

MSHCP conservation at the project site has already occurred and no additional conservation pursuant to the HANS process is required on the project site.

Section 4.3.1 on Page 47 is revised as follows:

Proposed Extension of Existing Core 6

HANS No. 00408 determination for the project site resulted in the contribution of ~~575~~ 470 acres of conservation into Core 6. Proposed Extension of Existing Core 6 consists of upland habitat immediately southwest of Core Areas in Lake Skinner and Johnson Ranch. This extension is contiguous with Core Area to the north in Lake Skinner and to west in Johnson Ranch. This Extension of Existing Core would contribute to Conservation of species occurring within the Core Areas in Diamond Valley Lake, Lake Skinner, and Johnson Ranch, including mountain lion, bobcat, coastal California gnatcatcher, Quino checkerspot butterfly and Stephens' kangaroo rat. It would also broaden the connection between Johnson Ranch and Lake Skinner. Maintenance of habitat quality and contiguity with adjacent Core Areas is important for these species. In addition to indirect effects of adjacent land uses described in *Section 6.0* of this document, runoff and the use of toxics associated with agricultural planned land use located adjacent to MSHCP Conservation Areas may adversely affect planning species.

Section 4.3.2 Owner Initiated Habitat Acquisition and Negotiation Strategy (HANS)

Section 4.3.2 on Page 49 is revised as follows:

As noted, the project site is contained within a larger, approximately 1,100-acre study area that was previously processed under HANS 00408 as part of JPR 05-03-04-03 that was finalized on October 6, 2005 (Appendix D). The HANS determination approved the project site for development, offset by approximately ~~575~~ 470 acres of conservation to the immediate north and west of the site to contribute to Core 6. (Figure 5).

Section 5.4.1 MSHCP Reserve Assembly Requirements

Section 5.4.1 on Page 55 is revised as follows:

As noted above, the project site is within the Southwest Area Plan; Subunit 4, Cactus Valley/SWRC-MSR/Johnson Ranch and previously subject to approved HANS No. 00408 as part of JPR 05-03-04-03, which resulted in the entirety of the project site designated within a HANS-approved development footprint, offset by approximately ~~575~~ 470 acres of Core 6 conservation occurring immediately north and west of the site (Appendix D). Therefore, MSHCP conservation at the project site has already occurred and no additional conservation pursuant to the HANS process is required on the project site. Nevertheless, a project consistency analysis against the MSHCP criteria is provided for context in light of the current environmental baseline and as reinforcement of the HANS approval already completed for the site.

Subunit 4 of the Southwest Area Plan includes a list of biological issues and considerations that relate to conservation goals of the MSHCP. Each issue is listed below and an assessment of consistency is provided.

- Conserve upland habitat around the Southwestern Riverside County Multi-Species Reserve to augment existing Conservation within the Southwestern Riverside County Multi-Species Reserve, primarily to the north, south and west, and provide connectivity to proposed Constrained Linkages in French Valley.

Status – The project site is part of a larger study area for HANS 00408 that resulted in conservation of ~~575~~ 470 acres, primarily non-native grassland and Riversidean sage scrub, immediately north and west of the project site (Figure 5). Therefore, upland habitat has been conserved and the project is consistent with this issue.

- Conserve upland habitat east of the Southwestern Riverside County Multi-Species Reserve to provide connectivity between the Southwestern Riverside County Multi-Species Reserve and existing conserved lands in the San Bernardino National Forest, proposed Vail Lake Core Area and contributing to the proposed Linkage in Subunit 5 of the San Jacinto Valley Area Plan. Conservation shall incorporate both Live-In Habitat and wildlife movement.

Status – This is outside of the project site and does not apply to the project.

- Conserve key populations of Quino checkerspot butterfly and Maintain Core and Linkage Habitat for Quino checkerspot butterfly.

Status – Surveys previously conducted on the larger area subject to HANS 00408 were positive for Quino checkerspot butterfly (Principe 2004a). Conservation of approximately ~~575~~ 470 acres to the north and west of the project site will aid in maintaining habitat for Quino checkerspot butterfly. Therefore, Quino habitat has been conserved and the project is consistent with this issue.

- Conserve key populations of coastal California gnatcatcher.

Status – The project site is part of the larger study area for HANS 00408 that resulted in conservation of ~~575~~ 470 acres, primarily non-native grassland and Riversidean sage scrub, immediately north and west of the project site (Figure 5). Additional conservation of Riversidean sage scrub is being implemented by the project within on-site open space surrounding the drainage corridors. Therefore, suitable Riversidean sage scrub for gnatcatcher has been conserved and the project is consistent with this issue.

Section 5.4.1 on Page 56 is revised as follows:

- Maintain Core Area for mountain lion and bobcat.

Status – As mentioned above the project is part of HANS 00408 that conserved 575 470 acres of habitat. This conserved land includes habitat for mountain lion and bobcat that contributes to the Core Area. Therefore, the project is consistent with this issue.

- Maintain Core and Linkage Habitat for Stephens' kangaroo rat.

