

	Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
46. Sewer				
a) Require or result in the construction of new wastewater treatment facilities, including septic systems, or expansion of existing facilities, the construction of which would cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in a determination by the wastewater treatment provider that serves or may service the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Rancho Bella Vista Specific Plan No. 184, Amendment No. 2/Subsequent Environmental Impact Report No. 401, Section V.C.2, "Water and Sewer".

Findings of Fact:

a) According to the previous Project Final SEIR, the previous Project would have a calculated wastewater discharge flow of 635,400 gallons per day. According to the previous Project SEIR, the proposed sewer collection system for the Rancho Bella Vista Specific Plan would deliver sewage flows to the existing EMWD 21-inch trunk sewer facility in Murrieta Hot Springs Road, just east of Calistoga Drive. The previous Project Final SEIR identifies no significant impacts associated with sewer. The proposed Project includes the construction of a sewer line across Tualota Creek, downstream of Butterfield Stage Road. 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. Biological impacts associated with the sewer include temporary construction impacts to vegetation and jurisdictional areas (refer to the biological discussion responses 7(a) and 7(e) & 7(f) for more detailed information). The sewer construction is included as part of the proposed Project, and impacts associated with its construction are analyzed in this document. Because the proposed Project includes the construction of the sewer line, it would not result in the need for any new or additional wastewater treatment facilities in excess of those included as part of the proposed Project. Impacts associated with the construction of the proposed sewer line would be less than significant.

b) The proposed Project would result in 30 fewer residential lots than that of the previous Project (residential lots in Phase III of the Specific Plan are being reduced from a maximum of 476 to a maximum of 446). Thus, sewage flow associated with the proposed Project would be reduced as compared to the previous Project. The proposed Project does not include any other components that would result in impacts associated with wastewater. No new impacts would occur and no change to the conclusions of the previous Project Final SEIR for sewer or wastewater impacts would occur as a result of the proposed 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
47. Solid Waste				
a) Is the project served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Does the project comply with federal, state, and local statutes and regulations related to solid wastes including the CIWMP (County Integrated Waste Management Plan)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Rancho Bella Vista Specific Plan No. 184, Amendment No. 2/Subsequent Environmental Impact Report No. 401, Section V.C.8, "Solid Waste".

Findings of Fact:

a) The previous Project Final SEIR determined that the previous Project would result in the generation of approximately 7.8 tons (15,546 pounds) of solid waste per day for residential uses, with additional waste generated by the schools within the Specific Plan area. Using the same waste generation factor as the Final SEIR (1.42 tons per year per residential household), the proposed reduction of 30 units would result in a corresponding reduction in the expected waste stream of approximately 233 pounds per day. The proposed Project would also result in a slight decrease in construction waste associated with the Project, due to the reduction in unit count. The previous Project Final SEIR determined that impacts associated with solid waste would be reduced to a less than significant level through the implementation of mitigation measures (Section V.C.8, pages V.C-55 and V.C-56). These measures include: developer participation in any established County-wide program to reduce solid waste, developer implementation of any available source reduction programs, and notification to the refuse hauler about developer efforts to pursue recycling and waste reduction. These measures would also be applied to the proposed Project, resulting in a less than significant impact, with mitigation incorporated.

b) The proposed Project is regulated by federal, State, and local government and would be required to comply with all applicable statutes and regulations related to solid waste. No impact would occur.

Mitigation: No new mitigation measures beyond those identified in Final SEIR No. 401 are required. Refer to mitigation measures UTL-1 through UTL-3 in the attached MMRP.

Monitoring: Monitoring for mitigation measures UTL-1 through UTL-3 shall occur as specified in Final SEIR No. 401 and the attached MMRP.

48. Utilities

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

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

Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Rancho Bella Vista Specific Plan No. 184, Amendment No. 2/Subsequent Environmental Impact Report No. 401, Section V.C.7, "Utilities".

Findings of Fact:

a), b), c), d), e), f) & g) Impacts associated with each of the utilities listed were discussed in the previous Project Final SEIR and determined to be less than significant. The previous Project Final SEIR identifies some standard conditions for electrical, natural gas, and communication system to which the previous Project is subject. These conditions include the provision of development plans to utility service providers, compliance with service provider guidelines, and compliance with Titles 20 and 24 of the Energy Conservation Code. The proposed Project would also comply with these standard conditions (refer to GHG discussion for more information on energy conservation). There are no components of the proposed Project which would result in new impacts to utilities. Impacts would be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring is required.

49. Energy Conservation

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

Source: Rancho Bella Vista Specific Plan No. 184, Amendment No. 2/Subsequent Environmental Impact Report No. 401, Section V.C.7, "Utilities".

Findings of Fact:

a) The proposed Project would not conflict with any adopted energy conservation plans. In addition to the mandatory compliance with Title 24 of the California Building Standards Code, energy efficiency features are proposed to be added. Additional discussion of energy conservation is included in the GHG discussion (see item 21 above).

Mitigation: No mitigation measures are required.

Monitoring: No monitoring is required.

OTHER

50. Other:

Source: Staff review

Findings of Fact:

a) There are no other impacts identified.

Mitigation: No mitigation measures are required.

Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Monitoring: No monitoring is required.

MANDATORY FINDINGS OF SIGNIFICANCE

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

Source: Staff review, Project Application Materials

Findings of Fact:

With implementation of the mitigation contained in the previous Project Final SEIR and mitigation identified in this Initial Study, the proposed project would not substantially degrade the quality of the environment, substantially reduce the habitat of fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, or reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory. Impacts are less than significant with mitigation incorporated. Impacts have been previously identified in the previous Project Final SEIR and no new significant impact would occur.

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

Source: Staff review, Project Application Materials

Findings of Fact:

Cumulative impacts associated with air quality, biological resources, noise, and traffic are discussed in the appropriate sections above. Air quality, biological resources, noise, and traffic impacts associated with the proposed Project are cumulatively considerable and potentially significant. However, this Initial Study identifies mitigation to reduce cumulative impacts to a less than significant level for air quality, biological resources, noise, and traffic. The project does not have impacts which are individually limited, but cumulatively considerable. Impacts have been previously identified in the previous Project Final SEIR and no new significant impact would occur.

Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
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53. Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?

Source: Staff review, project application

Findings of Fact:

The proposed project would not result in environmental effects which would cause substantial adverse effects on human beings, either directly or indirectly. There are no hazardous waste impacts associated with the Project, and air quality and noise impacts can be reduced to a less than significant level through implementation of mitigation measures. Impacts have been previously identified in the previous Project Final SEIR and no new significant impact would occur.

VI. EARLIER ANALYSES

Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration as per California Code of Regulations, Section 15063 (c) (3) (D). In this case, a brief discussion should identify the following:

Earlier Analyses Used, if any: Rancho Bella Vista Specific Plan No. 184, Amendment No. 2/Subsequent Environmental Impact Report No. 401, State Clearinghouse No. 1995112065.

