres of bioswales.
- The lot count for residential units would be reduced from a maximum of 466 (previously reduced from the original 476 planned units) to 446. Specifically, the units would be reduced from the most recently approved 315 to 298 units in PA 1, and from 83 to 77 units in PA 2; the number of units in PA 5 would be increased from 68 to 71.
- The largest lots in PA 1 would be reduced from 6,000 sf to 5,500 sf minimum (the previously approved 4,500 sf and 5,000 sf lots remain the same).
- The minimum lot size of PA 2 would be reduced from 7,200 sf to 6,000 sf.
- The minimum lot size of PA 5 would be reduced from 7,200 sf to 4,500 sf.

Construction would not simultaneously occur on more than one-third of Phase III.

As indicated in the above description, the changes included as part of TR36376 would involve minor changes to SP No. 184A2. The limits of ground disturbance and construction characteristics would be similar, and the land use after construction would remain the same. The revisions proposed would not result in any changes to allowable land uses and the environmental effects associated with development of the property as a residential development were previously subjected to evaluation under CEQA as part of SEIR No. 401. As demonstrated in the accompanying Environmental Assessment (EA) changes proposed as part of the Tentative Tract Map and Specific Plan Substantial Conformance would not substantially increase the significance of impacts to the environment as compared to impacts that were evaluated and disclosed as part of SEIR No. 401.

- b. Subsequent to the certification of SEIR No. 401, no new information of substantial importance that was not known at the time that SEIR No. 401 was prepared has become available, which would result in new significant environmental effects or a substantial increase in the severity of previously identified significant effects.
- c. As proposed, TR36376 would not involve any land uses or construction or operational characteristics that were not included in the analysis contained in SEIR No. 401, and would therefore not result in any new significant effects that were not previously identified.
- d. TR36376 would result in a comparable level of development as approved by SP No. 184A2, and would therefore not result in a substantial increase in the severity of previously identified significant effects analyzed in the previous SEIR No. 401.
- e. Updated technical studies were prepared for biology (including focused surveys for least Bell's vireo and southwestern willow flycatcher and a jurisdictional delineation), fire hazards, air quality, greenhouse gases, noise, and traffic (copies are contained as appendices to this document). These technical studies did not identify any new impacts or substantial increases in impacts to the environment beyond that which was disclosed in SEIR No. 401.

Mitigation measures identified in SEIR No. 401, other than those that have changed as a result of updated conditions (e.g., specific noise abatement requirements) remain appropriate and feasible for TR36376.

Based on these facts, the Lead Agency (Riverside County) determined that an Addendum to the previously certified Final Subsequent Environmental Impact Report No. 401 (SEIR No. 401) would be prepared for TR36376. Its focus is to evaluate TR36376 in relation to the previously approved SP No. 184A2.

E. Format and Content of this Addendum

The principal objectives of CEQA are to provide information that will: (1) disclose the significant environmental impacts associated with a proposed project; and (2) identify alternatives to minimize those significant impacts.

An EA (EA42440) has been prepared by the County of Riverside, which, when combined with the technical appendices (A-F), comprises Addendum No. 1 to SEIR No. 401 and reaffirms the findings of the previously certified Final SEIR No. 401. The studies are as follows:

- A. Mitigation, Monitoring and Reporting Program for TR36376.
- B1. Air Quality and Greenhouse Gas Emissions Analysis Technical Report, Rancho Bella Vista (Phase III). HELIX Environmental Planning. April 2012.
- B2. Appendices to Air Quality and Greenhouse Gas Emissions Analysis Technical Report, Rancho Bella Vista (Phase III). HELIX Environmental Planning. April 2012.
- C. Cultural Resources Survey of Rancho Bella Vista, Temecula, California. Applied Earthworks. December 2004.
- D. A Cultural Resources Survey Update Letter Report for Rancho Bella Vista (Tract Map 36376). Brian F. Smith and Associates, Inc. January 2012.
- E. Preliminary Acoustical Study. RK Engineering Group, Inc. August 2011.
- F. Updated Traffic Impact Study. RK Engineering Group, Inc. September 2011.

The technical studies, in conjunction with the attached Environmental Assessment/Initial Study Checklist, describe the findings of Final SEIR No. 401 as they relate to each environmental topic or issue, identify the potential impacts attributable to the proposed Project, reference the mitigation measures identified in Final SEIR No. 401 that are intended to avoid or minimize significant impacts, and identify significant impacts that would occur even after mitigation measures are implemented.

The attached Environmental Assessment/Initial Study ("IS") has been prepared to determine if the proposed changes in the SPA2, identified in the *Project Description* below, would trigger any new or more severe significant environmental impacts as compared to those analyzed in the context of SEIR No. 401. The IS classifies impacts in one of four ways:

- Potentially Significant Impact—This category is for any potentially significant impact that was not analyzed in SEIR No. 401.
- Less than Significant with Mitigation Incorporated—This category is for any impacts which were not analyzed or found in SEIR No. 401, but are nonetheless found to be less than significant with mitigation incorporated.

- Less than Significant New Impact—This category is for any impacts which were not analyzed or found in SEIR No. 401, but which are nonetheless less than significant.
- Impacts Fully Analyzed in SEIR No. 401—This category is for impacts which are equal to or less than the impacts found and analyzed in SEIR No. 401.

The result of the IS is that the environmental impacts of the SPA2, as modified by the proposed project, do not require substantial changes to SEIR No. 401. The impacts would not create any form of significant environmental impacts which were not previously analyzed in SEIR No. 401, nor would the impacts of the modified project be substantially more severe than those already analyzed in SEIR No. 401. Given that fact, CEQA provides that an Addendum to SEIR No. 401 is the proper form of environmental review for the proposed project.

F. Addendum Processing

The Riverside County Planning Department directed and supervised the preparation of this Addendum together with Final SEIR No. 401, which has been reviewed and determined to be complete and accurate by the Riverside County Planning Department. A public hearing will be held before the Riverside County Planning Commission, to consider the proposed action (i.e., TR36376, SP00184S4, and CZ07770) and the adequacy of this Addendum, at which time public comments will be heard. At the conclusion of the public hearing process, the Planning Commission will take action to approve or deny TR36376 and SP00184S4, and tentatively approve or deny CZ07770. If approved, the Planning Commission will also adopt findings relative to TR36376, CZ07770, and SP00184S4's environmental effects following the implementation of mitigation measures as described in Addendum No. 1 to SEIR No. 401. If approved, the proposed action will be forwarded to the Board of Supervisors, for their consideration.

COUNTY OF RIVERSIDE

ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (E.A.) Number: 42440 (Addendum No. 1 to Final SEIR No. 401)
Project Case Type (s) and Number(s): Tentative Tract Map No. 36376, Change of Zone No. 7770, and Specific Plan No. 184, Amendment No. 2, Substantial Conformance No. 4
Lead Agency Name: County of Riverside Planning Department
Address: P.O. Box 1409, Riverside, CA 92502-1409
Contact Person: Christian Hinojosa
Telephone Number: (951) 955-0972
Applicant's Name: Lennar Homes
Applicant's Address: 391 North Main Street, Suite 301; Corona, CA 92880

I. PROJECT INFORMATION

- A. Project Description:** Tentative Tract Map No. 36376, Change of Zone No. 7770, and Specific Plan No. 184, Amendment No. 2, Substantial Conformance No. 4 (TR36376, CZ07770, and SP00184S4) proposes modifications to SP No. 184, which was originally approved by the County Board of Supervisors on February 4, 1986. Final EIR No. 184 (State Clearinghouse No. 83102605) was certified on February 4, 1986. On October 6, 1988, Specific Plan No. 184, Amendment No. 1 (SP00184A1) was approved. Specific Plan No. 184, Amendment No. 2 (SP00184A2) was approved and Final SEIR No. 401 (State Clearinghouse No. 1995112065) was certified in association with the case on June 17, 1997.

Background

Specific Plan No. 184 (Rancho Bella Vista) was adopted for the Project site on February 4, 1986. The original Specific Plan proposed 2,580 residential units on 583 acres with a mixture of residential units having densities ranging from less than 1 dwelling unit per acre (du/ac) to 10 du/ac. The remaining acreage included a 13-acre neighborhood commercial center, a 2-acre lake-oriented commercial area, a 15-acre school/park complex, a 34-acre lake, and 151 acres of natural open space. An Environmental Impact Report (EIR) was prepared in association with the original Rancho Bella Vista Specific Plan and was certified by the Riverside County Board of Supervisors in conjunction with Project approvals on February 4, 1986.

On October 6, 1988, the Specific Plan was amended to reduce the number of approved dwelling units from 2,580 to 2,571 and increase the amount of designated open space from 151 to 210 acres. In addition, SP00184A1 realigned certain interior roadways to more closely conform to the site's topography and to create more useable land use Planning Areas (PAs). Since the changes did not significantly alter the identified Project effects, a Negative Declaration was prepared for the amendment.

On June 17, 1997, SP00184A2 was approved, with this action reducing the number of dwelling units from 2,571 units to 1,998 units on 583 acres. The amount of open space increased from 210 acres to 304.7 acres. In addition, the combined total of school and park uses increased to approximately 75 acres in SP00184A2 compared to 40 acres in SP00184A1. Commercial and high-density (multi-family) residential uses were eliminated. A Subsequent EIR (SEIR) was prepared to evaluate potential impacts associated with SP00184A2.

Subsequent to the adoption of SP00184A2 and certification of Final SEIR No. 401 on June 17, 1997, certain changes have been made to the Land Use Plan through two Substantial Conformance approvals. These actions resulted in overall increases to the open space, residential, school and park

areas, as well as an overall decrease in primary road acreage. They did not, however, change the total project acreage, dwelling unit count or residential density designations. The two Substantial Conformance actions are summarized below.

Substantial Conformance No. 1 (November 1999) created an open space linkage between the two biological preserves in PAs 14 and 15, and realigned the eastern portion of Murrieta Hot Springs Road. This necessitated boundary adjustments in residential PAs 11, 16 and 17, thereby increasing the total developable residential area by five acres. The total open space acreage was increased by 8.7 acres while the total school and park acreage was increased by approximately 1 acre.

Substantial Conformance No. 2 (October 2003) modified the Land Use Plan by reconfiguring the northern realignment of Pourroy Road and the new connection to Butterfield Stage Road. The modification rearranged the location of PAs 4 and 5, and the new alignment of Pourroy Road eliminated the road crossing between PA 5 and PA 2. Open Space PAs 6B and 6C were combined to form PA 6B and the former PA 6D become PA 6C. An additional Phase IV was added to the Specific Plan Phasing Plan, which included the development of PAs 7 and 8. The County determined that this modification to the project was within the scope of Final SEIR No. 401 and a Notice of Exemption was prepared.

Substantial Conformance No. 3 was never approved by the County and did not move forward.