Status – As mentioned above the project is part of HANS 00408 that conserved 575 470 acres of habitat. This conserved land includes open sage scrub that has potential to support Stephens' kangaroo rat. Therefore, the project is consistent with this issue.

Section 5.4.1 on Page 57 is revised as follows:

- Maintain Core and Linkage Habitat for western pond turtle.

Status – The project site does not include habitat for western pond turtle. As discussed above the project is part of HANS 00408 that conserved 575 470 acres of habitat to extend the Core area around Lake Skinner. Therefore, the project is consistent with this issue.

Section 5.4.4 MSHCP Section 6.1.4 Guidelines Pertaining to the Urban/Wildlands Interface

Section 5.4.4 on Page 58 is revised as follows:

Section 6.1.4 addresses potential indirect impacts to the MSHCP Conservation Area via the Urban Wildlands Interface Guidelines (UWIG). The project occurs in close proximity MSHCP conserved lands to the north and west. Public/Quasi Public (PQP) lands occur to the north of the project site and are part of the existing Core associated with Lake Skinner. The 575 470 acres, west of the project, that were conserved as part of HANS 00408 are RCA-conserved lands that contribute to the Proposed Extension of Existing Core 6. The proposed project footprint leaves a buffer of 100 to 400 feet between the development and adjacent conservation. Due to the project's proximity to MSHCP Conservation Area, the project is subject to the UWIG to reduce/prevent potential impacts to the reserve by the development.

CLOSING

I appreciate the opportunity to provide you with this errata letter. If you have any questions concerning this letter, please contact me at (619) 462-1515 or KarlO@helixepi.com

Sincerely,



Karl Osmundson
Principal Biologist/Biology Group Manager

Enclosure:

Attachment A: JPR 05-03-04-03 Determination Letter, HANS No. 408

REFERENCES

HELIX Environmental Planning, Inc. (HELIX). 2018. General Biological Resources Assessment Report. 12 Oaks Winery Resort. March.

4.0 MITIGATION MONITORING AND REPORTING PROGRAM

Introduction

The California Environmental Quality Act (CEQA) requires a lead or public agency that approves or carries out a project for which a Mitigated Negative Declaration has been certified which identifies one or more significant adverse environmental effects and where findings with respect to changes or alterations in the project have been made, to adopt a "...reporting or monitoring program for the changes to the project which it has adopted or made a condition of project approval in order to mitigate or avoid significant effects on the environment" (CEQA, Public Resources Code Sections 21081, 21081.6).

A Mitigation Monitoring and Reporting Program (MMRP) is required to ensure that adopted mitigation measures are successfully implemented for the Twelve Oaks Winery and Resort Project (project). The County of Riverside is the Lead Agency for the project and is responsible for implementation of the MMRP. This report describes the MMRP for the project and identifies the parties that will be responsible for monitoring implementation of the individual mitigation measures in the MMRP.

Mitigation Monitoring and Reporting Program

The MMRP for the project will be active through all phases of the project, including design, construction, and operation. The project will be developed in phases and may include permits required for implementation of project components per phase. There are mitigation measures that must be continuously implemented throughout the development and operation of the project.

The attached table identifies the mitigation program required to be implemented by the Twelve Oaks Winery & Resort Project. The table identifies Standard Conditions of Approval; Plan, Program, Policies (PPPs); and mitigation measures required by the County to mitigate or avoid significant adverse impacts associated with the implementation of the project, the timing of implementation, and the responsible party or parties for monitoring compliance.

The MMRP also includes a column that will be used by the compliance monitor (individual responsible for monitoring compliance) to document when implementation of the measure is completed.

1. Project Description –

Tentative Tract Map No. 37377 is a Schedule B subdivision proposing to subdivide approximately 631 acres into 108 lots consisting of the following: 1) a 76 lot clustered subdivision (Lots 22 thru 97) with lots ranging from 1.0 gross acre to 5.7 gross acres; 2) a 21 lot village estate subdivision (Lots 1 thru 21) with lots ranging from 10 gross acres to 20.5 gross acre; 3) a 2 gross acre community center lot (Lot 98); 4) a 126 gross acre lot (Lot 99) for a Class VI Wine Country Resort; 5) 7 open space lots (Lots A thru G); and 2 lots (Lots J and K) consisting of a realignment parcel and a water reservoir parcel. An additional approximately 470 acres was previously offered for dedicated to the Regional Conservation Authority (RCA) for the Western Riverside Multi-Species Habitat Conservation Plan (WRMSHCP) for conservation through the approved tentative tract map (TTM34466).