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

Location: County of Riverside Planning Department
4080 Lemon Street, 12th Floor
Riverside, CA 92505

VII. AUTHORITIES CITED

Authorities cited: Public Resources Code Sections 21083 and 21803.05; References: California Government Code Section 65088.4; Public Resources Code Sections 21080(c), 21080.1, 21080.3, 21082.1, 21083, 21083.05, 21083.3, 21093, 21094, 21095 and 21151; *Sundstrom v. County of Mendocino* (1998) 202 Cal.App.3d 296; *Leonoff v. Monterey Board of Supervisors* (1990) 222 Cal.App.3d 1337; *Eureka Citizens for Responsible Govt. v. City of Eureka* (2007) 147 Cal.App.4th 357; *Protect the Historic Amador Waterways v. Amador Water Agency* (2004) 116 Cal. App.4th at 1109; *San Franciscans Upholding the Downtown Plan v. City and County of San Francisco* (2002) 102 Cal.App.4th 656.

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

Cited As:

Applied EarthWorks. 2004. Cultural Resources Survey of Rancho Bella Vista, Temecula, California, December.

Bloom Biological, Inc. 2011. 45-day report on Least Bell's Vireo and Southwestern Willow Flycatcher presence/absence surveys within the proposed Butterfield Stage Road Extension in Riverside County, California.

Brian F. Smith and Associates, Inc. 2012. A Cultural Resources Survey Update Letter Report for Rancho Bella Vista (Tract Map 36374).

California Code of Regulations, Title 24, "California Building Standards Code" as in effect as of January 1, 2011.

Dudek. 2003. Western Riverside County Multiple Species Habitat Conservation Plan. Prepared for Riverside County Transportation and Land Management Agency.

Firesafe Planning Solutions. 2011. Fire Protection Plan: Rancho Bella Vista Development Phase III, Tract 36376, County of Riverside.

HELIX Environmental Planning, Inc. 2012. Air Quality and 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. April.

Pacific Bay Homes. 1999. Rancho Bella Vista Habitat Conservation Plan.

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Riverside County Airport Land Use Compatibility Plan Policy Document, adopted October 2007.

Riverside County Fire Department website, <http://www.rvcfire.org/opencms/facilities/FireStations/>, accessed September 14, 2011.

Riverside County General Plan and EIR. 2008. Available at: <http://www.rctlma.org/genplan/default.aspx>.

Riverside County Land Information System. Available at
<http://www3.tlma.co.riverside.ca.us/pa/rcdis/index.html>

Riverside County Ordinance No. 460, Section 10.35 (Regulating the Division of Land – Park and Recreation Fees and Dedications)

Riverside County Ordinance No. 655 (Regulating Light Pollution)

Riverside County Ordinance No. 659 (Establishing Development Impact Fees)

RK Engineering Group, Inc. 2011. Preliminary Acoustical Letter Report. August.

RK Engineering Group, Inc. 2011. Updated Traffic Impact Study. September.

South Coast Air Quality Management District. 2007. Final 2007 Air Quality Management Plan.

South Coast Air Quality Management District. 2011. Air Quality Significance Thresholds. Available at <http://www.aqmd.gov/ceqa/handbook/signthres.pdf>.

Southwest Area Plan. County of Riverside. Available at
http://www.rcip.org/general_plan_southwest_toc.htm

Revised: 5/31/2012 6:15 PM



Appendix A

MITIGATION, MONITORING, AND
REPORTING PROGRAM



MITIGATION, MONITORING, AND REPORTING PROGRAM

MITIGATION, MONITORING, AND REPORTING PROGRAM

Impacts	Level of Significance After Mitigation	Mitigation Measures	Monitoring and Reporting – Responsible Party	Implementation Stage
<p>Aesthetics</p> <p>The proposed Project would not result in any impact to scenic highway corridors. 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. The proposed Project would include the use of low pressure sodium vapor street lights, and would comply with the requirements of Riverside County Ordinance No. 655. No new significant impact associated with nighttime use of Mt. Palomar Observatory would occur.</p>	<p>Not significant.</p>	<p>Significant aesthetic impacts would not occur; therefore, no mitigation is required.</p>	<p>N/A</p>	<p>N/A</p>
<p>Agricultural Resources</p> <p>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. No new impacts have been identified.</p>	<p>Not significant.</p>	<p>Significant impacts to agricultural resources would not occur; therefore, no mitigation is required.</p>	<p>N/A</p>	<p>N/A</p>

MITIGATION, MONITORING, AND REPORTING PROGRAM

MITIGATION, MONITORING, AND REPORTING PROGRAM (cont.)				
Impacts	Level of Significance After Mitigation	Mitigation Measures	Monitoring and Reporting - Responsible Party	Implementation Stage
<p>Air Quality</p> <p>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 (NOx), Reactive Organic Compounds (ROCs), and particulate matter less than 10-microns in diameter (PM₁₀). Impacts were less than significant for other pollutants.</p>	<p>Impacts associated with NOx, ROCs, and PM₁₀ were reduced to a less than significant level with the incorporation of mitigation.</p>	<p><u>Mitigation Measures identified in Final SEIR No. 401</u></p> <p>AIR-1 (page V.B-63, paragraph 7 of Final SEIR No. 401) The Project will be implementing dust control measures during construction mandated by the South Coast Air Quality Management District (SCAQMD). The project will use dust control measures during clearing, grading, and construction. If fresh-water resources are too precious to waste on dust control, availability of brackish or reclaimed water sources should be investigated. Soil disturbance should be terminated when high winds (>25 mph) make dust control extremely difficult.</p> <p>AIR-2 (page V.B-63 paragraphs 8-11, through page V.B-64, paragraphs 1-2 of Final SEIR No. 401) Minimization of construction interference with regional non-project traffic movement. Measures recommended for inclusion are:</p> <ul style="list-style-type: none"> • Schedule receipt of construction materials to non-peak travel periods. • Route construction traffic through areas of least impact sensitivity. • Limit lane closures and detours to off-peak travel periods. • Provide ride-share incentives for contractor and subcontractor personnel. 	<p>Construction Supervisor; Riverside County Building and Safety Department; SCAQMD.</p> <p>Construction Supervisor; Riverside County Building and Safety Department; SCAQMD.</p>	<p>Concurrent with grading and construction activities.</p> <p>Concurrent with grading and construction activities.</p>