Detailed Description

The County determined that an Addendum to the certified Final SEIR for the previous project (refer to Addendum Introduction Section B for a discussion of the previous project; Specific Plan No. 184, as revised) would be necessary due to subsequent proposed changes to the project description. Two phases (Phases I and II) of the SP have been constructed to date. Phase IV is currently under construction. The following changes to Phase III are proposed as Specific Plan No. 184, Amendment No. 2, Substantial Conformance No. 4, TR36376, and CZ07770 (proposed Project):

- Change of Zone No. 7770 proposes to define the Specific Plan Planning Area boundaries and revise the Riverside County zoning ordinance for the project.
- Butterfield Stage Road would be constructed to the full right-of-way (ROW) width on site, rather than half on and half off site as previously proposed. Butterfield Stage Road would be fully on site for the majority of its length and would span Tualota Creek with an approximately 250 to 400-foot-long bridge.
- The existing Pourroy Road "Arizona" crossing of Tualota Creek would be removed due to the Butterfield Stage Road extension. The area where the crossing would be removed would be revegetated to a natural condition.
- A sewer line would be constructed across Tualota Creek downstream of Butterfield Stage Road, rather than within the alignment of Butterfield Stage Road as depicted in more recent project approvals. It would be constructed by digging a trench, laying the sewer line, encasing the sewer line with concrete, placing rip rap around the pipe, and then placing fill over the pipe to return the soil surface elevation to pre-project grades. The impact area would then be revegetated with native species.
- The park would be reduced from the previously approved 7.2 acres to 6.1 acres (primarily due to Butterfield Stage Road moving full width on-site and an existing 0.25-acre sewer lift station).
- Total acreage associated with Phase III would be reduced from the previously approved 152.8 to 143.1. This reduction would be due primarily to a previous dedication of open space (portion of Tualota Creek) as part of Phase II.
- Four water quality basins covering an area of approximately 5.7 acres would be constructed instead of the previously anticipated 1.5 acres of bioswales.
- The lot count for residential units would be reduced from a maximum of 466 (previously reduced from the original 476 planned units) to 446. Specifically, the units would be reduced

from the most recently approved 315 to 298 units in PA 1, and from 83 to 77 units in PA 2; the number of units in PA 5 would be increased from 68 to 71.

- The largest lots in PA 1 would be reduced from 6,000 sf to 5,500 sf minimum (the previously approved 4,500 sf and 5,000 sf lots remain the same).
- The minimum lot size of PA 2 would be reduced from 7,200 sf to 6,000 sf.
- The minimum lot size of PA 5 would be reduced from 7,200 sf to 4,500 sf.

Construction would not simultaneously occur on more than one-third of Phase III.

B. Type of Project: Site Specific ; Countywide ; Community ; Policy .

C. Total Project Area: 143.1 acres

Residential Acres 95.9	Lots: 446	Units: 446	Projected No. of Residents: 1,155
Commercial Acres N/A	Lots: N/A	Sq. Ft. of Bldg. Area: N/A	Est. No. of Employees: N/A
Industrial Acres: N/A	Lots: N/A	Sq. Ft. of Bldg. Area: N/A	Est. No. of Employees: N/A

Other: Park, 6.1 acres; open space/drainage, including four water quality basins, 31.2 acres; Butterfield Stage Road, 8.4 acres; Pourroy Road, 1.5 acres.

D. Assessor's Parcel No(s): 964-080-004, 964-080-005, 964-080-006, 964-080-007, 964-080-009, 964-080-010, 964-080-012, 964-080-013

E. Street References: The Project site is located 1.2 mile east of Winchester Road, north of Murrieta Hot Springs Road, and adjacent to and west of Pourroy Avenue.

F. Section, Township & Range Description or reference/attach a Legal Description: The Project site is located within the SE ½ of Section 8, Township 7 South, and Range 2 West of the U.S. Geological Survey 7.5-minute Bachelor Mountain Quadrangle Map.

G. Brief description of the existing environmental setting of the project site and its surroundings: The Project encompasses approximately 143.1 acres associated with Phase III (PAs 1, 2, 4, 5, 6A, 6B, and 6C) of the Rancho Bella Vista Specific Plan. This area ("Project site") is situated in the northeastern portion of the approved 798-acre Specific Plan Area, approximately 1.5 miles southwest of the Lake Skinner-Domenigoni Preserve, and just north of the City of Temecula (Figures 1 and 2).

The Project site consists of an uneven terrain of low rolling topography and scattered rock outcroppings (Figure 3). Tocalota Creek enters the project site from the northeast and crosses the northern segment of the Butterfield Stage Road alignment in a generally northeast-southwest direction. It is joined by two tributaries flowing generally north-south and southeast-west, respectively, before leaving the Project site in the southwestern corner. Another dominant feature is the previously constructed segment of Pourroy Road, which traverses the Project site in a southwest-northeast direction.

The northwestern and southeastern portions of the site are highly disturbed, having been previously used for soil borrow/stockpile areas, construction staging and construction of a sewer lift station. The lift station is located east of Pourroy Road and immediately north of the westerly flowing tributary to Tocalota Creek. North of the lift station is a construction staging and debris storage area, where piles of dirt, a trailer, and debris were noted.

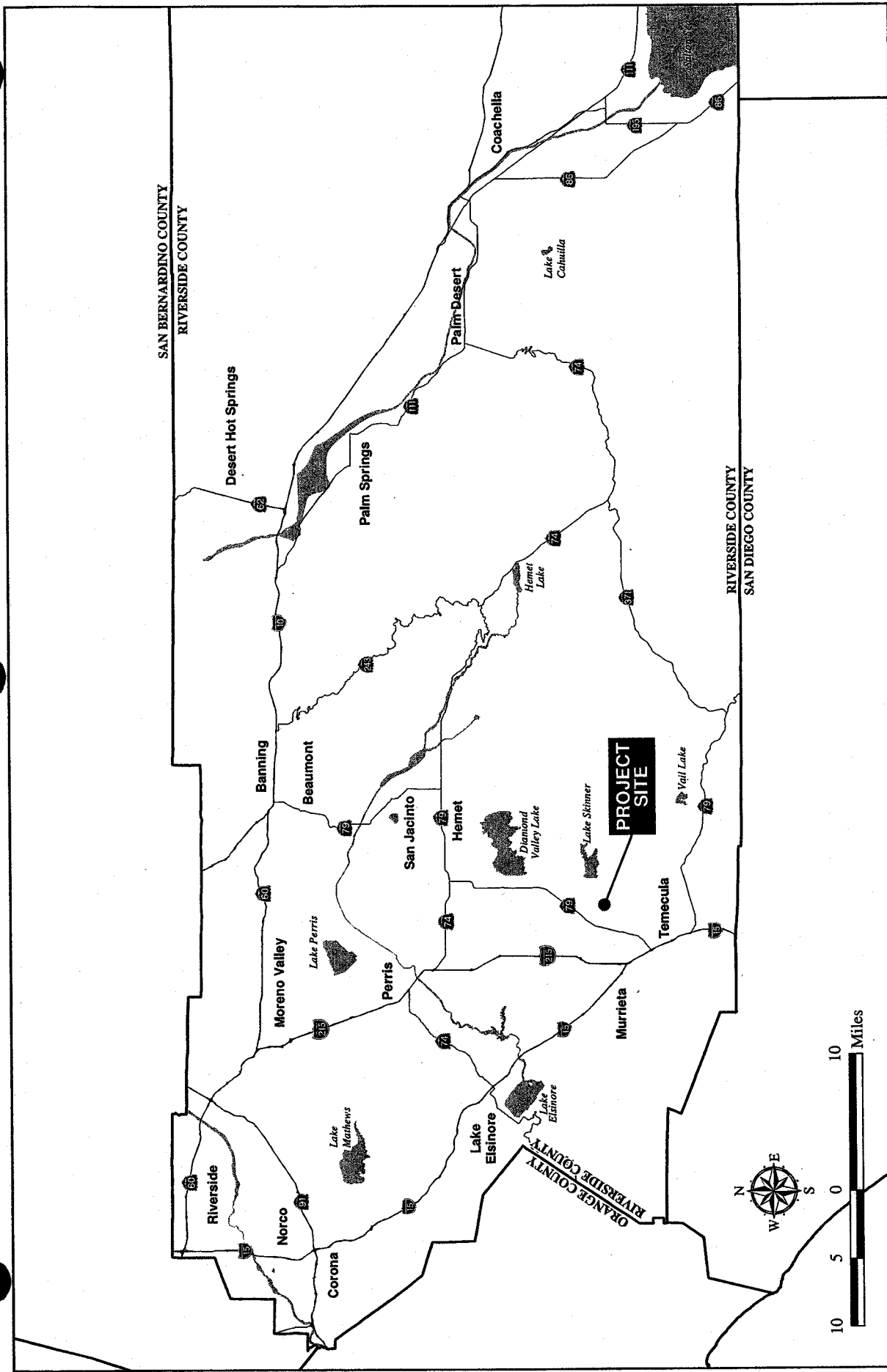
The site is dominated by disturbed habitat and non-native grassland. Smaller areas of Riversidean sage scrub and southern willow scrub are present, including some areas of southern willow scrub that have been created as mitigation for Rancho Bella Vista impacts.

The Project site is surrounded by open space and residential developments, either existing or under construction. To the south of the Project site is Phase II of Rancho Bella Vista, which is constructed and consists of residential housing. Rural residential homes exist east of Butterfield Stage Road, which is planned to run north-south along the eastern site boundary (Figure 4). There are also residential developments to the north of the Project site.