Conditional Use Permit No. 3719 (Lot 99 of TTM37377) will consist of a Class VI Winery. This Wine Country Resort is grouped into 5 Master Plan Areas: Area 1 - includes a winery with a wine tasting room building with retail sales included, wine production barn, barrel storage buildings, an administration building and a picnic area with a lawn and outdoor kitchen area; Area 2 - a wedding pavilion building, a bride's dressing room and restroom building, and event barn. Area 3 - a marketplace area consisting of a specialty restaurant, formal dining restaurant, private lounge, and a wine country resort retail/event hall building. Area 4 - consists of a three-story 247 guest room hotel with 4 vineyard suites, a restaurant, an adult pool with pool bar, a kid's pool/play area and spa/fitness center with yoga area and a salon. Area 5 - an event center including two ballrooms, a reception hall, and three meeting rooms all for special occasions. The special occasion facility events include, but are not limited to, weddings, public events, private events, and corporate events. Special occasions or events would be located within the proposed buildings or outdoors with amplified sound subject to the County's noise restrictions. Total building area for the Wine Country Resort is approximately 358,724 sq. ft. The project will provide 957 parking spaces, including 20 ADA parking spaces and 20 electrical vehicle parking spaces with stations. Subdivision or winery signage is not a part of this entitlement.

Noise Exception No. 1800003 is in relation to the special occasion facility (outdoor events, weddings, and/or live music with amplified sound) to allow for continuous event exceptions as it pertains to noise as required per Ordinance No. 348, Section 14.93.C.4.

2. Project Actions – The proposed project would require the following discretionary approvals and permits:

County of Riverside:

- Approval of Environmental Assessment/Initial Study
- Approval of a Conditional Use Permit for the Winery & Resort
- Approval of administrative Plot Plans
- Adoption of the Mitigation Monitoring and Reporting Program
- Approval of a Tentative Tract Map
- Approval of Grading Permit(s)
- Approval of Building Permit(s)
- Approval of Noise Exception per Ordinance No. 348, Section 14.93.C.4.

- Road abandonment for portions of Rancho California Road, Buck Road and Camino Del Vino via the subdivision map or separate instrument

San Diego Regional Water Quality Control Board:

- Issuance of a National Pollutant Discharge Elimination System (NPDES) Construction General Permit
- Issuance of a Water Quality Certification under Section 401 of the federal Clean Water Act
- Issuance of Waste Discharge Requirements (WDRs) for the fill or alteration of areas determined to be "Waters of the State"

South Coast Air Quality Management District

- Issuance of Air Quality permits for industrial equipment for wine production or large emergency generators

Rancho California Water District

- Plan of Service (water)
- Water Supply Assessment
- Construction Drawing Approval

Eastern Municipal Water District

- Plan of Service (sewer)
- Construction Drawing Approval

California Department of Fish and Wildlife

- Section 1600 Streambed Alteration Agreement pursuant to Section 1602 of the California Fish and Game Code

U.S. Army Corps of Engineers

- Section 404 permit for impacts to areas determined to be "Waters of the U.S."

3. **Property Owner/Developer** – Standard Portfolio Temecula, LLC.

4. **Standard Conditions/Existing Plans, Programs, or Policies (PPPs)** – This monitoring table references existing Standard Conditions applied to all development on the basis of federal, state, or local law, and Existing Plans, Programs, or Policies currently in place which effectively reduce environmental impacts. Standard Conditions and Existing Plans, Programs, or Policies are collectively identified in this document as PPPs. Where applicable, PPPs are listed to show their effect in reducing potential environmental impacts. Where the application of these PPPs does not reduce an impact to below a level of significance, applicable mitigation measures from the Mitigation Monitoring and Reporting Program (MMRP) for the certified Wine Country Community Plan Program Environmental Impact Report No. 524 (WCCP EIR) have been incorporated into this EA/MND as "Applicable WCCP EIR Mitigation Measures". Where the application of PPPs and WCCP EIR Mitigation Measures does not reduce an impact to below a level of significance, a project-specific mitigation measure is introduced. The County will include these PPPs and WCCP EIR mitigation measures along with the project specific mitigation measures in the Mitigation Monitoring and Reporting Program (MMRP) for the project to ensure their implementation. Where this MMRP conflicts with project conditions of approval, the more conservative condition or measure will prevail.

5. **Environmental Equivalent/Timing** – Any Mitigation Measure and timing thereof, subject to the approval of the County, which will have the same or superior result and will have the same or superior effect on the environment. The Planning Department, in conjunction with any appropriate agencies or County departments, shall determine the adequacy of any proposed “environmental equivalent/timing.” Any costs associated with information required in order to make a determination of environmental equivalency/timing shall be borne by the property owner/developer. Staff time for reviews will be charged on a time and materials basis at the rate in the County’s adopted fee schedule.
6. **Timing** – This is the point where a PDF, PPP and/or mitigation measure must be monitored for compliance. In the case where multiple action items are indicated, it is the first point where compliance associated with the mitigation measure must be monitored. Once the initial action item has been complied with, no additional monitoring pursuant to the Mitigation Monitoring Program will occur because routine County practices and procedures will ensure that the intent of the measure has been complied with. For example, if the timing is “to be shown on approved building plans” subsequent to issuance of the building permit consistent with the approved plans will be final building and zoning inspections pursuant to the building permit to ensure compliance.
7. **Responsibility for Monitoring** – Shall mean that compliance with the subject mitigation measure(s) shall be reviewed and determined adequate by all departments listed for each mitigation measure.
8. **Ongoing Mitigation Measures** – The mitigation measures that are designated to occur on an ongoing basis as part of this mitigation monitoring program will be monitored in the form of an annual letter from the property owner/developer in January of each year stating how compliance with the subject measures(s) has been achieved. When compliance with a measure has been demonstrated for a period of one year, monitoring of the measure will be deemed to be satisfied and no further monitoring will occur. For measures that are to be monitored “Ongoing During Construction,” the annual letter will review those measures only while construction is occurring. Monitoring will be discontinued after construction is completed.
9. **Building Permit** – For purposes of this mitigation monitoring program, a building permit shall be defined as any permit issued for construction of a new building or structural expansion or modification of any existing building but shall not include any permits required for interior tenant improvements or minor additions to an existing structure or building.