MITIGATION, MONITORING, AND REPORTING PROGRAM

MITIGATION, MONITORING, AND REPORTING PROGRAM (cont.)				
Impacts	Level of Significance After Mitigation	Mitigation Measures	Monitoring and Reporting - Responsible Party	Implementation Stage
Air quality (cont.)		<p>AIR-3 (page V.B-64, paragraph 3 of Final SEIR No. 401) "Spill-over" effects will be reduced by preventing soil erosion, washing vehicles entering public roadways from dirt off-road project areas, and washing/sweeping project access to public roadways on an adequate schedule.</p> <p>AIR-4 (page V.B-64, paragraph 4 of Final SEIR No. 401) Emissions control will be required from on-site equipment through a routine mandatory program of low-emissions tune-ups.</p> <p>AIR-5 (page V.B-64, paragraph 5 of Final SEIR No. 401) Mitigation strategies will be incorporated into a construction activity impact reduction plan, with clearly defined responsibilities for plan implementation and supervision.</p> <p>AIR-6 (page V.B-64, paragraph 6 of Final SEIR No. 401) Simultaneous grading/soil disturbance will be limited to no more than 25 acres on any one day, provided that the total project acreage under construction at one time may exceed this acreage limitation.</p> <p>AIR-7 (page V.B-64, paragraph 7 of Final SEIR No. 401) The application of architectural surface treatments (e.g. paint, etc.) will be limited to no more than 730 homes of equivalent non-residential development per year.</p>	<p>Construction Supervisor; Riverside County Building and Safety Department; SCAQMD.</p> <p>Construction Supervisor; Riverside County Building and Safety Department; SCAQMD.</p> <p>Construction Supervisor; Riverside County Building and Safety Department; SCAQMD.</p> <p>Construction Supervisor; Riverside County Building and Safety Department; SCAQMD.</p> <p>Construction Supervisor; Riverside County Building and Safety Department; SCAQMD.</p>	<p>Concurrent with grading and construction activities.</p> <p>Concurrent with grading and construction activities.</p> <p>Concurrent with grading and construction activities.</p> <p>Concurrent with grading and construction activities.</p> <p>Concurrent with construction activities.</p>

MITIGATION, MONITORING, AND REPORTING PROGRAM

MITIGATION, MONITORING, AND REPORTING PROGRAM (cont.)				
Impacts	Level of Significance After Mitigation	Mitigation Measures	Monitoring and Reporting - Responsible Party	Implementation Stage
Air quality (cont.)				
The previous Project Final SEIR concluded that significant impacts associated with the degradation of regional air quality would occur with the development of the Specific Plan and hundreds of other such developments.	Significant and unavoidable (per previous Project Final SEIR, mitigation of regionally significant air quality impacts is beyond the scope of one project).	<p>AIR-8 (page V.B-64, paragraph 9 of Final SEIR No. 401) Impacts to the school and park facilities on Pourroy Road can be mitigated to below a level of significance by siting the athletic playing fields and buildings away from the street and using parking lots and landscaping as buffers.</p> <p><u>Mitigation Measures identified in Final SEIR No 401</u></p> <p>AIR-9 (page V.B-64, paragraphs 10-14 of Final SEIR No. 401) For cumulative impacts to regional air quality, mitigation in the form of alternatives to the single occupant automobile needs to be considered where possible. Effective emissions reduction of mobile source emissions will require a unified transportation system management (TSM) approach where a wide variety of transportation control measures (TCMs) are integrated into a comprehensive system of procedures and goals. An effective TSM program as a means of reducing vehicular traffic and its associated environmental effects (e.g. air pollution, noise, energy consumption, etc.) is difficult to achieve in practice because of the dependence on the low (mainly single) occupant vehicle as the primary means of transportation. The difficulties inherent in TCM implementation notwithstanding, Riverside County is committed in its air quality element in the General Plan to identify effective and feasible tactics to improve air quality for local government implementation. The components of any mobile source emissions reduction program should include:</p>	Riverside County Planning Department;	During review of project plans.
			Riverside County Planning Department; SCAQMD.	This mitigation was previously implemented as part of the overall Specific Plan approval and is ongoing through regional planning efforts.

MITIGATION, MONITORING, AND REPORTING PROGRAM

MITIGATION, MONITORING, AND REPORTING PROGRAM (cont.)			
Impacts	Level of Significance After Mitigation	Mitigation Measures	Monitoring and Reporting Responsible Party
Air quality (cont.)			
		<ul style="list-style-type: none"> • Cooperation with the SCAQMD to implement regional strategies and tactics. • Encouragement of bicycle and pedestrian circulation alternatives. • Express transit access from the Temecula area to other regional employment centroids. • Encouragement of local job-intensive uses to reduce the existing and growing jobs-housing imbalance that promotes long commutes in and out of the local area. 	
Biological Resources			
The previous Project Final SEIR identified impacts to sage scrub and sage scrub dependent species.	Less than significant with the incorporation of mitigation.	<p><u>Mitigation Measures identified in Final SEIR No. 401</u></p> <p>BIO-1 (page V.B-40, paragraph 5 of Final SEIR No. 401) Impacts to sage scrub and sage scrub dependent species (including the coastal California gnatcatcher and other high sensitivity species assumed to occur on-site) would be mitigated through the on-site preservation of approximately 78 percent of undisturbed habitat and 100 percent of disturbed gnatcatcher habitat. Of the 128.4 acres of sage scrub habitat occurring on-site, approximately 106.4 acres would be preserved as open space. This on-site biological preserve area is contiguous with off-site open space. Retention of sage scrub on-site as a biological preserve area would mitigate to below a level of significance impacts associated with the loss of 19.9 acres of undisturbed sage scrub habitat, as well as sage scrub dependent sensitive species. Mitigation can also occur through the acquisition of mitigation credits available as part of the proposed Comprehensive Environmental Mitigation Plan.</p>	<p>Riverside County Environmental Programs Department.</p> <p>Prior to issuance of occupancy permits.</p>

MITIGATION, MONITORING, AND REPORTING PROGRAM

MITIGATION, MONITORING, AND REPORTING PROGRAM (cont.)

Impacts	Level of Significance After Mitigation	Mitigation Measures	Monitoring and Reporting - Responsible Party	Implementation Stage
<p>Biological Resources (cont.)</p> <p>The previous Project Final SEIR identified direct impacts to on-site wetlands associated, including willow riparian woodland, southern willow scrub, and disturbed southern willow scrub, amount to 4.1 acres of the 10.7 acres of wetland habitat occurring on-site.</p> <p>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 new permanent impacts to ACOE jurisdictional areas would result from the project.</p>	<p>Less than significant with the incorporation of mitigation</p>	<p>Mitigation Measures identified in Final SEIR No. 401</p> <p>BIO-2 (page V.B-42, paragraphs 2-4 of Final SEIR No. 401) Mitigation for direct impacts, as well a cumulative impacts associated with the potential occurrence of high sensitivity wetland-dependent species, would occur through an on-site restoration and revegetation program which re-establishes wetland habitat proximate to the on-site drainages preserved as part of the project. Mitigation can also occur through the acquisition of mitigation credits which would be available by the establishment of the proposed Comprehensive Environmental Mitigation Plan (CEMP).</p> <p>The elements necessary to implement and finance the CEMP will be developed in concert with the County of Riverside, CDFG, and U.S. Fish and Wildlife Service (USFWS), and will include: details relative to the establishment of a Conservation Bank; discussion of project design features such as development transfers and the potential future offset of development fees; and the permits necessary to implement the overall program. These implementation and financing elements will be established through a variety of mechanisms including the Specific Plan, the CEMP and amendments to the existing Development Agreement as appropriate. It is anticipated that initial management of the dedicated open space would be accomplished by FN Development. Long-term management</p>	<p>Riverside County Environmental Programs Department; ACOE; CDFG; RWQCB.</p>	<p>Within 60 days of completion of wetland impacts.</p>