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

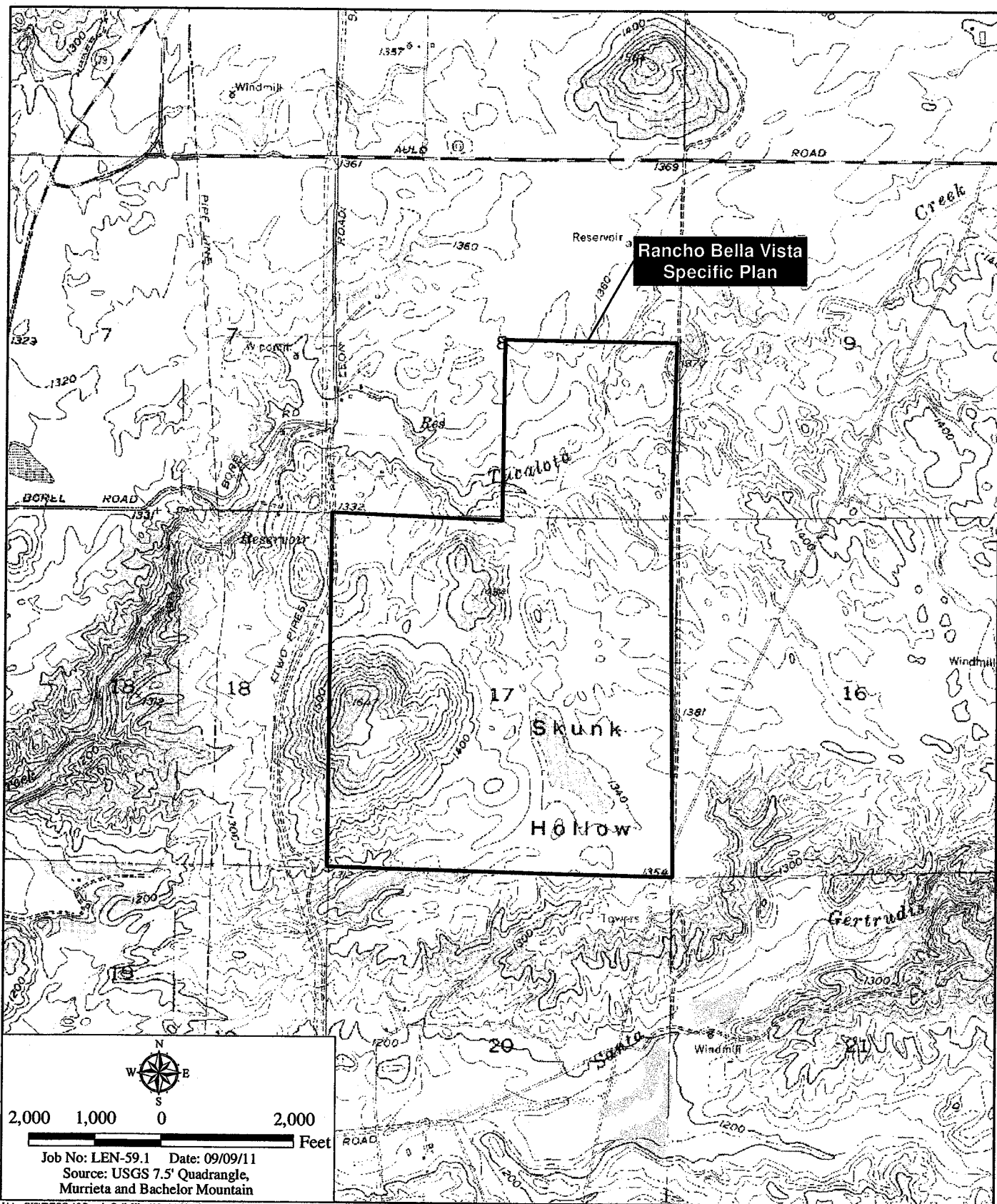
A. General Plan Elements/Policies:

1. **Land Use:** The proposed Project is consistent with the Riverside County General Plan and Southwest Area Plan land use designations of Community Development: Medium Density Residential (CD: MDR) (2-5 Dwelling Units per Acre), Community Development: Medium High Density Residential (CD: MHDR) (5-8 Dwelling Units per Acre), Open Space: Conservation (OS: C), and Open Space: Recreation (OS: R). The proposed Project is within the approved Rancho Bella Vista Specific Plan. The proposed Project meets all applicable land use policies.
2. **Circulation:** The proposed Project has been reviewed by the Riverside County Transportation Department and is found to be in conformance with County Ordinance 461 (Road Improvement Standards and Specifications). Adequate circulation facilities exist and are proposed to serve the Project. The proposed Project adheres to all applicable circulation policies of the General Plan.
3. **Multipurpose Open Space:** The Project site is within the already approved Rancho Bella Vista Specific Plan and the portions of the site proposed for development are not designated for conservation by the Western Riverside County Multiple Species Habitat Conservation Plan, nor is it designated by the Riverside County General Plan as important farmland or mineral resource land. A portion of the site is designated as Open Space: Conservation (OS: C) and Open Space: Recreation (OS: R) land uses. These areas are not proposed for residential uses. The proposed Project adheres to all other applicable Multipurpose Open Space Element policies.
4. **Safety:** The Project site is located within an area subject to ground shaking, but it is not located within an Alquist-Priolo Fault Zone or a County Fault Hazard Zone. The proposed Project would be constructed consistent with California Building Code standards, which would adequately address seismic safety. The Project site is not located within a high fire hazard area. A portion of the Project site is within the 100-year floodplain; however, this portion of the site would be open space and no permanent structures would be placed within that portion of the park. The proposed Project is designed to accommodate the sufficient provision of emergency response services and has been reviewed by the Riverside County Fire Department for compliance with all applicable fire protection requirements. The proposed Project adheres to all other applicable Safety Element policies.
5. **Noise:** The proposed residential uses are considered a noise sensitive land use. A Preliminary Acoustical Study was prepared for the proposed Project and determined that with implementation of mitigation measures, residents would not be exposed to noise levels in excess of the County's interior and exterior noise levels. The proposed Project



Regional Location Map
 RANCHO BELLA VISTA
 Figure 1

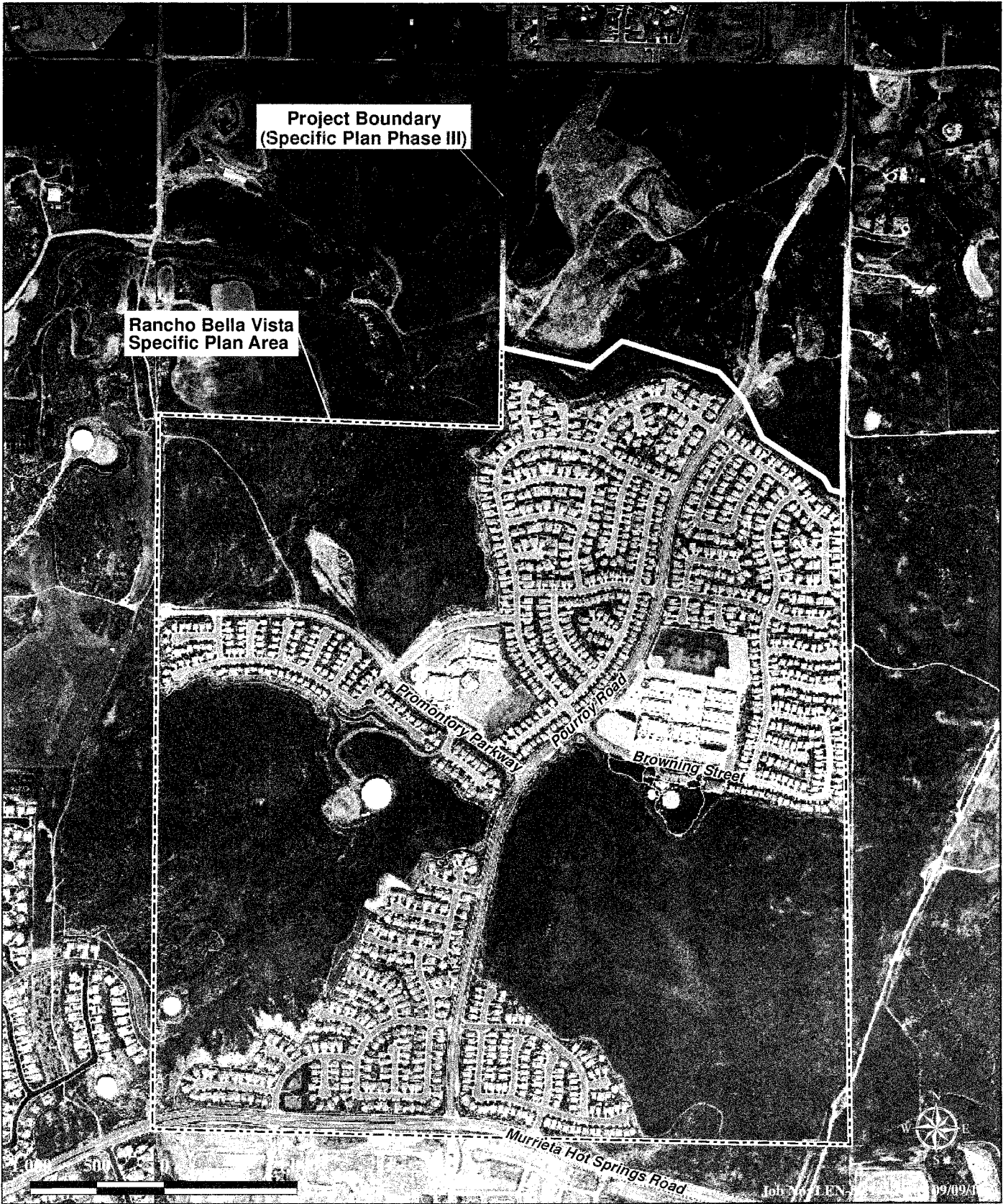
E:\ArcGIS\TYTGG-10 RanchoBellaVista\Map\Addendum\2011\Fig_1_Regional.mxd -RX



I:\ArcGIS\TYGG-10 RanchoBellaVista\Map\Addendum\2011\Fig2_Location.mxd-RK

Project Location Map
 RANCHO BELLA VISTA

Figure 2



FA:\ArcGIS\TGG-10 RanchoBellaVista\Map\Addendum\2011\Fig3_Aerial.mxd -PK

Aerial Photograph

RANCHO BELLA VISTA

Figure 3



Site Plan

RANCHO BELLA VISTA

Figure 4

would implement mitigation from the previous Project Final SEIR for construction noise impacts. The proposed Project adheres to all applicable Noise Element Policies.

6. Housing: The proposed Project would not adversely impact the General Plan Housing Element. The Project site is part of the already approved Rancho Bella Vista Specific Plan, although the proposed Project slightly reduces the number of residential dwelling units proposed for the site. The proposed Project adheres to all applicable Housing Element policies.

7. Air Quality: An Air Quality Analysis was prepared for the proposed Project. The proposed Project includes mitigation measures to reduce air quality emissions. The proposed Project adheres to all applicable Air Quality Element policies.

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

C. Foundation Component(s): Community Development and Open Space

D. Land Use Designation(s): Medium Density Residential (MDR) (2-5 Dwelling Units per Acre), Medium High Density Residential (MHDR) (5-8 Dwelling Units per Acre), Conservation (C), and Recreation (R)

E. Overlay(s), if any: N/A

F. Policy Area(s), if any: Highway 79 Policy Area

G. Adjacent and Surrounding:

1. Area Plan(s): Southwest Area

2. Foundation Component(s):

To the North: Community Development and Open Space

To the South: Community Development and Open Space

To the East: Rural and Open Space

To the West: Community Development

3. Land Use Designation(s):

To the North: Medium Density Residential (MDR) (2-5 Dwelling Units per Acre), Low Density Residential (LDR) (1/2 Acre Minimum) and Recreation (R)

To the South: Medium High Density Residential (MHDR) (5-8 Dwelling Units per Acre) and Conservation (C)

To the East: Rural Residential (RR) (5 Acre Minimum) and Conservation Habitat (CH)

To the West: Medium Density Residential (MDR) (2-5 Dwelling Units per Acre)

4. Overlay(s) and Policy Area(s):

To the North, South, East, and West: Highway 79 Policy Area

H. Adopted Specific Plan Information

1. Name and Number of Specific Plan, if any: Rancho Bella Vista, Specific Plan No. 184, Amendment No. 2

2. Specific Plan Planning Area, and Policies, if any: Planning Areas 1, 2, 4, 5, 6A, 6B, and 6C

I. Existing Zoning: Specific Plan (SP)

J. Proposed Zoning, if any: N/A

K. Adjacent and Surrounding Zoning:

To the North and South: Specific Plan (SP)

To the East: Light Agricultural – 5 Acre Minimum (A-1-5)

To the West: Light Agricultural – 10 Acre Minimum (A-1-10) and Specific Plan (SP)

III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

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

IV. DETERMINATION

On the basis of this initial evaluation:

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED

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

I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project, described in this document, have been made or agreed to by the project proponent. A **MITIGATED NEGATIVE DECLARATION** will be prepared.