**TABLE 1
MITIGATION MONITORING AND REPORTING PROGRAM**

Number	Measure	Timing	Responsibility for Oversight of Compliance/ Verification	Completion
AESTHETICS				
<i>Standard Conditions/Existing Plans, Programs, or Policies</i>				
PPP AES-1	County Ordinance No. 655: Regulating Light Pollution: Ordinance No. 655 defines lighting sources, establishes the type and manner of installation and operation of lighting, and details lighting prohibitions. The intent of this ordinance is to restrict the permitted use of certain light fixtures emitting into the night sky.	Prior to the issuance of building permits.	Planning Department or designee	
PPP AES-2	County Ordinance No. 460: Light Standards. Ordinance No. 460 provides standards for residential lighting, as well as lighting for highways, roadways, intersections and traffic signage, which regulates light pollution.	Prior to the issuance of building permits.	Planning Department or designee	
PPP AES-3	County Ordinance No. 915: Regulating Outdoor Lighting: Ordinance No. 915 provides minimum requirements for outdoor lighting in order to reduce light trespass, and to protect the health, property, and well-being of residents. The ordinance states that all outdoor luminaires in shall be appropriately located and adequately shielded, and directed such that no direct light falls outside the parcel of origin, or onto the public right-of-way. In addition, it states that outdoor luminaires shall not blink, flash, or rotate (with exemptions).	Prior to the issuance of building permits.	Planning Department or designee	
Mitigation Measures				
<i>Applicable WCCP EIR Mitigation Measures:</i>				
AES-2	All implementing projects shall provide a signage plan for the project area prior to approval. This plan shall include the location of onsite buildings and structures, the location of existing buildings and structures within surrounding properties, the distance between existing buildings and structures and proposed signage, and other details of the proposed signage (i.e. type, size, lighting, and architectural design) during each phase of project development. No off-site signage shall be considered for an implementing project during any phase of project development without prior approvals per Article XIX of County Ordinance 348.	Concurrent with discretionary application; During construction.	Planning Department or designee	
AES-3	All implementing projects shall provide a lighting plan for the project area prior to approval. This plan shall include the location of onsite buildings and structures, the location of existing buildings and structures within surrounding properties, the distance between existing buildings and structures and proposed light sources, and other details of the proposed lighting (i.e., type, size, wattage, lumens, shielding type, etc.) during each phase of project development.	Concurrent with discretionary application; During construction.	Planning Department	
AIR QUALITY				

**TABLE 1
MITIGATION MONITORING AND REPORTING PROGRAM**

Number	Measure	Timing	Responsibility for Oversight of Compliance/ Verification	Completion
Standard Conditions/Existing Plans, Programs, or Policies				
PPP AQ-1	SCAQMD Rule 1113 – Architectural Coatings: No person shall apply or solicit the application of any architectural coating within the SCAQMD with VOC content in excess of the values specified in a table incorporated in the Rule.	Prior to building permit final inspection.	Building and Safety Department; Project contractors	
PPP AQ-2	SCAQMD Rule 402 – Nuisance: A person shall not discharge from any source whatsoever such quantities of air contaminants or other material which cause injury, detriment, nuisance, or annoyance to any considerable number of persons or to the public, or which endanger the comfort, repose, health or safety of any such persons or the public, or which cause, or have a natural tendency to cause, injury or damage to business or property.	During construction.	Building and Safety Department; Project contractors	
PPP AQ-3	SCAQMD Rule 445 – Wood Burning Devices: No wood-burning devices (e.g., fireplaces and woodstoves) shall be permanently installed into any new development.	Prior to issuance of building permits.	Planning Department/ Building and Safety Department	
Mitigation Measures				
<i>Applicable WCCP EIR Mitigation Measures:</i>				
AQ-6	The County shall require implementing projects to prohibit idling of on and off-road heavy-duty diesel vehicles for more than five minutes. This measure shall be implemented by new commercial and industrial projects with loading docks or delivery trucks. Such projects shall be required to post signage at all loading docks and/or delivery areas directing drivers to shut down their trucks after five minutes of idle time. Also, employers who own and operate truck fleets shall be required to inform their drivers of the anti-idling policy.	Concurrent with discretionary application; Prior to Final Inspection.	Project contractors; Building and Safety Department	
AQ-8	The County shall require implementing projects to comply with the following SCAQMD Applicable Rule 403 Measures: <ul style="list-style-type: none"> • Apply nontoxic chemical soil stabilizers according to manufacturers' specifications to all inactive construction areas (previously graded areas inactive for ten days or more) • Water active sites at least three times daily. (locations where grading is to occur will be thoroughly watered prior to earthmoving). • All trucks hauling dirt, sand, soil, or other loose materials are to be covered, or should maintain at least two feet of freeboard in accordance with the requirements of California Vehicle Code (CVC) Section 23114 (freeboard means vertical space between the top of the load and top of the trailer). 	Prior to issuance of grading permit.	Building and Safety Department; Project contractors	