MITIGATION, MONITORING, AND REPORTING PROGRAM

MITIGATION, MONITORING, AND REPORTING PROGRAM (cont.)				
Impacts	Level of Significance After Mitigation	Mitigation Measures	Monitoring and Reporting - Responsible Party	Implementation Stage
Biological Resources (cont.)		<p>responsibilities would be delegated to another public or private, non-profit agency that manages open space lands. It is anticipated that the entity responsible for long-term management of conserved habitats and the entity to which the conservation easements or fee interest is conveyed, would be the Riverside County Habitat Conservation Agency or another conservancy established for the purpose of implementing resource management programs. The actual terms of conveyance would be subject to approval by the County of Riverside, USFWS, and CDFG.</p> <p>The Comprehensive Environmental Mitigation Plan proposes the creation of a 244.8-acre mitigation bank. The sale of conservation credits will be the primary source of funding for the preserve program. Essential to this is the support from local agencies, the CDFG, USFWS, and U.S. Army Corps of Engineers to accept and encourage the Project's Conservation Bank credits as mitigation for development impacts. It is important that the credit area have a large geographic range and that the credits have relative priority for conservation. The value of conservation credits varies based upon: 1) the level of development activity (including public and private projects) within the credit area; 2) the need for off-site mitigation by those projects; and 3) the level of competition offered by other mitigation sites.</p>		

MITIGATION, MONITORING, AND REPORTING PROGRAM

MITIGATION, MONITORING, AND REPORTING PROGRAM (cont.)			
Impacts	Level of Significance After Mitigation	Mitigation Measures	Monitoring and Reporting - Responsible Party
<p>Cultural Resources</p> <p><u>Historic and Archeological Resources</u></p> <p>No potentially significant historical cultural resources were present at the project site. Two previously recorded archaeology sites were relocated, and an additional site was identified. 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. However, based on the potential for discovering unknown archaeological remains, mitigation is required.</p>	<p>Less than significant with the incorporation of mitigation</p>	<p><i>The following measures were added by the Riverside County Planning Department.</i></p> <p>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.</p> <p>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.</p>	<p>Riverside County Planning Department.</p>
			<p>Prior to issuance of grading permits.</p>

MITIGATION, MONITORING, AND REPORTING PROGRAM

MITIGATION, MONITORING, AND REPORTING PROGRAM (cont.)			
Impacts	Level of Significance After Mitigation	Mitigation Measures	Monitoring and Reporting - Responsible Party
Cultural Resources (cont.)		<p>Upon verification, the Planning Department shall clear this condition.</p> <p><u>CUL-2</u> Prior to the issuance of grading permits, the developer/permit holder shall enter into a agreement and retain a tribal observer designated by the Pechanga Band of Luiseno Mission 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.</p> <p>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.</p>	<p>Riverside County Planning Department.</p>
			<p>Prior to issuance of grading permits</p>

MITIGATION, MONITORING, AND REPORTING PROGRAM

MITIGATION, MONITORING, AND REPORTING PROGRAM (cont.)				
Impacts	Level of Significance After Mitigation	Mitigation Measures	Monitoring and Reporting - Responsible Party	Implementation Stage
Cultural Resources (cont.)		<p>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 it sacred or cultural importance.</p> <ol style="list-style-type: none"> 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. 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. 	Riverside County Planning Department.	Concurrent with grading activities.

MITIGATION, MONITORING, AND REPORTING PROGRAM

MITIGATION, MONITORING, AND REPORTING PROGRAM (cont.)				
Impacts	Level of Significance After Mitigation	Mitigation Measures	Monitoring and Reporting - Responsible Party	Implementation Stage
Cultural Resources (cont.)		<p>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.</p> <p><u>CUL-4</u> 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 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.</p>	Riverside County Planning Department.	Concurrent with grading activities.

MITIGATION, MONITORING, AND REPORTING PROGRAM

MITIGATION, MONITORING, AND REPORTING PROGRAM (cont.)				
Impacts	Level of Significance After Mitigation	Mitigation Measures	Monitoring and Reporting - Responsible Party	Implementation Stage
<p>Cultural Resources (cont.) Paleontological Resources 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. 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, a potentially significant impact would occur.</p>	<p>Less than significant with mitigation incorporated.</p>	<p>Mitigation Measures from Addendum No.1 to Final SEIR No 401 <i>The following measures were added by the Riverside County Planning Department.</i> 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: 1. Description of the proposed site and planned grading operations.</p>	<p>Riverside County Planning Department. Riverside County Planning Department.</p>	<p>Prior to any earthmoving and/or grading activities. Prior to the issuance of grading permits.</p>

MITIGATION, MONITORING, AND REPORTING PROGRAM

MITIGATION, MONITORING, AND REPORTING PROGRAM (cont.)			
Impacts	Level of Significance After Mitigation	Mitigation Measures	Monitoring and Reporting – Responsible Party
Cultural Resources (cont.)		<p>2. <u>Description of the level of monitoring required for all earth-moving activities in the project area.</u></p> <p>3. <u>Identification and qualifications of the qualified paleontological monitor to be employed for grading operations monitoring.</u></p> <p>4. <u>Identification of personnel with authority and responsibility to temporarily halt or divert grading equipment to allow for recovery of large specimens.</u></p> <p>5. <u>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.</u></p> <p>6. <u>Means and methods to be employed by the paleontological monitor to quickly salvage fossils as they are unearthed to avoid construction delays.</u></p> <p>7. <u>Sampling of sediments that are likely to contain the remains of small fossil invertebrates and vertebrates.</u></p> <p>8. <u>Procedures and protocol for collecting and processing of samples and specimens.</u></p> <p>9. <u>Fossil identification and curation procedures to be employed.</u></p> <p>10. <u>Identification of the permanent repository to receive any recovered fossil material. * The</u></p>	
			Implementation Stage

MITIGATION, MONITORING, AND REPORTING PROGRAM

MITIGATION, MONITORING, AND REPORTING PROGRAM (cont.)				
Impacts	Level of Significance After Mitigation	Mitigation Measures	Monitoring and Reporting - Responsible Party	Implementation Stage
Cultural Resources (cont.)		<p>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.</p> <p>11. <u>All pertinent exhibits, maps and references.</u></p> <p>12. <u>Procedures for reporting of findings.</u></p> <p>13. <u>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.</u></p> <p>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.</p>		