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

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED

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

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

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

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

Signature

Christian Hinojosa, Project Planner

Printed Name

April 26, 2012

Date

For Carolyn Syms Luna, Director

V. ENVIRONMENTAL ISSUES ASSESSMENT

In accordance with the California Environmental Quality Act (CEQA) (Public Resources Code Section 21000-21178.1), this Initial Study has been prepared to analyze the proposed project to determine any potential significant impacts upon the environment that would result from construction and implementation of the project. In accordance with California Code of Regulations, Section 15063, this Initial Study is a preliminary analysis prepared by the Lead Agency, the County of Riverside, in consultation with other jurisdictional agencies, to determine whether a Negative Declaration, Mitigated Negative Declaration, or an Environmental Impact Report is required for the proposed project. The purpose of this Initial Study is to inform the decision-makers, affected agencies, and the public of potential environmental impacts associated with the implementation of the proposed project.

Note: There would be no new significant impacts created by the proposed Project and the severity of impacts identified by the previous Project Final SEIR No. 401 would not be increased. Therefore, an Addendum to Final SEIR No. 401 is the appropriate form of CEQA documentation for the proposed Project.

	Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
AESTHETICS Would the project				
1. Scenic Resources				
a) Have a substantial effect upon a scenic highway corridor within which it is located?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and unique or landmark features; obstruct any prominent scenic vista or view open to the public; or result in the creation of an aesthetically offensive site open to public view?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan, Figure C-9, *Scenic Highways*; Southwest Area Plan, Figure 9, *Scenic Highways*; Rancho Bella Vista Specific Plan No. 184, Amendment No 2/Subsequent Environmental Impact Report No. 401, Section V.B.13, "Aesthetics, Visual Analysis, Light and Glare".

Findings of Fact:

a) The Rancho Bella Vista Specific Plan area is not located adjacent to or within visual range of any state-designated scenic highways. Interstate 215 (I-215) is a county-eligible scenic highway, and Interstate 15 (I-15) is a state-eligible scenic highway; however, both are located over 3 miles from the project site. The proposed changes to the Specific Plan would not result in any effect upon a scenic highway corridor. No impact would occur and the proposed Project would not result in any new or substantially increased significant effects with respect to scenic highway corridors.

b) The previous Project Final SEIR concluded that at build-out, views of the site from surrounding areas would change from vacant rolling hills to urban residential, school, and recreational development. The previous Project Final SEIR concluded that implementation of the previous Project would result in a substantial change to the existing visual environment, but this alteration of the existing conditions would not be considered as significantly adverse. The French Valley area is already in the process of being transformed from agricultural uses to urban uses. Development of the revised Project would result in 30 residential units fewer than the previous Project (a reduction from 476 to 446). While the proposed Project also includes a small reduction in park size from 7.6 acres to

Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
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6.1 acres (due to the construction of Butterfield Stage Road and an existing sewer lift station) and would allow reductions in minimum lots sizes in PAs 1, 2, and 5, these changes would not significantly alter the appearance of the Specific Plan Area or result in any new significant visual resource impacts. Visual impacts associated with the revised Project would be less than significant. This conclusion is based upon implementation of the same design features as those in the previous Project, including the following measures: (1) major scenic resources located on the site would remain undeveloped; (2) slopes would be contour graded; (3) landscaping would serve to alleviate potential visual impacts; (4) appropriate architectural design guidelines are incorporated for proposed development; and (5) the revised Project would conform to the Riverside County General Plan. With the incorporation of specific landscaping and architectural design requirements, which are directed at providing an aesthetically pleasing development, development of the revised Project would not result in new significant visual impacts, nor would it substantially change the severity of visual impacts previously identified in the previous Project Final SEIR. There are no changes to the environmental setting or Project characteristics that would raise important new aesthetic issues or visual analysis related to the development of the revised Project.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring is required.

2. Mt. Palomar Observatory

a) Interfere with the nighttime use of the Mt. Palomar Observatory, as protected through Riverside County Ordinance No. 655?

Source: Ordinance No. 655 (Regulating Light Pollution); Riverside County Land Information System, site accessed September 14, 2011; Rancho Bella Vista Specific Plan No. 184, Amendment No 2/Subsequent Environmental Impact Report No. 401, Section V.B.13, "Aesthetics, Visual Analysis, Light and Glare".

Findings of Fact:

a) The previous Project Final SEIR indicates the Rancho Bella Vista Specific Plan is located within the 30-mile radius of the Mt. Palomar Observatory Special Lighting Area, which was created to control the effects of skyglow. As discussed in the previous Project Final SEIR, the French Valley area, in which the Rancho Bella Vista Specific Plan is located, contributes to reducing the usefulness of the Mt. Palomar Observatory due to the emission of lighting from street lights, automobiles, residences, and businesses. The previous Project Final SEIR identifies a less than significant project impact to the Mt. Palomar Observatory, as the project would be consistent with Riverside County Ordinance No 655 and would utilize low pressure sodium vapor street lights. The proposed Project would also include the use of low pressure sodium vapor street lights, and would comply with the requirements of Riverside County Ordinance No. 655. The project site is located within Zone B of the Mt. Palomar Nighttime Lighting Policy Area. Zone B restricts the use of certain light fixtures that emit undesirable light rays into the night sky, which may have a detrimental effect on astronomical observation and research at the Mt. Palomar Observatory. Development within that zone requires that the project maintain preservation of the night sky. Adherence to the applicable lighting standards established by the County of Riverside (Ordinance No. 655) would reduce lighting-related impacts to a less than

Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
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significant level. No new significant impact associated with nighttime use of Mt. Palomar Observatory would occur. Impacts would be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring is required.

3. Other Lighting Issues

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

b) Expose residential property to unacceptable light levels?

Source: Rancho Bella Vista Specific Plan No. 184, Amendment No. 2/Subsequent Environmental Impact Report No. 401, Section V.B.13, "Aesthetics, Visual Analysis, Light and Glare".

Findings of Fact:

a) & b) The previous Project Final SEIR concluded that proposed development would create a new source of light/glare that could potentially adversely affect day or nighttime views in the area. The analysis concluded that compliance with applicable Land Use Policies of the County General Plan would reduce potential impacts to less than significant levels. No change to the conclusions identified in the previous Project Final SEIR would occur from the revised Project with respect to the creation of new sources of light and glare, although the revised Project would result in fewer housing units (and correspondingly less light generation). As with the previous Project, the proposed Project would introduce new sources of lighting into the Project area that may also create spillover light impacts on surrounding land uses. Compliance with the County Development Code and the use of directional lighting techniques would reduce potential impacts to less than significant levels. The conclusion of significance for these impacts would not change for the proposed Project. With the incorporation of specific landscaping and architectural design requirements, which are directed at providing an aesthetically pleasing development, development of the proposed Project would not result in new significant visual impacts, nor would it substantially change the severity of visual impacts identified in the previous Project Final SEIR. There are no changes to the environmental setting or Project characteristics that would raise important new aesthetics, visual analysis, and light and glare issues related to the development of the revised Project. Impacts would be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
AGRICULTURE & FOREST RESOURCES Would the project				
4. Agriculture				
a) 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing agricultural zoning, agricultural use or with land subject to a Williamson Act contract or land within a Riverside County Agricultural Preserve?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm")?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan, Figure OS-2, *Agricultural Resources*; Riverside County Land Information System, site accessed September 14, 2011; Rancho Bella Vista Specific Plan No. 184, Amendment No. 2/Subsequent Environmental Impact Report No. 401, Section V.B.2, "Soils and Agriculture".

Findings of Fact:

a), b), c) & d) The previous Project Final SEIR discusses the trend in the French Valley area of conversion from agricultural uses to urban development. The Final SEIR discusses constraints to agricultural production in the Project area due to a lack of reliable water resources and urbanization. The Final SEIR identifies approximately 20 percent of the Rancho Bella Vista Specific Plan site that is designated as Local Important Farmland. The Rancho Bella Vista Specific Plan site is not identified in the Final SEIR as being located within an agricultural preserve, although adjacent lands to the north, west, and south were located in agricultural preserves at the time of the previous Project Final SEIR preparation. However, most of the adjacent preserves had filed notices of non-renewal and development proposals at the time of the previous Project Final SEIR preparation. Land adjacent to the project site is zoned for light agricultural uses, including Light Agricultural – 5 Acre Minimum (A-1-5) to the east, and Light Agricultural – 10 Acre Minimum (A-1-10) to the west. Therefore, the proposed Project would result in the development of non-agricultural uses within 300 feet of agriculturally zoned property. However, the proposed Project includes development of the Project site in a similar manner to that of the previous Project. Due to the urbanization occurring in the immediate Project vicinity, the previous Project Final SEIR concluded that development of the Project site, including all areas associated with the proposed Project, would not have a significant impact on agriculture. The proposed Project boundaries are completely within the boundaries associated with the previous Project. Because no impacts to agricultural resources were identified in the previous Project Final SEIR, no impacts to agricultural uses would occur as a result of the proposed Project.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
5. Forest	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan, Figure OS-3, Parks, Forests and Recreation Areas

Findings of Fact:

a), b) & c) Forest land impacts were not analyzed in the previous Project Final SEIR. The Project site does not include areas of native tree cover or timber production and is not presently zoned to support this type of use. The Project does not propose to change the zoning of the property. No impact to forest land would occur as a result of the proposed Project.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring is required.

AIR QUALITY Would the project

6. Air Quality Impacts	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) 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)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Expose sensitive receptors which are located within 1 mile of the project site to project substantial point source emissions?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Involve the construction of a sensitive receptor located within one mile of an existing substantial point source emitter?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: California Code of Regulations Title 24; SCAQMD Significance Thresholds (2011); SCQAMD Air Quality Management Plan (2007); Rancho Bella Vista Specific Plan No. 184, Amendment No. 2/Subsequent Environmental Impact Report No. 401, Section V.B.7, "Air Quality"; Air Quality and

Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Greenhouse Gas Emissions Analysis Technical Report, Rancho Bella Vista (Phase III) Addendum to Subsequent Environmental Impact Report No. 401, Specific Plan 184, Amendment No. 2, Substantial Conformance No. 4, prepared by HELIX Environmental Planning, Inc., dated April 2012.

Findings of Fact:

a) The Project site is located within the South Coast Air Basin (Basin) and is under the jurisdiction of the South Coast Air Quality Management District (SCAQMD). Local air quality management districts, such as the SCAQMD, regulate air emissions in their jurisdictions. The SCAQMD has adopted an Air Quality Management Plan (AQMP) to meet the state and federal ambient air quality standards. The most recent version, which was adopted by the SCAQMD on June 1, 2007, demonstrates attainment of the state and federal ambient air quality standards through the implementation of new emission control measures and by demonstrating the associated decrease in future Basin emission inventories.