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MITIGATION MONITORING AND REPORTING PROGRAM**

Number	Measure	Timing	Responsibility for Oversight of Compliance/ Verification	Completion
AQ-9	<ul style="list-style-type: none"> • Pave construction access roads at least 100 feet onto the site from main road. • Traffic speeds on all unpaved roads shall be reduced to 15 mph or less. • Stockpiled dirt may be covered with a tarp to reduce the need for watering or soil stabilizers. <p>The County shall require implementing projects to comply with the following additional SCAQMD CEQA Air Quality Handbook Dust Control Measures:</p> <ul style="list-style-type: none"> • Revegetate disturbed areas as quickly as possible. • All excavating and grading operations shall be suspended when wind speeds (as instantaneous gusts) exceed 25 mph. • All streets shall be swept once a day if visible soil materials are carried to adjacent streets (recommend water sweepers with reclaimed water). • Install wheel washers where vehicles enter and exit unpaved roads onto paved roads, or wash trucks and any equipment leaving the site each trip. 	Pre-construction (notes on plans); During construction.	Building and Safety Department; SCAQMD; Inspector	
AQ-10	<p>The County shall require implementing projects to comply with the following Mitigation Measures for Construction Equipment and Vehicles Exhaust Emissions:</p> <ul style="list-style-type: none"> • The County shall require implementing projects to select construction equipment to be used on site based on low emission factors (equipment which releases little atmosphere pollutants) and high energy efficiency (equipment which requires less energy to do the same work). Examples of low emission and high energy efficiency equipment include use of EPA Tier 3 (or better) emission compliant construction equipment and use of alternative fueled construction equipment (natural gas), as deemed appropriate by the County during application review. • The County shall require implementing projects to include a statement on grading plans that all construction equipment will be tuned and maintained in accordance with the manufacturer's specifications. • The County shall require implementing projects to utilize electric- or diesel-powered equipment, in lieu of gasoline-powered engines, as deemed appropriate by the County during application review. • The County shall require implementing projects to include a statement on grading plans that work crews will shut off equipment when not in use. During smog season (May through October), the overall length of the construction 	Pre-construction (notes on plans); During construction.	Building and Safety Department; Project Applicant; Project contractor	

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MITIGATION MONITORING AND REPORTING PROGRAM**

Number	Measure	Timing	Responsibility for Oversight of Compliance/ Verification	Completion
	<p>period will be extended, thereby decreasing the size of the area prepared each day, to minimize vehicles and equipment operating at the same time.</p> <ul style="list-style-type: none"> • The County shall require implementing projects to time construction activities so as to not interfere with peak hour traffic and minimize obstruction of through traffic lanes adjacent to the site; if necessary, a flag person shall be retained to maintain safety adjacent to existing roadways. • The County shall require implementing projects to use EPA-rated engines of Tier 3 or better, or prevailing Air Resource Board construction fleet specifications. • As soon as electric utilities are available at construction sites, the County shall require implementing projects to supply the construction site with electricity from the local utility and all equipment that can be electrically operated shall use the electric utility rather than portable generators, where reasonable and feasible. • The County shall require implementing projects to retain on site dust generated by the development activities, and keep dust to a minimum by following the dust control measures listed below: <ul style="list-style-type: none"> a. During clearing, grading, earthmoving, excavation, or transportation of cut or fill materials, water trucks or sprinkler systems shall be used to prevent dust from leaving the site and to create a crust after each day's activities cease. b. During construction, water trucks or sprinkler systems shall be used to keep all areas of vehicle movement damp enough to prevent dust from leaving the site. At a minimum, this would require watering at least three times per day which include wetting down such areas in the late morning, mid-day after work is completed for the day, and whenever wind exceeds 15 miles per hour. Soil stabilizers may also be used instead of watering, as deemed appropriate by the County during application review, to comply with County and SCAQMD nuisance and dust regulations. c. Immediately after clearing, grading, earthmoving, or excavation is completed, the entire area of disturbed soil shall be treated until the area is paved or otherwise developed so that dust generation will not occur. 			