MITIGATION, MONITORING, AND REPORTING PROGRAM

MITIGATION, MONITORING, AND REPORTING PROGRAM (cont.)				
Impacts	Level of Significance After Mitigation	Mitigation Measures	Monitoring and Reporting - Responsible Party	Implementation Stage
<p>Geology and Soils</p> <p>Fault Zones The Project site is located in a region containing potentially active fault zones and could expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death.</p> <p>Liquefaction Potential Zones The previous Project Final SEIR determined that the Rancho Bella Specific Plan was not shown as being located in a "Liquefaction Hazard Area." The Riverside County Land Information System identifies the proposed Project site as an area with low and moderate liquefaction potential.</p>	<p>Less than Significant with mitigation incorporated</p>	<p>Mitigation Measures identified in Final SEIR No. 401</p> <p><i>The following measure was stricken due to redundancy with mitigation measure GEO-1. GEO-1 has been revised to incorporate this measure.</i></p> <p>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.</p> <p><u>GEO-1 (page V.B-20, paragraph 2 of Final SEIR No. 401) Required Soils Report and Geotechnical Study.</u> Prior to any grading activities on-site, a soils report and geotechnical study shall be prepared to further analyze soil conditions on the project site and slope stability. The study shall be submitted in compliance with the requirements of the Riverside County Ordinances, and shall include analysis of: 1) soils engineering qualities of underlying soils and rock conditions (e.g., soil bearing, consolidation, expansion, etc.); 2) seismic refraction traverses to determine ripability characteristics of crystalline rock units; 3) percolation testing of site earth materials for feasibility of on-site sewage disposal systems; 4) liquefaction potentials; 5) fault verification; and 6) site seismic parameters for <u>and building construction</u> requirements.</p>	<p>Riverside County Building and Safety Department.</p>	<p>Prior to the issuance of grading permits.</p>

MITIGATION, MONITORING, AND REPORTING PROGRAM

MITIGATION, MONITORING, AND REPORTING PROGRAM (cont.)			
Impacts	Level of Significance After Mitigation	Mitigation Measures	Monitoring and Reporting – Responsible Party
<p>Geology and Soils (cont.)</p> <p><u>Ground Subsidence</u></p> <p>The Project site is located in an area identified by the Riverside County Land Information System as being susceptible to subsidence. Although the previous Project Final SEIR does not specifically identify a potential impact related to subsidence, it does include the requirement for preparation and submittal of a detailed geologist's reports in compliance with the County's requirements prior to tract map approval to address potential geotechnical hazards.</p>		<p>GEO-2 (page V.B-51, paragraph 8 of Final SEIR No. 401) Required measures as recommended by the detailed geological investigation shall be identified on grading plans and implemented to the satisfaction of the County Engineer.</p> <p>GEO-3 (page V.B-20, paragraphs 3-7 of Final SEIR No. 401) Erosion Control Measures. To minimize the potential for the occurrence of erosion and sedimentation on-site and downstream of the site, the following measures should be implemented:</p> <ul style="list-style-type: none"> • All cut and fill slopes shall be landscaped to prevent erosion and sedimentation from occurring. Detailed Landscaping and Irrigation Plans shall be submitted to the County Planning Department prior to Grading Plan approval. The plans shall be reviewed for type and density of ground covers, shrubs, and trees. • Slopes steeper than 2: 1 or higher than ten feet are permitted, provided they are recommended to be safe in the slope stability report prepared by the soils engineer or engineering geologist. All slopes shall be landscaped per County Ordinance No. 457. The slope stability report shall also contain recommendations for landscaping and erosion control. The Uniform Building Code, County Ordinance No. 457, and all other relevant laws, rules, and regulations governing grading in Riverside County shall be observed. 	<p>Riverside County Engineer.</p> <p>Riverside County Planning Department.</p>
			<p>Prior to the issuance of grading permits.</p> <p>Prior to the issuance of grading permits.</p>

MITIGATION, MONITORING, AND REPORTING PROGRAM

MITIGATION, MONITORING, AND REPORTING PROGRAM (cont.)			
Impacts	Level of Significance After Mitigation	Mitigation Measures	Monitoring and Reporting - Responsible Party
<p><u>Geology and Soils (cont.)</u></p>		<ul style="list-style-type: none"> Graded, but undeveloped land, shall be maintained and planted with interim landscaping within 90 days of completion of grading activities, unless building permits are obtained from the County. <p>In order to minimize erosion and sedimentation concerns on the property and downstream, potential brow ditches, terrace drains, or other minor swales, determined necessary by the County of Riverside at future stages of project review, shall be lined with natural erosion control materials or concrete to minimize erosion and sedimentation.</p>	
<p><u>Slopes</u></p> <p>The previous Project Final SEIR identifies potentially significant impacts associated with landform and topography as a result of recontouring and landscaping of manufactured slopes.</p> <p><u>Soils and Erosion</u></p> <p>The previous Project Final SEIR concluded that the major constraint on site is erosion potential. Because the Project would result in the creation of manufactured slopes up to 35 feet in height throughout the development area, impacts associated with soil erosion would be considered significant unless mitigated.</p>	<p>Less than significant with mitigation incorporated</p>	<p><u>Mitigation Measures identified in Final SEIR No 401</u></p> <p>GEO-4 (page V.B-5, paragraph 3 of Final SEIR No. 401) Prior to development of any planning area of the Specific Plan, an overall Conceptual Grading Plan for the planning area in process shall be submitted for Planning Department approval. The Grading Plan for each planning area shall be used as a guideline for subsequent detailed grading plans for individual stages of development within that planning area, and shall include: 1) techniques employed to prevent erosion and sedimentation during and after the grading process; 2) approximate time frames for gradings; 3) identification of areas which may be graded during high probability rain months (January through March); and 4) preliminary pad and roadway elevations. Grading on the project site shall conform to County regulations first, then to the Conceptual Grading Plan.</p>	<p>Riverside County Planning Department.</p>
			<p>Prior to the issuance of grading permits.</p>

MITIGATION, MONITORING, AND REPORTING PROGRAM

MITIGATION, MONITORING, AND REPORTING PROGRAM (cont.)			
Impacts	Level of Significance After Mitigation	Mitigation Measures	Monitoring and Reporting - Responsible Party
Geology and Soils (cont.)			
		<p>GEO-5 (page V.B-5, paragraph 4 of Final SEIR No. 401) All grading procedures shall be in compliance with the Riverside County Grading Standards including requirements for erosion control during rainy months.</p> <p>GEO-6 (page V.B-5, paragraph 5 of Final SEIR No. 401) Prior to any grading activities, a soils report and geotechnical study will be performed to further analyze on-site soil conditions and slope stability and will include the appropriate measures to control erosion and dust as mentioned in mitigation measure number GEO-4.</p> <p>GEO-7 (page V.B-5, paragraph 6 of Final SEIR No. 401) Where cut and fill slopes are created higher than three feet, detailed Landscaping and Irrigation Plans shall be submitted to the Planning Department prior to Grading Plan approval. The plans shall be reviewed for type and density of ground cover, shrubs, and trees.</p> <p>GEO-8 (page V.B-5, paragraph 7 of Final SEIR No. 401) All streets shall have a gradient not to exceed 15 percent.</p> <p>GEO-9 (page V.B-5, paragraph 8 of Final SEIR No. 401) Slopes steeper than 2:1 or higher than ten feet are allowed provided they are recommended to be safe in the slope stability report prepared by the soils engineer or engineering geologist. All slopes shall be landscaped per County Ordinance 457. The</p>	<p>Riverside County Building and Safety Department</p> <p>Riverside County Building and Safety Department.</p> <p>Riverside County Building and Safety Department.</p> <p>Riverside County Planning Department.</p> <p>Riverside County Planning Department.</p>
			<p>From issuance of grading permits through completion of grading.</p> <p>Prior to the issuance of grading permits.</p> <p>Prior to the issuance of grading permits.</p> <p>During project design approval.</p> <p>Prior to the issuance of grading permits.</p>