The AQMP relies on Southern California Association of Governments growth projections of population, vehicle trends, and land use plans developed by the cities and by the county as part of the development of their general plans. As such, projects that propose development that is consistent with the growth anticipated by local plans would be consistent with the AQMP. However, if a project proposes development that is greater than that anticipated in the local plan and SCAG's growth projections, the project might be in conflict with the AQMP and may contribute to a potentially significant cumulative impact on air quality. The population in Riverside County has not kept up with the projected population growth that was used as the basis for the AQMP, and the 446 residential units proposed are less than the previously approved 476 units. The proposed Project would be accommodated in the regional population forecast used to prepare the 2007 AQMP. Thus, the proposed project would be consistent at a regional level with the underlying growth forecasts in the AQMP and would not conflict or obstruct the AQMP. No impact would occur.

b) The proposed Project would result in the generation of pollutants during the construction and operational phases. Pollutants associated with these two phases are discussed below.

Construction Emissions

Construction activities, including soil disturbance, dust emissions, and combustion pollutants from on-site construction equipment and from off-site trucks hauling dirt, cement, or building materials, would create a temporary addition of pollutants to the local airshed. The previous Project Final SEIR concluded that significant short-term air quality impacts could potentially occur during site preparation and Project construction. These impacts were considered significant for Nitrogen Oxides (NO_x), Reactive Organic Compounds (ROCs), and particulate matter less than 10-microns in diameter (PM₁₀). Impacts were less than significant for other pollutants. Impacts associated with NO_x, ROCs, and PM₁₀ were reduced to a less than significant level with the incorporation of mitigation, including the following: implementing dust control measures mandated by the SCAQMD, scheduling receipt of construction materials to non-peak travel times, routing construction through areas of least impact sensitivity, limiting lane closures, providing ride-share incentives for contractor and subcontractor personnel, washing vehicles entering public roadways from dirt off-road project areas, washing/sweeping project access to public roadways, implementing a routine mandatory program of low-emissions tune-ups, incorporating mitigation strategies into a construction activity impact reduction plan, limiting grading/soil disturbance to no more than 25 acres per day, and limiting the application of architectural coatings to no more than 730 homes or equivalent non-residential development per year.

Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Project construction involves site preparation, grading, demolition of the existing roadway, minor excavation, and the construction of houses, roads, a park, and water quality basins. For the purpose of this analysis, it was assumed that most of the site grading and minor excavation would occur at the beginning of each stage, so that building construction activities and functions could proceed unhindered. The analysis conservatively assumed construction of 454 units, based on an interim development plan. These units were assumed to be built in three stages, so that construction activities could be moved from one group of homes to the next. It was also assumed that the demolition of Pourroy Road would occur following construction of the first 151 housing units. While simultaneous construction of 151 homes was analyzed to provide a worst-case analysis of maximum daily construction emissions, the actual number of homes likely to be under simultaneous construction is likely to be far less. The development includes four communities with four home types. Under improved market conditions, it is anticipated that up to eight homes of each type could be under construction simultaneously, resulting in a total number of homes under simultaneous construction of 96, substantially less than the 151 conservatively modeled. Under current market conditions, it is likely that even fewer homes would be under simultaneous construction. Some construction activities would occur at the same time as roadway construction. To ensure a conservative analysis, each construction phase of residential units was assumed to occur at the same time as other heavy construction activities (such as roadway construction), representing an evaluation of a maximum emission scenario. Tables 1 through 3 summarize the emission estimates for the individual construction stages associated with the proposed Project.

Construction would occur in several stages. The first stage is site grading. During this stage, the Project site would be graded and excavated for utility installations, and for the paving and pouring of the foundation pads. The other construction stages would consist of the following: (1) housing construction, (2) roadway demolition and roadway/bridge construction, and (3) water quality basins/park construction.

The SCAQMD has identified significance thresholds for daily construction emissions for projects within the basin, as summarized in the SCAQMD Threshold row of Tables 1 through 3.

It is mandatory for all construction projects in the Basin to comply with SCAQMD Rule 403 for Fugitive Dust, Rule 1157 for PM₁₀ Emissions from Aggregate and Related Operations, and Rule 1186 for PM₁₀ Emissions from Unpaved Roads.

In addition, SCAQMD recommends that the project applicant consider additional emission controls, to minimize or eliminate significant adverse air quality impacts by adding the measures provided below.

- During project construction, all construction equipment operating on the project site should meet EPA-Certified Tier 2 emissions standards, or higher according to the following: From certain January 1, 2012, to December 31, 2014, all offroad diesel-powered construction equipment greater than 50 hp shall meet Tier 3 offroad emissions standards at minimum. After January 1, 2015, all offroad diesel-powered construction equipment greater than 50 hp shall meet the Tier 4 emission standards at a minimum, where available. All construction equipment shall be outfitted with Best Available Control Technology (BACT) devices certified by CARB. A copy of each unit's certified tier specification, BACT documentation, and CARB or SCAQMD operating permit shall be provided at the time of mobilization of each applicable unit of equipment.

Potentially Significant Impact Less than Significant Impact with Mitigation Incorporated Less Than Significant Impact No Impact

The emission calculations were based on the assumption that equipment would comply with the applicable SCAQMD Regulations and recommendations listed above, and be operating on site for an average of eight hours per day, five days per week. Tables 1 through 3 present a summary of construction emissions (i.e., equipment and fugitive dust) for each phase of construction associated with the proposed Project.

**Table 1
PHASE IIIa ESTIMATED CONSTRUCTION EMISSIONS (lbs/day)**

Source	ROG	NO _x	CO	SO _x	PM ₁₀	PM _{2.5}
House Construction of up to 151 Units	7.90	30.28	58.11	0.10	18.47	10.33
Existing Road Demolition	2.54	18.78	12.07	0.02	5.10	1.33
Road Construction – Pourroy	3.80	30.10	17.60	N/A	6.50	2.40
Installation of Sewer Pipeline	1.81	17.11	11.58	1.54	2.53	1.23
Total	16.05	96.27	99.36	1.66	32.60	15.29
SCAQMD Threshold	75	100	550	150	150	55
Exceedence?	No	No	No	No	No	No

Note: The Road Construction Model provided ROG, NO_x, CO, PM₁₀ and PM_{2.5} emission rates, therefore, the emission rates for SO_x is not applicable (N/A).

**Table 2
PHASE IIIb ESTIMATED CONSTRUCTION EMISSIONS (lbs/day)**

Source	ROG	NO _x	CO	SO _x	PM ₁₀	PM _{2.5}
House Construction of up to 151 Units	7.90	30.28	58.11	0.10	18.47	10.33
Bridge Construction - Butterfield Stage Bridge	5.90	46.40	36.30	N/A	6.00	2.70
Park Construction	6.02	22.76	41.10	0.08	18.47	10.33
Total	19.82	99.44	135.51	0.18	42.94	23.36
SCAQMD Threshold	75	100	550	150	150	55
Exceedence?	No	No	No	No	No	No

Note: The Road Construction Model provided ROG, NO_x, CO, PM₁₀ and PM_{2.5} emission rates, therefore, the emission rates for SO_x is not applicable (N/A).

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**Table 3
PHASE IIIc ESTIMATED CONSTRUCTION EMISSIONS (lbs/day)**

Source	ROG	NO _x	CO	SO _x	PM ₁₀	PM _{2.5}
House Construction of up to 151 Units	7.90	30.28	58.11	0.10	18.47	10.33
Road Construction – Butterfield Stage	3.90	29.10	18.40	N/A	11.40	3.40
Water Basins Construction (up to 4 basins)	6.02	34.38	41.10	0.08	29.66	2.34
Total	17.82	93.76	117.61	0.18	59.53	16.07
SCAQMD Threshold	75	100	550	150	150	55
Exceedence?	No	No	No	No	No	No

Note: The Road Construction Model provided ROG, NO_x, CO, PM₁₀ and PM_{2.5} emission rates, therefore, the emission rates for SO_x is not applicable (N/A).

As shown in Tables 1 through 3, the emissions associated with individual construction phases would be below the daily thresholds during all stages of construction, based on assumed phasing. For the reasons identified above, short-term construction-related air quality impacts would be less than significant and would not contribute substantially to an existing or projected air quality violation.

Operational Emissions

The previous Project Final SEIR identifies cumulative operational air quality impacts as a significant, unmitigable impact. The previous Project, as discussed in the Final SEIR, would result in the generation of traffic and the creation of emissions which adversely affect regional air quality on a cumulative level. The Final SEIR also indicates that mitigation of regionally significant air quality impacts is beyond the scope of a single project. The previous Project Final SEIR includes a discussion on a uniform transportation system management approach as a means of reducing vehicular traffic and its associated environmental effects and indicates that such a program is difficult to achieve in practice. Therefore, impacts associated with cumulative air quality were identified as unavoidable, adverse impacts.

SCAQMD has established operational emission thresholds, as summarized in Table 4. Operational emissions associated with the proposed Project would include area sources (such as landscaping, maintenance architectural coatings use), energy use (electrical and water), and vehicle emissions. The proposed Project is expected to generate 4,335 Average Daily Trips (ADT). As a result of the decrease in the number of residential units proposed in Phase III, the number of trips and associated emissions would be less than what would have occurred with the previously proposed Project. Table 4 presents the estimated operational emissions associated with the proposed Project.

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**Table 4
SUMMARY OF TOTAL ESTIMATED OPERATIONAL EMISSIONS**

Emission Source	Maximum Daily Emissions (lbs/day)					
	ROG	NO _x	CO	SO _x	PM ₁₀	PM _{2.5}
Area Sources	19.86	0.45	38.25	0.00	0.75	0.75
Energy Use Sources	0.54	4.65	1.98	0.03	0.36	0.36
Vehicular Sources	19.44	46.20	205.14	0.42	45.18	3.72
Total	39.84	51.30	245.37	0.45	46.29	4.83
Significance Threshold (lbs/day)	55	55	550	150	150	55
Exceed Thresholds?	No	No	No	No	No	No

Source: HELIX 2012

As shown in Table 4, the emissions associated with the proposed Project would be less than the daily significance thresholds, and no significant impacts are anticipated. Impacts would be less than significant and would not contribute substantially to an existing or projected air quality violation. However, the proposed project is required to comply with the mitigation set forth in the previous Project Final SEIR.

c) The South Coast Air Basin has a state designation of "Nonattainment" for ozone, PM₁₀, and PM_{2.5}, and a federal designation of "Nonattainment" for ozone and PM₁₀. As shown in Tables 1 through 4, the proposed Project would result in the generation of emissions of all three pollutants for which the South Coast Air Basin is in nonattainment. However, the proposed Project would not result in emissions of these pollutants in excess of SCAQMD daily thresholds, which have been established to address cumulative regional air quality impacts; therefore, the proposed Project would not result in a cumulatively considerable increase of any criteria for which the project region is in nonattainment. The previous Project Final SEIR, however, identifies cumulative air quality impacts as significant and unavoidable. The previous Project Final SEIR provides mitigation for cumulative air quality impacts; however, the impact remained significant and unavoidable. Mitigation measure AIR-9 from the Final SEIR No. 401 has previously been implemented as part of the overall Specific Plan approval and is ongoing through regional planning efforts.

d) The previous Project Final SEIR identifies the parks and school sites associated with the previous Project as sensitive receptors. The previous Project Final SEIR also indicates the active portions of the elementary school in PA 3 and the park site in PA 4 would be exposed to vehicular traffic emissions associated with Pourroy Road. The elementary school site is not part of the proposed Project. The previous Project Final SEIR indicates that the park site would be planned in such a manner that active areas of the park, such as the athletic playing fields, would be located away from Pourroy Road and parking facilities would be placed adjacent to Pourroy Road to act as buffers from vehicle emissions. The proposed Project would result in fewer ADTs in the Project area, including those along Pourroy Road, resulting in fewer emissions. The exposure of sensitive receptors at the park site would be reduced as compared to the previous Project.