**TABLE 1
MITIGATION MONITORING AND REPORTING PROGRAM**

Number	Measure	Timing	Responsibility for Oversight of Compliance/ Verification	Completion
	<p>d. Soil stockpiled for more than two days shall be covered, kept moist, or treated with soil binders to prevent dust generation.</p> <p>e. Trucks transporting soil, sand, cut or fill materials, and/or construction debris to or from the site shall be tarped/covered from the point of origin.</p>			
AQ-12	Proponents of non-residential implementing projects, or projects larger than 5 acres in total size, shall prepare appropriate air quality studies which demonstrate that emissions resulting from project construction and operation do not result in significant localized impacts, or are mitigated to the extent feasible. The site-specific studies shall utilize SCAQMD's Localized Significance Threshold methodology, as reflected at http://www.aqmd.gov/ceqa/handbook/LSA/LSA.html . This methodology is a guidance document and may be modified for site specific implementing actions as determined appropriate by the County.	Prior to issuance of any discretionary approvals	Planning Department or designee.	Completed. See Air Quality Technical Report for the 12 Oaks Winery Resort Project, prepared by HELIX Environmental Planning, Inc., 2018) provided as Appendix A of EA No. 42692 & 43043.
Project Specific Mitigation Measures:				
None.				
BIOLOGICAL RESOURCES				
Standard Conditions/Existing Plans, Programs, or Policies				
PPP BIO-1	Payment of MSHCP and Stephens' Kangaroo Rat Fees. The applicant shall pay MSHCP and SKR Local Development Mitigation fees as determined by the County and the Western Riverside County Regional Conservation Authority (RCA).	Prior to the issuance of a grading permit.	Project Applicant; Planning Department	
PPP BIO-2	Agency Permitting. The project would require a Clean Water Act Section 404 permit from the USACE, a Clean Water Act Section 401 Certification from the RWQCB, a Notification of Lake and Streambed Alteration from the CDFW and, if required by CDFW, a Streambed Alteration Agreement.	Prior to issuance of grading permit.	Planning Department	
Mitigation Measures				
Applicable WCCP EIR Mitigation Measures:				
HYD-3	Prior to issuance of grading permits, implementing projects shall prepare the necessary Stormwater Pollution Prevention Program (SWPPP) and comply with the National Pollutant Discharge Elimination System (NPDES) General Construction Storm Water Permit from the State Water Resources Control Board.	Prior to discretionary project approval	Building and Safety Department/Grading Division	
Project Specific Mitigation Measures:				

**TABLE 1
MITIGATION MONITORING AND REPORTING PROGRAM**

Number	Measure	Timing	Responsibility for Oversight of Compliance/ Verification	Completion
BIO-1	<p>Pre-Construction Nesting Bird Survey and Avoidance. Vegetation clearing should be conducted outside the nesting season, which is generally defined as January 15 to August 31. If vegetation clearing must take place during the nesting season, a qualified biologist shall be retained to perform a preconstruction survey for nesting birds, including raptors. A pre-construction nesting bird survey would not be required unless direct impacts to vegetation are proposed to occur. The nesting bird survey shall occur no more than 7 days prior to vegetation removal. If active bird nests are confirmed to be present during the pre-construction survey, temporary avoidance of the nests shall be required until a qualified biologist has verified that the young have fledged or the nest has otherwise become inactive.</p> <p>The pre-construction survey shall include the off-site Warren Road demolition and re-establishment mitigation component of the project, which is conceptually planned to occur to the immediate east of the site and adjacent to areas where nesting birds, including sensitive species such as the least Bell's vireo (LBV), have potential to occur. The pre-construction survey shall be conducted in this off-site area regardless of whether direct impacts to vegetation are proposed occur and shall be conducted no more than 7 days prior to the initiation of component activities. Similarly, if active bird nests belonging to non-sensitive bird species are confirmed to be present during the pre-construction survey, temporary avoidance of the nests shall be required until a qualified biologist has verified that the young have fledged or the nest has otherwise become inactive. If active bird nests belonging to the LBV or other sensitive bird species are confirmed, the nest sites shall be avoided, with a 500-foot avoidance buffer, until September 15 or until a qualified biologist determines that the nest is no longer active, whichever occurs first.</p>	<p>Prior to issuance of grading permit.</p>	<p>Project Applicant; Qualified Biologist; Riverside County Environmental Programs Department (EPD)</p>	
BIO-2	<p>Pre-Construction Burrowing Owl Survey and Avoidance. Within 30 days prior to initiating ground-disturbance activities, the project applicant shall retain a qualified biologist to complete a preconstruction take avoidance survey in accordance with the MSHCP. If the take avoidance survey is negative and burrowing owls are confirmed to be absent, then ground-disturbing activities shall be allowed to commence, and no further mitigation would be required.</p> <p>If the survey is positive and burrowing owls are confirmed to be present, then the project applicant shall consult with the CDFW and prepare and implement a project</p>	<p>Within 30 days prior to grading activities; Prior to the issuance of a grading permit.</p>	<p>California Department of Fish and Wildlife; Western Riverside County Regional Conservation Authority; Project Applicant; Project Biologist; Riverside County Environmental</p>	