MITIGATION, MONITORING, AND REPORTING PROGRAM

MITIGATION, MONITORING, AND REPORTING PROGRAM (cont.)				
Impacts	Level of Significance After Mitigation	Mitigation Measures	Monitoring and Reporting - Responsible Party	Implementation Stage
Geology and Soils (cont.)		<p>slope stability report shall also contain recommendations for landscaping and erosion control. The California Building Code, County Ordinance No. 457, and all other relevant laws, rules, and regulations governing grading in Riverside County shall be observed.</p> <p>GEO-10 (page V.B-5, paragraph 9 of Final SEIR No. 401) Potential brow ditches, terrace drains or other minor swales, determined necessary by the County of Riverside at future stages of project review, shall be lined with natural erosion control materials or concrete.</p> <p>GEO-11 (page V.B-6, paragraph 1 of Final SEIR No. 401) Grading work on the entire project site shall be balanced on-site whenever possible.</p> <p>GEO-12 (page V.B-6, paragraph 2 of Final SEIR No. 401) Graded, but undeveloped land shall be maintained weed-free and planted with interim landscaping within 90 days of completion of grading, unless building permits are obtained.</p> <p>GEO-13 (page V.B-6, paragraph 3 of Final SEIR No. 401) On-site water wells shall be further investigated as a source of deep aquifer groundwater.</p> <p>GEO-14 (page V.B-6, paragraph 4 of Final SEIR No. 401) Planting of developed land shall comply with the National Pollutant Discharge Elimination System (NPDES) Best Management Practices Construction Handbook Section 6.2.</p>	<p>Riverside County Building and Safety Department.</p> <p>Riverside County Building and Safety Department.</p> <p>Riverside County Planning Department.</p> <p>Riverside County Building and Safety Department.</p> <p>Riverside County Planning Department; Riverside County Building and Safety Department.</p>	<p>During project design approval.</p> <p>During project design approval.</p> <p>Completion of grading.</p> <p>Prior to the issuance of grading permits.</p> <p>Prior to the issuance of occupancy permits.</p>

MITIGATION, MONITORING, AND REPORTING PROGRAM

MITIGATION, MONITORING, AND REPORTING PROGRAM (cont.)				
Impacts	Level of Significance After Mitigation	Mitigation Measures	Monitoring and Reporting - Responsible Party	Implementation Stage
Geology and Soils (cont.)				
		GEO-15 (page V.B-6, paragraph 5 of Final SEIR No. 401) All grading shall be done in conformance with recommendations contained within the Geotechnical Report included as Appendix B in the previous Project Final SEIR.	Riverside County Planning Department; Riverside County Building and Safety Department	From issuance of grading permits through completion of grading.
Greenhouse Gas Emissions				
Operation of the proposed Project would result in GHG emissions from amortized construction, vehicular traffic generated by residents, area sources (natural gas appliances, hearth combustion, and landscape maintenance), electrical generation, solid waste generation, and water supply. The estimated emissions of CO ₂ e would be 8,358 metric tons per year without the GHG reduction measures, which would exceed significance thresholds, resulting in a potentially significant impact, requiring mitigation.	Less than significant with mitigation incorporated.	<u>Mitigation Measures from Addendum No.1 to Final SEIR No 401</u> <i>The following measures were added by the Riverside County Planning Department.</i> GHG-1 Prior to the issuance of occupancy permits, the Project applicant shall demonstrate to the Riverside County Planning Department that measures are in place to ensure a 30 percent reduction in overall use of potable water, consistent with Riverside County requirements.	Riverside County Planning Department.	Prior to the issuance of occupancy permits.
Hazards and Hazardous Materials				
Airports The previous Project Final SEIR determined that no impacts to French Valley Airport would occur as a result of the Rancho Bella Vista Specific Plan. The most recently adopted version of the Riverside County Airport Land Use Compatibility Plan Policy Document was adopted in October 2007. Based on this	Less than significant with mitigation incorporated	<u>Mitigation Measures from Addendum No.1 to Final SEIR No 401</u> <i>The following measures were added by the Riverside County Planning Department and ALUC.</i> HAZ-1 Any new outdoor lighting that is installed shall be hooded or shielded so as to prevent either the spillage of lumens or reflection into the sky.	Riverside County Planning Department, Riverside County Airport Land Use Commission.	Prior to the issuance of building permits.

MITIGATION, MONITORING, AND REPORTING PROGRAM

MITIGATION, MONITORING, AND REPORTING PROGRAM (cont.)

Impacts	Level of Significance After Mitigation	Mitigation Measures	Monitoring and Reporting – Responsible Party	Implementation Stage
<p>Hazards and Hazardous Materials (cont.) document, the proposed Project site is located within Compatibility Zones D and E for the French Valley Airport. Hazards to flight are prohibited in Zones D and E. In a letter dated October 5, 2011, the Riverside County Airport Land Use Commission determined the proposed project would be consistent with the 2007 French Valley Airport Land Use Compatibility Plan, subject to conditions identified in the letter. These conditions, identified as mitigation measures (below) would reduce impacts to a less than significant level.</p>		<p>HAZ-2 The following uses shall be prohibited: (a) Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an Federal Aviation Administration (FAA)-approved navigational signal light or visual approach slope indicator. (b) Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport. (c) Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area. (d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.</p>	<p>Riverside County Planning Department, Riverside County Airport Land Use Commission.</p>	<p>Prior to the issuance of building permits.</p>

MITIGATION, MONITORING, AND REPORTING PROGRAM

MITIGATION, MONITORING, AND REPORTING PROGRAM (cont.)

Impacts	Level of Significance After Mitigation	Mitigation Measures	Monitoring and Reporting - Responsible Party	Implementation Stage
<p>Hazards and Hazardous Materials (cont.)</p>		<p>HAZ-3 Prior to issuance of building permits for any structure within the subdivision with an elevation at top of roof exceeding 1,392 feet above mean sea level, the project applicant shall submit evidence to the County of Riverside Planning Department that the FAA has issued a determination of "Not a Hazard to Air Navigation" for such structure. Based on the projected pad elevations, this would only be potentially applicable to structures exceeding 28 feet in height.</p> <p>HAZ-4 The notice provided by the Riverside County Airport Land Use Commission shall be provided to all potential purchasers of the property, and shall be recorded as a deed notice.</p> <p>HAZ-5 Any ground-level or aboveground water retention or detention basin or facilities shall be designed so as to provide for a detention period for the design storm that does not exceed 48 hours and to remain totally dry between rainfalls. Vegetation in and around such facilities that would provide food or cover for bird species that would be incompatible with airport operations shall not be utilized in project landscaping. Landscaping shall utilize plant species that do not produce seeds, fruits, or berries. Trees shall be spaced so as to prevent large expanses of contiguous canopy, when mature.</p>	<p>Riverside County Planning Department, Riverside County Airport Land Use Commission.</p> <p>Riverside County Planning Department, Riverside County Airport Land Use Commission.</p> <p>Riverside County Planning Department, Riverside County Airport Land Use Commission.</p>	<p>Prior to the issuance of building permits.</p> <p>Prior to the issuance of building permits.</p> <p>Prior to the issuance of building permits.</p>