The proposed Project is located within an area that is developed (and continuing to be developed) with large Specific Plans consisting mostly of residential uses. Land directly adjacent to the proposed Project includes open space and residential uses. The proposed Project does not include any uses

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that would be substantial point source emitters, and therefore would not expose existing residences to substantial pollution associated with a point source emitter.

Diesel particulate matter (DPM) is not included as a criteria pollutant; however, it is recognized by the state of California as containing carcinogenic compounds. The risks associated with exposure to substances with carcinogenic effects are typically evaluated based on a lifetime of chronic exposure, which is defined as 24 hours per day, seven days per week, 365 days per year, for 70 years. DPM would be emitted from heavy equipment used in the construction process. The proposed construction period of less than two years for each stage of Phase III construction would be much less than the 70-year period used for health risk determination. Because of the short-term nature of project construction and the fact that heavy equipment exhaust emissions are relatively minor, exposure to diesel exhaust emissions during construction would not be significant.

Chrysotile and amphibole asbestos (such as tremolite) occur naturally in certain geologic settings in California, most commonly in association with ultramafic rocks and along associated faults. Asbestos is a known carcinogen, and inhalation of asbestos may result in the development of lung cancer or mesothelioma. Exposing or disturbing rock and soil that contains naturally occurring asbestos can result in the release of fibers to the air and, consequently, public exposure. Asbestos most commonly occurs in ultramafic rock that has undergone partial or complete alteration to serpentine rock (serpentinite) and often contains chrysotile asbestos. The Project site is not located in an area of potential naturally occurring asbestos. Typically, roadway materials do not have any asbestos containing materials. However, old pipelines buried under the roadway (if any) may be coated with asbestos. Prior to roadway demolition activities, the proposed demolition area should be checked for any asbestos containing materials. In accordance to SCAQMD Rule 1403 — Asbestos Emissions from Demolition/Renovation Activities, if any asbestos containing material is present at the proposed project site, then the construction staff is required to notify the SCAQMD of proposed demolition/renovation activities and to survey these structures for the presence of asbestos-containing materials. The rule also includes notification requirements for any intent to disturb asbestos containing materials; emission control measures; and asbestos-containing material removal, handling, and disposal techniques. All proposed structural demolition activities associated with proposed project construction would need to comply with the requirements of Rule 1403. As such, Project demolition impacts would be less than significant.

Given the nature of the proposed project (construction of new roadways, housing and neighborhood park needs), vehicle exhaust is the primary source of CO. Project-generated traffic has the potential to contribute to localized hotspots of CO off-site. Because CO is a byproduct of incomplete combustion, exhaust emissions are worse when fossil-fueled vehicles are operated inefficiently, such as in stop-and-go traffic or through heavily congested intersections, where the level of service (LOS) is severely degraded. However, CO concentrations in the Basin have steadily declined even though population, car ownership, and VMT have increased. The Basin has not experienced an exceedance of applicable CO ambient air quality standards in over ten years and was formally classified as maintenance in 2007. CO formation and attainment was thoroughly analyzed in the SCAQMD's 2003 Air Quality Management Plan (SCAQMD 2003) and the 1992 Federal Attainment Plan for Carbon Monoxide (SCAQMD 1992). The SCAQMD conducted CO hot-spot analyses for four extremely busy intersections in Los Angeles at the peak morning and afternoon time periods, the busiest of which is Wilshire Boulevard at Veteran Avenue with a daily traffic volume of approximately 100,000 vehicles. The Los Angeles County Metropolitan Transportation Authority found the LOS in the vicinity of this intersection to be Level E at peak morning traffic and Level F at peak afternoon traffic. The roadway emissions modeling did not predict a violation of CO standards at the four studied intersections. The

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analysis prepared for CO attainment in the Basin by the SCAQMD can be used to assist in evaluating the potential for Project-related CO emissions to result in exceedances.

The busiest of the proposed project area intersections is SR-79/Winchester Road and Murrieta Hot Springs Road. According to the traffic study prepared for the project (RK Engineering, September 2011), the maximum daily traffic volume is expected to be approximately 90,000 vehicles. Daily traffic volumes at the intersection of SR-79/Winchester Road and Murrieta Hot Springs Road are slightly less than those experienced at Wilshire Boulevard at Veteran Avenue. Although daily traffic volumes are slightly lower than those modeled in the SCAQMD study, emission factors will be even lower due to the cleaner vehicle emissions standards required in future years. The SCAQMD study used a 2002 emission rate for the CO hotspots analysis while the proposed project would be based on a 2035 emission rate, which is expected emit less CO per vehicle.

Thus, by comparison, the increased traffic resulting from the proposed project would not contribute to or cause an exceedance of CO standards. Therefore, the impact from CO would be considered less than significant and project-related traffic would not result in the exposure of sensitive receptors to substantial pollutant concentrations.

e) The proposed Project is located within an area that is developed (and continuing to be developed) with large Specific Plans consisting mostly of residential uses. Land directly adjacent to the proposed Project includes open space and residential uses. There are no existing substantial point source emitters located within one mile of the proposed Project. Thus, the proposed Project would not result in any impacts associated with the construction of a sensitive receptor within one mile of an existing substantial point source emitter. No impact would occur.

f) The previous Project Final SEIR does not specifically discuss odor impacts. The proposed Project could result in odors associated with the construction and operational phases of the Project. Project construction could result in minor amounts of odor associated with diesel heavy equipment exhaust. During construction, diesel equipment operating at various locations on the site may generate some nuisance odors; however, due to the temporary nature of construction, and the ongoing movement of the diesel equipment, odors would be temporary and not likely noticed beyond construction boundaries.

Land uses generally associated with odor complaints include agricultural uses, wastewater treatment plants, food processing plants, chemical plants, composting operations, refineries, landfills, dairies, and fiberglass molding facilities. The project would not include land uses typically associated with emitting objectionable odors. The project site would be developed with residential land uses, which are not land uses typically associated with odor complaints. On-site trash receptacles would have the potential to create adverse odors. As trash receptacles would be located and maintained in a manner that promotes odor control, such as keeping the receptacles closed and secured, and scheduling the timely garbage collections before the receptacles reaches odiferous conditions, no adverse odor impacts are anticipated from the proposed land uses. Therefore, the proposed Project would result in a less than significant impact associated with objectionable odors.

Mitigation: No new mitigation measures beyond those identified in Final SEIR No. 401 are required. Refer to mitigation measures AIR-1 through AIR-8 in the attached MMRP. Mitigation measure AIR-9 from the Final SEIR No. 401 has previously been implemented as part of the overall Specific Plan approval and is ongoing through regional planning efforts. Because implementation of the mitigation measure is ongoing, it is included in the attached MMRP.

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Monitoring: Monitoring for mitigation measures AIR-1 through AIR-8 shall occur as specified in the Final SEIR No. 401 and the attached MMRP. No monitoring is required for mitigation measures AIR-9, as it has previously been implemented for the overall Specific Plan.

BIOLOGICAL RESOURCES Would the project

7. Wildlife & Vegetation

a) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan?

b) Have a substantial adverse effect, either directly or through habitat modifications, on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12)?

c) 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 U. S. Wildlife Service?

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

e) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?

f) 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?

g) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?

Source: GIS database; Western Riverside County Multiple Species Habitat Conservation Plan; Rancho Bella Vista Specific Plan No. 184, Amendment No. 2/Subsequent Environmental Impact Report No. 401, Section V.B,3, "Biological Resources"; Rancho Bella Vista Habitat Conservation Plan; Jurisdictional Delineation Report; 45-day report on Least Bell's Vireo and Southwestern Willow Flycatcher presence/absence surveys.

Findings of Fact:

a) The previous Project received incidental take authorization under the Federal Endangered Species Act through the Section 10(a)(1)(b) process, and State Endangered Species Act through the 2080.1

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process through approval of the Rancho Bella Vista Habitat Conservation Plan (HCP; Pacific Bay Homes 1999). The HCP identified take of endangered and other covered species, provided for mitigation of take, and provided for long-term management of on-site open space. As a result, the Rancho Bella Vista property boundaries were specifically excluded from Criteria Cells under the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP; Dudek 2003), and on site open space was identified as Preexisting Conservation Agreements on Figures 3-30 and 3-31 of the MSHCP. The HCP also contemplated minor revisions to the open space boundaries on site, as long as the total conservation area is at least 162 acres in size.

The revised Project open space, when combined with overall project open space, totals 162 acres. Table 5 provides a summary of project impacts to vegetation communities within TM 36376. A total of 88.9 acres of Riversidean sage scrub (RSS) will be preserved within the 162 acres of open space through either preservation or restoration, which exceeds the HCP requirement of 86.0 acres. As a result, the revised Project is consistent with the HCP, and no impact would occur with respect to this issue.

**Table 5
VEGETATION**

Habitat	Existing Acres	Impacts	Open Space
Southern Cottonwood-willow Riparian Forest	1.47	0.36 ¹	1.11 ²
Southern Willow Scrub	4.13	0.12 ³	4.01
Southern Willow Scrub – Restoration	3.16	0.0	3.16
Riversidean Sage Scrub Disturbed	6.16	5.13	1.03 ⁴
Non-native Grassland	66.17	52.03	14.14
Disturbed Habitat	57.94	53.52	4.42
Developed	4.34	3.12	1.22
TOTAL:	143.37	114.16	29.09

¹0.35 acres of temporary impacts and 0.01 acre of permanent impacts

²0.35 acre of temporary impacts will be restored and an additional 0.10 acre of creation will occur for a total of 1.56 acres post-project

³Part of previously approved impacts

⁴An additional 7.2 acres of sage scrub will be restored on-site

b) & c) Focused biological surveys for applicable species were carried out for the revised Project, in order to assess the impacts of the Butterfield Stage Road crossing over Tocalota Creek and to confirm consistency between the proposed project and previously approved project. Focused surveys for the least Bell's vireo (*Vireo bellii pusillus*) noted a single male within Tocalota Creek (just east of the Pourroy Road crossing) on three of the eight survey dates. This individual vireo was heard singing frequently and spent much of its time in the upper canopy of the riparian habitat. Due to its behavior and absence on subsequent surveys, this bird was presumed to have been a solitary male that was not breeding (Bloom Biological, Inc, 2011). The HCP for the project assumed take for up to two pairs of least Bell's vireos (which has not occurred in association with the previous phases of development). Based on this information, potential impacts to least Bell's vireo from the revised Project are considered less than significant.