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Number	Measure	Timing	Responsibility for Oversight of Compliance/Verification	Completion
BIO-3	<p>specific burrowing owl mitigation plan. The plan shall be reviewed and approved by the CDFW. To avoid take, any impacted individuals shall be relocated outside of the impact area by a qualified biologist and in consultation with CDFW using passive relocation methodologies and the off-site lands managed by the Western Riverside County Regional Conservation Authority (RCA) and already conserved under HANS No. 00408 to the immediate north and west of the project site, unless otherwise required by CDFW.</p> <p>Riparian/Riverine Area Avoidance. The project's Stormwater Pollution Prevention Program (SWPPP) shall require that prior to construction, the avoided Riparian/Riverine Areas will be delineated on construction drawings as environmentally sensitive areas with notes for restricting construction activities from the areas. Temporary construction snow fence and silt fence will be placed around the perimeter of the avoided riparian/riverine areas. The temporary fencing will remain in place during the construction, unless otherwise replaced by permanent fencing that provides the same level of riparian/riverine protection.</p>	Prior to issuance of grading permit.	Programs Department (EPD)	
BIO-4	<p>Compensatory Mitigation for Riparian/Riverine Areas. The project plans, and permits for any construction, grading, or grubbing activities, shall include the following measures to offset the temporary loss of 0.02 acre and permanent loss of 0.29 acre of riparian/riverine areas on the site and provide for biologically equivalent or superior preservation:</p> <ol style="list-style-type: none"> 1. Preservation of project open space area that includes a total of 4.44 acres of riparian/riverine areas and adjacent uplands; 2. Establishment of a protective instrument, such as a restrictive covenant or conservation easement, over the open space containing the riparian/riverine areas; 3. Installation of fencing and signage to protect the open space containing the riparian/riverine areas; 4. Restoration of 0.02 acre temporarily impacted riparian/riverine areas at proposed roadway crossings through the construction of arched culverts to retain earthen streambed functions equivalent or superior to the existing earthen streambeds; 5. Re-establishment of a minimum 0.29 acre of riparian/riverine areas through the removal of an undergrounded pipeline to daylight and restore a historic reach of Santa Gertrudis Creek; 	Prior to discretionary project approval.	Planning Department/County Biologist/Environmental Programs Department (EPD)	

**TABLE 1
MITIGATION MONITORING AND REPORTING PROGRAM**

Number	Measure	Timing	Responsibility for Oversight of Compliance/ Verification	Completion
6.	Re-establishment of a minimum 0.29 acre of riparian/riverine areas through removal of a section of Warren Road and adjacent uplands to restore an unnamed tributary to Santa Gertrudis Creek;			
7.	Restoration and rehabilitation of a minimum 0.29 acre of existing riparian/riverine areas through removal of non-natives and planting native riparian and wetland habitat within existing Riparian/Riverine Areas;			
8.	Preparation of a Habitat Mitigation and Monitoring Plan (HMMP) for CDFW approval, which is forthcoming, outlining the proposed treatments for re-establishment, restoration, and rehabilitation, success criteria, and maintenance and monitoring requirements;			
9.	Active management of the open space containing the riparian/riverine areas in perpetuity, including preparation of a Property Analysis Record (PAR) or PAR-like cost estimate for CDFW approval, Long-term Management Plan for CDFW approval, and annual monitoring and reporting to CDFW – alternatively, the open space shall be conveyed to the Western Riverside County Regional Conservation Authority (RCA) and managed in conjunction with the existing conserved lands to the immediate north and west of the project site; and			
10.	Provision of a non-wasting endowment to fund long-term management according to the CDFW-approved PAR and Long-term Management Plan – alternatively, if open space conveyance to the Western Riverside County Regional Conservation Authority (RCA) is selected, funding shall be provided to the RCA in a reasonable amount necessary determined in consultation with RCA and CDFW to supplement existing funding for the management of the conserved lands to the immediate north and west of the site.			
CULTURAL RESOURCES				
Standard Conditions/Existing Plans, Programs, or Policies				
None.				
Mitigation Measures				
Applicable WCCP EIR Mitigation Measures:				
CUL-1	For all implementing projects, the necessary archeological field surveys/studies/monitoring shall be required as part of the County's permitting approval process. Prior to discretionary project approval or issuance of a grading	Prior to the issuance of a grading permit.	Planning Department or designee; Developer/Permit Holder/Riverside	

**TABLE 1
MITIGATION MONITORING AND REPORTING PROGRAM**

Number	Measure	Timing	Responsibility for Oversight of Compliance/ Verification	Completion
	<p>permit for ministerial projects, the County Archaeologist and/or architectural historian shall do the following:</p> <ul style="list-style-type: none"> • Review, and if evidence suggests the potential for historic resources on a future implementing project site, require a County-certified qualified archaeologist (retained by the future project applicant) to conduct a field survey for historical resources on specific sites not previously surveyed or those not surveyed within 5 years of the date of the application for cultural resources. The appropriate survey report shall be completed per current Riverside County Archaeological Survey Report Guidelines and shall include contacting the Native American Heritage Commission and the appropriate local tribes. • Review, and if evidence suggests the potential for historic resources on a future implementing project site, require a County-certified qualified archaeologist to conduct an appropriate records search to obtain information on historical property records. • Review, and if evidence suggests that potential for subsurface cultural deposits, consider archaeological monitoring during grading, trenching, and related construction activities, to facilitate project specific avoidance or other mitigation measures. • Consider Tribal observation and consultation during archaeological monitoring when requested by local tribal government(s) or individual(s) recognized by the Native American Heritage Commission (NAHC), when that entity provides specific information suggesting the potential for subsurface cultural deposits may be present. Tribal monitoring shall not replace archaeological monitoring as they serve different purposes and have different responsibilities under different authorities. • Evaluate the significance and integrity of all historical resources identified on implementing project sites within the project area, using criteria established in the CEQA Guidelines for important archaeological resources (eligibility for listing on the California Register of Historical Resources [CRHR]), and/or 36 CFR 60.4 for eligibility for listing on the National Register of Historic Places. • Where site investigations identify significant cultural resources (specifically including, but not limited to, site investigations related to potential trail or 		<p>County-qualified approved archaeological monitor; Project Applicant; Riverside County Archaeologist</p>	