MITIGATION, MONITORING, AND REPORTING PROGRAM

MITIGATION, MONITORING, AND REPORTING PROGRAM (cont.)			
Impacts	Level of Significance After Mitigation	Mitigation Measures	Monitoring and Reporting - Responsible Party
<p>Hazards and Hazardous Materials (cont.)</p> <p>Hazardous Fire Area The Project site is not identified as a County Hazardous Fire Area in the previous Project Final SEIR; however, the previous Project Final SEIR does indicate that the open space areas proposed as part of the Rancho Bella Vista Specific Plan may increase fire potential for residents in the area.</p>	<p>Less than significant with mitigation incorporated.</p>	<p><u>Mitigation Measures identified in Final SEIR No. 401</u></p> <p>HAZ-6 (page V.C-33, paragraph 7 of Final SEIR No. 401) The applicant will participate in an existing Fire Protection Impact Mitigation Program (\$400.00 per dwelling unit and \$.25 per square foot for commercial/industrial) that provides funds for the purchase of land to build new fire stations, remodel existing fire stations or for the purchase of equipment when necessary as development occurs.</p> <p>HAZ-7 (page V.C-33, paragraph 8 of Final SEIR No. 401) All structures on-site shall be constructed with fire retardant roofing material as described in Section 3203 of the Uniform Building Code. Wood shingles shall not be allowed for use within the Rancho Bella Vista Specific Plan area.</p> <p>HAZ-8 (page V.C-34, paragraph 1 of Final SEIR No. 401) A 6.8 million gallon water storage tank exists on the project site. This reservoir would accommodate adequate water supply for 1,000 gpm/two hour duration fire flow rate. Another water tank is proposed for construction on-site by the Eastern Municipal Water District at some future date. The size of this reservoir is yet to be determined. The pad is graded to accommodate an additional water tank of a size equal to or smaller than the existing water tank.</p>	<p>Riverside County Planning Department.</p> <p>Riverside County Building and Safety Department; Riverside County Fire Department.</p> <p>N/A</p>
			<p>Prior to final building inspection.</p> <p>Prior to the issuance of occupancy permits.</p> <p>N/A</p>

MITIGATION, MONITORING, AND REPORTING PROGRAM

MITIGATION, MONITORING, AND REPORTING PROGRAM (cont.)				
Impacts	Level of Significance After Mitigation	Mitigation Measures	Monitoring and Reporting - Responsible Party	Implementation Stage
Hazards and Hazardous Materials (cont.)				
		<p>HAZ-9 (page V.C-34, paragraph 2 of Final SEIR No. 401) Fuel modification shall be achieved by establishing a minimum 100 foot zone consisting of four zones with a range of 50 to 100 percent vegetation removal. This will allow for a graduated transition from native vegetation into the irrigated landscaped building areas of the project. Maintenance of the fuel modification zone shall be the responsibility of a homeowners association or maintenance district. Prior to approval of any development plans for lands adjacent to open space areas, a Fire Protection Vegetation Management Plan shall be submitted to the County Fire Department for review and approval.</p> <p>HAZ-10 (page V.C-34, paragraph 3 of Final SEIR No. 401) All water mains and fire hydrants providing required fire flows shall be constructed in accordance with the appropriate sections of Riverside County Ordinance No. 460 and/or No. 546, subject to the approval by Riverside County Fire Department. Fire flows over 3000 gpm shall be for three hours duration.</p>	<p>Riverside County Planning Department; Riverside County Fire Department.</p> <p>Riverside County Fire Department.</p>	<p>Prior to the approval of development plans adjacent to open space.</p> <p>Prior to the issuance of building permits.</p>

MITIGATION, MONITORING, AND REPORTING PROGRAM

MITIGATION, MONITORING, AND REPORTING PROGRAM (cont.)			
Impacts	Level of Significance After Mitigation	Mitigation Measures	Monitoring and Reporting - Responsible Party
<p>Hydrology and Water Quality</p> <p><u>Water Quality Impacts</u></p> <p>The previous Project Final SEIR concluded that grading, excavation and construction activities associated with the Rancho Bella Vista Specific Plan had the potential to impact water quality due to erosion and sedimentation, as well as the generation of construction related pollutants in drainage areas.</p> <p><u>Floodplains</u></p> <p>The previous Project Final SEIR concluded that grading, excavation and construction activities associated with the Rancho Bella Vista Specific Plan would result in changes to the existing drainage pattern.</p>	<p>Less than significant with mitigation incorporated.</p>	<p>Mitigation Measures identified in Final SEIR No 401</p> <p><i>The following measures were stricken because they were applicable to the development of the overall Specific Plan and have previously been completed during the construction of other phases of the Specific Plan or are redundant of mitigation measures HYD-1 and HYD-2 below.</i></p> <p>(page V.B-55, paragraph 3 of Final SEIR No. 401) Drainage and flood control facilities and improvements shall be provided in accordance with Riverside County Flood Control and Water Conservation District (RCFCWCD) requirements.</p> <p>(page V.B-55, paragraph 4 of Final SEIR No. 401) It is anticipated that portions of Tualata Creek and its tributaries will remain natural and will be maintained by one of the following: 1) A nature conservancy or other public or quasi-public agency responsible for overseeing and protecting sensitive habitats; 2) A Community Service Area (CSA) or County Park Agency; 3) A landscape and lighting district; or 4) A Master Homeowners' Association. It is also anticipated that Skunk Hollow will remain natural and a drainage system will be provided to convey potential overflow from the vernal pool to Tualata Creek. Facilities to be constructed in road rights-of-way and drainage easements will be maintained by the</p>	

MITIGATION, MONITORING, AND REPORTING PROGRAM

MITIGATION, MONITORING, AND REPORTING PROGRAM (cont.)				
Impacts	Level of Significance After Mitigation	Mitigation Measures	Monitoring and Reporting - Responsible Party	Implementation Stage
Hydrology and Water Quality (cont.)		<p>Riverside County Flood Control and Water Conservation District or the Riverside County Transportation Department. Local drainage devices and channels will be maintained by a similar public/private entity.</p> <p>(page V.B-55, paragraph 5 of Final SEIR No. 401) All projects proposing construction activities including, but not limited to, clearing, grading, or excavation that results in the disturbance of at least five acres total land area, or activity which is not part of a larger common plan of development of five acres or greater, shall be required to obtain the appropriate NPDES construction permit and pay the appropriate fees. All development within the Specific Plan boundaries shall be subject to future requirements adopted by the County to implement the NPDES program. Mitigation measures may include, but are not limited to, covered storage of all outside storage facilities; vegetated swales; and monitoring programs.</p> <p>(page V.B-55, paragraph 6 of Final SEIR No. 401) All final subdivision maps will indicate that the proposed project lies within the potential dam inundation area of Lake Skinner. Because a portion of the project is located in a dam inundation area, coordination between the applicant and the County Disaster Preparedness Office shall be required to establish emergency evacuation routes, as necessary. This coordination</p>		