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Focused surveys for the southwestern willow flycatcher (*Empidonax trailii extimus*) noted three willow flycatchers during the first survey just east of Pourroy Road, but none during the subsequent four surveys. Based on this, these three birds were determined to be migrant rather than breeding birds. Additionally, it cannot be determined through vocalizations alone, which subspecies (the common *E. t brewsteri* versus the listed *E. t. extimus*) of flycatcher was present. Based on these considerations, no significant impacts to southwestern willow flycatcher would result from the revised project.

A rare plant survey was conducted for the project. No rare plants were identified in the project site, and no impacts to rare plants would occur.

d) The removal of Pourroy Road (an at-grade crossing) and replacement of the creek crossing with a bridge, would result in a substantial improvement for wildlife movement along Tusalota Creek. Thus, no adverse impacts would occur relative to wildlife movement.

e) & f) An updated jurisdictional delineation was carried out for the revised Project, in order to assess the impacts of the Butterfield Stage Road crossing over Tusalota Creek and the sewer crossing under the creek. The revised Project would result in temporary construction impacts to an additional 0.51 acre of jurisdictional areas (i.e., compared to the previous Project), including 0.04 acre of U.S. Army Corps of Engineers (ACOE) wetlands in the form of southern cottonwood-willow riparian forest and freshwater marsh, and 0.51 acre of California Department of Fish and Game (CDFG) jurisdictional area (also southern cottonwood-willow riparian forest and freshwater marsh). No permanent impacts to ACOE jurisdictional areas would result from the project. Permanent impacts to CDFG jurisdictional areas are limited to the footing associated with the bridge and total 0.01 acre.

Effects to ACOE jurisdictional areas are regulated under Section 404 of the Clean Water Act, and would require authorization under a Nationwide Permit. A Clean Water Act Section 401 Water Quality Certification, which is administered by the State Water Resources Control Board, must be issued prior to any 404 Permit. Effects on CDFG jurisdictional areas are regulated under Fish and Game Code Section 1602 and would require a Streambed/Lake Alteration Agreement. These additional Corps and CDFG impacts would be addressed through restoration of temporary impacts at the bridge crossing and sewer crossing, and on-site restoration of Tusalota Creek following the removal of the existing Pourroy Road to be conducted as part of the project design, as discussed in the introduction to this document. The removal of Pourroy Road (an at-grade crossing) and replacing the creek crossing with a bridge, would result in long-term benefits to riparian resources by increasing the total acres of riparian vegetation along Tusalota Creek by approximately 0.1 acre. As noted above, significant impacts related to wetland disturbance were identified in the previous Project Final SEIR and a mitigation requirement consisting of on-site restoration of wetland habitat at appropriate ratios was identified. No change to the conclusions identified in the previous Project Final SEIR would occur from the revised Project with regard to this issue. This conclusion is based on the fact that impacts from the revised project would be reduced below a level of significance through implementation of the mitigation measures summarized above and discussed in the previous Project Final SEIR (Section V.B.3, pages V.B-40 through V.B-42), as well as implementation of the revised Project design features identified in the introduction to this Addendum. Implementation of the revised Project would, therefore, not result in new significant impacts to jurisdictional resources, nor would it substantially change the severity of previously identified impacts.

g) With the exception of the Western Riverside County MSHCP as discussed in item a), above, there are no other local policies or ordinances protecting biological resources that are applicable to the subject property.

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Mitigation: No new mitigation measures beyond those identified in Final SEIR No. 401 are required. Refer to mitigation measures **BIO-1** and **BIO-2** in the attached MMRP.

Monitoring: Monitoring for mitigation measures **BIO-1** and **BIO-2** shall occur as specified in the Final SEIR No. 401 and the attached MMRP.

CULTURAL RESOURCES Would the project

8. Historic Resources

a) Alter or destroy an historic site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Cultural Resources Survey of Rancho Bella Vista, Applied Earthworks 2004; Rancho Bella Vista Specific Plan No. 184, Amendment No. 2/Subsequent Environmental Impact Report No. 401, Section V.B.4, "Cultural Resources".

Findings of Fact:

a) The previous Project Final SEIR relied upon 1977 archaeological surveys. An updated archaeology study was completed in 2004 (Applied Earthworks 2004), based upon a records search and field survey of the Project site. The Project site has previously been disturbed for agricultural uses and has been subjected to disturbance by both human and erosion activity. According to the Elsinore U.S. Geological Survey (USGS) 30-minute series topographic map (1901), two historic properties fall within the Project site along the northern bank of Tualota Creek. The archaeological survey did not identify any remaining evidence of resources in these locations and the report concluded that no potentially significant historical cultural resources were present at the project site. No impact would occur.

b) As discussed in response 8(a) above, no potentially significant historical cultural resources are present at the project site. Thus, the Project would not result in a substantial adverse change in the significance of a historical resource. No impact would occur.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring is required.

9. Archaeological Resources

a) Alter or destroy an archaeological site.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Restrict existing religious or sacred uses within the potential impact area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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Source: Cultural Resources Survey of Rancho Bella Vista, Applied Earthworks 2004; A Cultural Resources Survey Update Letter Report for Rancho Bella Vista (Tract Map No. 36376), Brian F. Smith and Associates 2012; Rancho Bella Vista Specific Plan No. 184, Amendment No. 2/Subsequent Environmental Impact Report No. 401, Section V.B.4, "Cultural Resources".

Findings of Fact:

a) & b) The previous Project Final SEIR relied upon 1977 archaeological surveys which identified a complex of grinding slicks and mortars on the previous Project site, which were likely part of an unidentified archaeological site located outside of the Rancho Bella Vista Specific Plan boundaries. In the absence of an updated survey, the previous Project Final SEIR concluded that Project implementation had the potential to cause a significant impact to archaeological resources on site. The previous Project Final SEIR included mitigation measures which required several one by one meter test units to be excavated in the area of greatest concentration of bedrock mortars and grinding slicks. As a Condition of Approval for the previous Project, site-specific archaeological studies are required to be submitted to Riverside County prior to the approval of individual tentative tract maps.

An updated archaeology study was completed in 2004 (Applied Earthworks 2004), based upon a records search and field survey of the proposed Project site. The cultural resources records search identified four sites previously recorded within the Project boundaries (CA-RIV-2938, CA-RIV-2939, CA-RIV-7551, and Primary Number 33-13789), all of which were milling slicks. The field survey of the proposed Project site concluded that two of the previously recorded archaeology sites had been destroyed (CA-RIV-7551 and Primary Number 33-13789) and two could not be relocated (CA-RIV-2938 and CA-RIV -2939).

An additional cultural resources survey (Brian F. Smith and Associates 2012) was prepared for the project in January 2012. Based on the Native American community's concern and discussions with the County, this survey was focused on the eastern 85 acres of the project site. Native American concerns included the possibility that additional, previously unidentified cultural resources were present along the confluence of the drainages in the eastern portion of the project site, and that human burials associated with the Temecula Massacre of 1847 could be present in the area (refer to the response 9(c) below for further discussion of this topic). The updated cultural resources survey consisted of a pedestrian survey of the eastern 85 acres of the project site. When the pedestrian survey was conducted, the eastern portion of the project site had been disturbed by clearing, brushing, and general surface disturbance, except in the drainages. This disturbance substantially reduced the potential to locate any surface expressions of the prehistoric activity in the area of the drainage confluence.

The resurvey of the eastern portion of the project site was successful in relocating sites CA-RIV-2938 and CA-RIV-2939. Isolate P33-17789 (referenced as Primary Number 33-13789 in the 2004 Applied Earthworks report) was not relocated, and due to the disturbance of the area after the initial recording of the isolate, it has likely been moved or buried as part of erosion or earth movement. The resurvey identified one additional isolated milling station, just east of CA-RIV-2938. Based on this resource's proximity to CA-RIV-2938, the site was identified as CA-RIV-2938 Locus B.

A field testing program was conducted for each of the three located sites. The results of the subsurface enhanced survey for these sites indicated that no midden or subsurface cultural deposits are present in the recorded site areas. Based on these results, it was determined that the area represented by the confluence of the drainages in the eastern portion of the project site did not

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contain any major occupation areas. Sites CA-RIV-2938, CA-RIV-2938 Locus B, and CA-RIV-2939 were determined to be less than significant through the archaeological evaluation program conducted as part of the updated survey. While impacts to these sites have been determined to be less than significant, the Conditions of Approval listed below has been included as part of the proposed Project.

Condition of Approval. Prehistoric cultural milling features identified as sites CA-RIV-2938 Locus B and CA-RIV-2939 will be impacted by the proposed grading for this project. Because avoidance of these resources is not possible, as part of the grading plan, the milling features shall be relocated, if possible, during the construction grading of these sites. Prior to the start of grading, during the Pre-Construction meeting, the developer/permit holder, project archaeologist and Native American Observers shall discuss and agree on the protocol to attempt to relocate the milling features. The protocol for the relocation of the milling features shall follow, at a minimum, these steps:

- 1) The project archaeologist shall stake and flag the milling features prior to the issuance of the grading permit for the project. The location shall then be mapped by the project surveyor and marked clearly on the grading plan. Once the area has been staked, flagged, and mapped, the grading contractor, the Native American Observers, the County Archaeologist, the Project Archaeologist, and the project applicant/permit holder shall meet at the milling feature locations to discuss the most protective and least destructive means to accomplish the relocation of the milling features.
- 2) For the feature at CA-RIV-2938 Locus B, the milling feature shall be moved by the least destructive method possible to a location on or near Lot S or the open space area north of Lot S, depicted to scale on a CONFIDENTIAL version of approved Tentative Tract Map No. 36376, Amended No. 2, dated March 26, 2012, Archaeological Exhibit. The Project Archaeologist shall accurately record the original compass orientation of the feature, and once relocated, the feature shall be returned to this orientation if possible (i.e., meaning that if returned to that location they will not be subject to additional future disturbances or that a second attempt to relocate the features will not destroy or adversely affect the features).
- 3) For the feature at CA-RIV-2939, there are two potential options available. Move the feature to a location safely away from any ground-disturbing activity required for the alignment of Butterfield Stage Road. Once grading has been completed in its entirety for Butterfield Stage Road, the milling feature shall be moved a second time from its temporary position to a final relocation site that is as close as possible to its current original provenience in order to replicate this orientation as part of the second relocation of the feature. The second option available is to move the feature to an open space area which will not be subject to future disturbances. The final location that represents the best design option for the long term preservation of the feature shall be determined in concert with the grading contractor, the Native American Observers, the County archaeologist, the Project Archaeologist, and the applicant/permit holder.
- 4) The project archaeologist shall submit updated site forms to the Eastern Information Center at UC Riverside, the Pechanga Tribe, and to the County archaeologist to record the locations of the repositioned milling features.

Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
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5) Should the relocation efforts at either CA-RIV-2938 Locus B and/or CA-RIV-2939 fail to successfully relocate the milling features, the project archaeologist shall document the efforts employed to attempt the relocation in the final mitigation monitoring report for the project. In the event the features are damaged or destroyed during the relocation efforts, the Native American Observers, County Archaeologist, Project Archaeologist, and the applicant/permit holder shall discuss and agree upon the most appropriate, respectful, and reasonably cost-effective method of accomplishing the disposition of the features. This disposition process may include, but is not limited to, reburial of the features in an agreed upon open space area that will not be subject to future earth-disturbing activities and where the feature will be preserved in perpetuity.

While impacts to the sites identified above have been determined to be less than significant, the potential for discovering unknown archaeological remains and mitigation is required. Implementation of mitigation measures **CUL-1** through **CUL-4** would ensure impacts are less than significant.

c) Some concerns from the Native American community have been voiced regarding the potential for burials associated with the Temecula Massacre of 1847 to be present in the area. The cultural resources survey (Brian F. Smith and Associates 2012) identified two conflicting opinions as to the location of this massacre, neither of which is in the immediate project vicinity. One account places the massacre five miles southeast of the project area, while the other places the massacre nine miles southeast of the project site. Because the recorded locations of the Temecula Massacre of 1847 are well outside of the project site, impacts associated with this issue would be less than significant. Human remains are not known to exist beneath the surface of the subject property. Nonetheless and in the event that human remains are uncovered, the Project developer would be required to comply with California Public Resources Code Section 5097.98, which requires notification of the County Coroner and Native American Heritage Commission and specifies the procedures for disposition of the remains. With mandatory compliance with state law and implementation of mitigation measure **CUL-4**, potential impacts to human remains would be less than significant.

d) The Project site does not contain any known existing religious or sacred uses. Therefore, no impact would occur.

Mitigation: Four new mitigation measures (**CUL-1** through **CUL-4**) have been added to reduce archaeological impacts to a less than significant level.

CUL-1 Prior to the issuance of grading permits, the developer/permit holder shall retain and enter into a monitoring and mitigation service contract with a qualified Archaeologist for services. This professional shall be known as the "Project Archaeologist." The Project Archaeologist, as well as the Tribal Observer, shall be included in the pre-grade meetings to provide cultural/historical sensitivity training including the establishment of set guidelines for ground disturbance in sensitive areas with the grading contractors and required tribal or special interest monitors. The Project Archaeologist shall manage and oversee monitoring for all initial ground disturbing activities and excavation of each portion of the project site including clearing, grubbing, tree removals, grading, trenching, stockpiling of materials, rock crushing, structure demolition and etc. The Project Archaeologist shall have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, facilitate consultation, and potential recovery of cultural resources in coordination with any required tribal or special interest monitors.

Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The developer/permit holder shall submit a fully executed copy of the contract to the Riverside County Planning Department to ensure compliance with this condition of approval. Upon verification, the Planning Department shall clear this condition.

CUL-2 Prior to the issuance of grading permits, the developer/permit holder shall enter into a cooperative agreement and retain a tribal observer designated by the Pechanga Band of Luiseno Mission Indians and Soboba Band of Luiseno Indians. This group shall be known as the Tribal Observer for this project. The agreement shall address the treatment and ultimate disposition of Native American cultural resources which may include repatriation and/or curation in a Riverside County approved curation facility.

The Tribal Observer shall be allowed on-site when archaeological monitoring is occurring which may include clearing, grubbing, tree removals, grading, trenching, stockpiling of materials, rock crushing, structure demolition and etc., that are subject to archaeological monitoring. The Tribal Observer shall have the limited authority to temporarily divert, redirect or halt the ground disturbance activities in coordination with the Project Archaeologist to allow for tribal consultation in the event that cultural resources associated with Native Americans are uncovered. The developer/permit holder shall submit a fully executed copy of the tribal observation agreement to the Riverside County Planning Department to ensure compliance with this condition of approval. Upon verification, the Planning Department shall clear this condition.

CUL-3 If during ground disturbance activities, cultural resources are discovered that were not assessed by the archaeological reports and/or environmental assessment conducted prior to project approval, the following procedures shall be followed. A cultural resources site is defined, for this condition, as being three or more artifacts in close association with each other, but may include fewer artifacts if the area of the find is determined to be of significance due to its sacred or cultural importance.

1. All ground disturbance activities within 100 feet of the discovered cultural resource shall be halted until a meeting is convened between the developer, the project archaeologist, the Native American tribal representative (or other appropriate ethnic/cultural group representative), and the Planning Director to discuss the significance of the find.
2. At the meeting, the significance of the discoveries shall be discussed and after consultation with the Native American tribal (or other appropriate ethnic/cultural group representative) and the archaeologist, a decision is made, with the concurrence of the Planning Director, as to the appropriate mitigation (documentation, recovery, avoidance, etc) for the cultural resource.
3. Further ground disturbance shall not resume within the area of the discovery until an agreement has been reached by all parties as to the appropriate preservation or mitigation measures.

CUL-4 If human remains are encountered, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the County Coroner has made the necessary findings as to origin. Further, pursuant to Public Resources Code Section 5097.98 (b), remains shall be left in place and free from disturbance until a final decision as to the treatment and their disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted within the period specified by law. Subsequently, the Native American Heritage Commission shall identify the "Most Likely Descendant." The Most

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Likely Descendant shall then make recommendations and engage in consultation with the County and the property owner concerning the treatment of the remains as provided in Public Resources Code Section 5097.98. Human remains from other ethnic/cultural groups with recognized historical associations to the project area shall also be subject to consultation between appropriate representatives from that group and the County Planning/Director.

Monitoring: Monitoring for mitigation measures CUL-1 through CUL-4 shall occur as specified in the attached MMRP.

10. Paleontological Resources

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

Source: Riverside County General Plan, Figure OS-8, *Paleontological Sensitivity*; Rancho Bella Vista Specific Plan No. 184, Amendment No. 2/Subsequent Environmental Impact Report No. 401, Section V.B.5, "Geology and Seismicity".

Findings of Fact:

a) The previous Project Final SEIR identified the potential for significant impacts to paleontological resources that may exist within the Rancho Bella Vista Specific Plan area (but have not been documented) in association with the Pauba Formation and older alluvium deposits. Based on the geologic resources identified within the boundaries of the proposed Project (previous Project Final SEIR Figure V-17, page V.B-47), it is not anticipated that the revised project would expose any geologic material with high potential to contain paleontological resources. If, however, such material is encountered during earth-moving activities, implementation of the mitigation measure PAL-1 identified below would reduce associated impacts to below a level of significance.

Mitigation: Refer to mitigation measure PAL-1 in the attached MMRP. No mitigation measures are identified in the previous Project Final SEIR for paleontological resources. One new mitigation measure (PAL-1) has been added to reduce impacts associated with paleontological resources.

PAL-1 - Prior to the issuance of grading permits:

1. The applicant shall retain a qualified paleontologist approved by the County of Riverside to create and implement a project-specific plan for monitoring site grading/earthmoving activities (project paleontologist).
2. The project paleontologist retained shall review the approved development plan and grading plan and shall conduct any pre-construction work necessary to render appropriate monitoring and mitigation requirements as appropriate. These requirements shall be documented by the project paleontologist in a Paleontological Resource Impact Mitigation Program (PRIMP). This PRIMP shall be submitted to the County Geologist for review and approval prior to issuance of a Grading Permit.

Information to be contained in the PRIMP, at a minimum and in addition to other industry standard and Society of Vertebrate Paleontology standards, are as follows:

Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
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1. Description of the proposed site and planned grading operations.
2. Description of the level of monitoring required for all earth-moving activities in the project area.
3. Identification and qualifications of the qualified paleontological monitor to be employed for grading operations monitoring.
4. Identification of personnel with authority and responsibility to temporarily halt or divert grading equipment to allow for recovery of large specimens.
5. Direction for any fossil discoveries to be immediately reported to the property owner who in turn will immediately notify the County Geologist of the discovery.
6. Means and methods to be employed by the paleontological monitor to quickly salvage fossils as they are unearthed to avoid construction delays.
7. Sampling of sediments that are likely to contain the remains of small fossil invertebrates and vertebrates.
8. Procedures and protocol for collecting and processing of samples and specimens.
9. Fossil identification and curation procedures to be employed.
10. Identification of the permanent repository to receive any recovered fossil material. The County of Riverside must be consulted on the repository/museum to receive the fossil material and a written agreement between the property owner/developer and the repository must be in place prior to site grading.
11. All pertinent exhibits, maps and references.
12. Procedures for reporting of findings.
13. Identification and acknowledgement of the developer for the content of the PRIMP as well as acceptance of financial responsibility for monitoring, reporting and curation fees.

All reports shall be signed by the project paleontologist and all other professionals responsible for the report's content (e.g., Professional Geologist), as appropriate. Two wet-signed original copies of the report(s) shall be submitted to the office of the County Geologist along with a copy of this condition and the grading plan for appropriate case processing and tracking. These documents should not be submitted to the project Planner, the Plan Check staff, the Land Use Counter or any other County office. In addition, the applicant shall submit proof of hiring (i.e. copy of executed contract, retainer agreement, etc.) a project paleontologist for the in-grading implementation of the PRIMP.

Monitoring: Monitoring for mitigation measure PAL-1 shall occur as specified in the attached MMRP.

	Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
GEOLOGY AND SOILS Would the project				
11. Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zones	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Be subject to rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan, Figure S-2, *Earthquake Fault Study Zones*; Riverside County Land Information System, site accessed September 14, 2011; Rancho Bella Vista Specific Plan No. 184, Amendment No. 2/Subsequent Environmental Impact Report No. 401, Section V.B.5, "Geology and Seismicity".

Findings of Fact:

a) The previous Project Final SEIR identifies the Project site as being located in a region containing potentially active fault zones; however, the Project site is not located within an Alquist-Priolo Earthquake Fault Zone. The Project site is not located on an active or potentially active fault trace. No faults are known to cross the site. The previous Project Final SEIR identified mitigation measures associated with geotechnical impacts (Section V.B.2, page V.B-20), including mitigation to prepare and submit detailed geologist's reports in compliance with the County's requirements prior to tract map approval.

There is no change to the proposed boundaries of the Rancho Bella Vista Specific Plan, and no new Alquist-Priolo Earthquake Fault Zones have been designated within the Project site since the preparation of the previous Project Final SEIR. The proposed Project includes the same type of uses as those analyzed in the previous Project Final SEIR; thus, there would be no new (previously unproposed) uses that would expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death. No new significant impact associated with fault rupture would occur.

b) As discussed in response 11(a) above, the Project site is not located within an Alquist-Priolo Earthquake Fault Zone, nor is located on an active or potentially active fault trace. No impact would occur.

Mitigation: No new mitigation measures beyond those identified in Final SEIR No. 401 are required; however, GEO-1 has been revised as indicated below. Also refer to mitigation measures **GEO-2** and **GEO-3** in the attached MMRP.

The following measure was stricken due to redundancy with mitigation measure GEO-1. GEO-1 has been revised to incorporate this measure.

~~Detailed geologist's reports shall be submitted in compliance with the requirements of Riverside County Ordinances, and will be conducted prior to tract map approval. The report(s) will evaluate: (a) underlying soil conditions; (b) liquefaction potentials; (c) fault verification; and (d) site specific seismic parameters and building requirements.~~