MITIGATION, MONITORING, AND REPORTING PROGRAM

MITIGATION, MONITORING, AND REPORTING PROGRAM (cont.)			
Impacts	Level of Significance After Mitigation	Mitigation Measures	Monitoring and Reporting - Responsible Party
Hydrology and Water Quality (cont.)		<p>and establishment of evacuation routes shall occur prior to tentative tract map approval. Prospective home buyers or land purchasers within affected planning areas shall receive written notice of the potential dam inundation and respective evacuation routes within these planning areas. (page V.B-55, paragraph 7 of Final SEIR No. 401) The Rancho Bella Vista project site lies within the RCFCWCD Santa Gertrudis Sub-Watershed and is subject to a required drainage fee.</p> <p>(page V.B-55, paragraph 8 of Final SEIR No. 401) Proposed grading and drainage improvements shall conform to Section 2907 and 7012 of the Uniform Building Code (UBC) and shall incorporate the minimum standards for the FEMA which insures that 1-year flood protection is provided to all habitable dwellings located within a floodplain.</p> <p>HYD-1 Pursuant to requirements of the State Water Resources Control Board, a State-wide general National Pollution Discharge Elimination System (NPDES) construction permit will apply to all construction activities associated with the proposed project. Construction activities include clearing, stockpiling, grading, or excavation that results in the disturbance of one acre or more of total land area or on-sites which are part of a larger common plan of development that disturbs less than one acre.</p>	<p>Riverside County Planning Department, Regional Water Quality Control Board, San Diego Region.</p>
			<p>Prior to the issuance of grading permits.</p>

MITIGATION, MONITORING, AND REPORTING PROGRAM

MITIGATION, MONITORING, AND REPORTING PROGRAM (cont.)			
Impacts	Level of Significance After Mitigation	Mitigation Measures	Monitoring and Reporting - Responsible Party
Hydrology and Water Quality (cont.)		<p>Therefore, the developer or builder for Rancho Bella Vista shall be required provide proof of WDID# prior to commencing grading activities and keep a current copy of the storm water pollution prevention plan (SWPPP) on the construction site and shall be made available to the Department of Building and Safety upon request.</p> <p>HYD-2 The project shall comply with the requirements of the California State Water Quality Control Board, San Diego Region. Year-round, Best Management Practices (BMP's) shall be maintained and be in place for all areas that have been graded or disturbed and for all material, equipment and/or operations that need protection. Stabilized Construction Entrances and project perimeter linear barriers are required year round. Removal BMP's (those BMP's which must be temporarily removed during construction activities) shall be in place at the end of each working day.</p> <p>Monitoring for erosion and sediment control is required and shall be performed by the QSD or QSP as required by the Construction General Permit. Stormwater samples are required for all discharge locations and projects may not exceed limits set forth by the Construction General Permit Numeric Action Levels and/or Numeric Effluent Levels. A Rain Event Action Plan is required when there is a 50% or greater forecast of rain within the 48 hours, by the National</p>	<p>Riverside County Planning Department, Regional Water Quality Control Board, San Diego Region.</p>
			<p>From issuance of grading permits through completion of construction.</p>

MITIGATION, MONITORING, AND REPORTING PROGRAM

MITIGATION, MONITORING, AND REPORTING PROGRAM (cont.)				
Impacts	Level of Significance After Mitigation	Mitigation Measures	Monitoring and Reporting – Responsible Party	Implementation Stage
Hydrology and Water Quality (cont.)		Weather Service or whenever rain is imminent. The OSD or OSP must print and save records of the precipitation forecast for the project location area from (http://www.srh.noaa.gov/forecast) and must accompany monitoring reports and sampling test data. A Rain gauge is required on site. The Department of Building and Safety will conduct periodic NPDES inspections of the site throughout the recognized storm season to verify compliance with the Construction General Permit and Stormwater ordinances and regulations.		
Land Use and Planning				
Land Use The proposed Project would result in minor changes to the approved Rancho Bella Vista Specific Plan, as discussed in the Project Description. In general, these changes would involve a reduction in total acreage of Phase III, park acreage, 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. These changes would not result in a substantial alteration of the present or planned land use of an area. The proposed Project would not result in any changes to land uses within a City's Sphere of Influence.	Not significant.	Significant impacts associated with land use and planning would not occur; therefore, no mitigation is required.	N/A	N/A

MITIGATION, MONITORING, AND REPORTING PROGRAM

MITIGATION, MONITORING, AND REPORTING PROGRAM (cont.)				
Impacts	Level of Significance After Mitigation	Mitigation Measures	Monitoring and Reporting – Responsible Party	Implementation Stage
Land Use Planning (cont.)				
<p><u>Planning</u></p> <p>The proposed Project does not include any changes to the site's existing zoning and it would be consistent with the existing zoning for the site and surrounding sites. The Project is consistent with the land use designations of the General Plan and Rancho Bella Vista Specific Plan. The proposed Project would not disrupt or divide the physical arrangement of an established community.</p>				
Mineral Resources				
<p>The Project site does not contain any known mineral resource that would be of value to the region or the State, and the Project would not result in the loss of availability of a locally important resource.</p>	Not significant.	Significant impacts to mineral resources would not occur; therefore, no mitigation is required.	N/A	N/A

MITIGATION, MONITORING, AND REPORTING PROGRAM

MITIGATION, MONITORING, AND REPORTING PROGRAM (cont.)			
Impacts	Level of Significance After Mitigation	Mitigation Measures	Monitoring and Reporting – Responsible Party
<p>Noise</p> <p>Roadway traffic along Promontory Parkway and Butterfield Stage Road would exceed exterior noise standards established by the County of Riverside at selected lots along these roadways. The projected noise levels at the exterior façade of residential lots along these roadways would range from 68.9 to 74.9 CNEL, for the first and second floors, exceed the County's exterior noise standard of 65 dBA Community Noise Equivalent Level (CNEL).</p>	<p>Less than significant with mitigation incorporated.</p>	<p>Mitigation Measures from Addendum No.1 to Final SEIR No 401</p> <p><i>The following measures were added by the Riverside County Planning Department.</i></p> <p>NOI-1 Prior to the issuance of occupancy permits for Lots 325-335, 376, 377, 407, and 437-446, the Project developer shall install noise barriers at the boundary line of the subject lots, at the top of the slope, between the adjacent roadway and exterior living areas. The noise barriers shall have a minimum height as indicated below:</p> <ul style="list-style-type: none"> • Lots 325-335 – eight feet • Lots 376 and 377, 441-446 – six feet • Lots 407, 437-440 – seven feet <p>The barriers' minimum height shall be based on height from the pad or roadway elevation at the required noise barrier location, whichever is greater. If the barrier is constructed at a position where the starting elevation is lesser than the pad or adjacent roadway, the barrier's height shall be adjusted to meet this criteria. Barriers shall wrap around the ends of dwelling units to prevent flanking of noise into the property.</p>	<p>Riverside County Building and Safety Department.</p>
			<p>Prior to the issuance of occupancy permits.</p>