**TABLE 1
MITIGATION MONITORING AND REPORTING PROGRAM**

Number	Measure	Timing	Responsibility for Oversight of Compliance/ Verification	Completion
CUL-2	<p>circulation improvements), consistent with CEQA and County guidelines, these resources shall be avoided as a first priority wherever feasible, prior to considering salvage or invasive mitigation. Feasibility of avoidance case-specific and potentially subject to different variables unique to a project site that have to be analyzed. Feasibility could involve modifying the project design.</p> <ul style="list-style-type: none"> • Propose recommended mitigation measures and conditions of approval for implementing projects (if a local government action is required) to reduce adverse project effects on significant, important, and/or unique historical resources, following appropriate CEQA and/or National Historic Preservation Act Section 106 guidelines. • Require from the designated project-specific County-certified project Archaeologist documentation of all required mitigation treatments and the results of those treatments for previously known and inadvertent finds according to current County reporting requirements to document environmental mitigation compliance. <p>If previously unknown unique cultural resources are identified during grading activities associated with the implementing projects, the following procedures shall be followed. For this project, unique cultural resources are defined as being multiple artifacts in close association with each other but may include fewer artifacts if the area of the find is determined to be of significance due to its sacred or cultural importance.</p> <ul style="list-style-type: none"> • If not previously retained, a County-certified qualified archaeologist shall be retained to assess the nature and significance of the find(s). • All ground disturbance activities within 100 feet of the discovered cultural resources shall be halted until a meeting is convened between the developer, the archaeologist, the Native American tribal representative and the Planning Director to discuss the significance of the find. • At the meeting, the significance of the discoveries shall be discussed and after consultation with the Native American tribal representative and the archaeologist, a decision shall be made, with the concurrence of the Planning Director, as to the appropriate mitigation (documentation, recovery, avoidance, etc.) for the cultural resources. 	Prior to issuance of a grading permit.	Planning Department or designee; County Archaeologist; Developer/Permit Applicant	

**TABLE 1
MITIGATION MONITORING AND REPORTING PROGRAM**

Number	Measure	Timing	Responsibility for Oversight of Compliance/ Verification	Completion
CUL-3	<ul style="list-style-type: none"> Grading of further ground disturbance shall not resume within the area of the discovery until an agreement has been reached by all parties as to the appropriate mitigation. <p>If human remains are encountered, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the County Coroner has made a determination of origin and disposition pursuant to Public Resources Code Section 5097.98. The County Coroner shall be notified of the find immediately and the remains shall be left in place and free from disturbance until a final decision as to the treatment and disposition has been made. If the remains are determined to be Native American, the Coroner shall notify the Native American Heritage Commission (NAHC) within 24 hours, which shall determine and notify a Most Likely Descendant (MLD). With the permission of the landowner or his/her authorized representative, the MLD may inspect the site of the discovery. The MLD shall complete the inspection within 48 hours of notification by the NAHC. The MLD may recommend scientific removal and nondestructive analysis of human remains and items associated with Native American burials. The MLD may recommend reburial somewhere within the project boundaries where they can be protected in perpetuity. The MLD may also request avoidance and preservation in place.</p>	<p>During construction; Immediately after human remains are encountered, within 48 hours of notification by the Native American Heritage Commission, upon completion of the assessment.</p>	<p>Riverside County Coroner; Native American Heritage Commission; Riverside County Archaeologist.</p>	
<p><i>Project Specific Mitigation Measures:</i> CUL-1</p>	<p>Prior to the issuance of the first grading permit, the Applicant shall provide a letter to the County Planning Department, or designee, from a qualified professional archeologist meeting the Secretary of Interior's Professional Qualifications for Archaeology as defined at 36 CFR Part 61, Appendix A and Native American monitors stating that the archeologists have been retained to monitor all ground disturbing activities, including but not limited to brushing/ grubbing, grading, excavation, and trenching. In the event a previously unrecorded archaeological deposit is encountered during construction, all activity within 100 feet of the area of discovery shall cease and the County shall be immediately notified. The archeologist shall be contacted to flag the area in the field and shall determine, in consultation with the County and the Native American monitors, if the archaeological deposits meet the CEQA definition of historical (State CEQA Guidelines 15064.5(a)) and/or unique archaeological resource (Public Resources Code 21083.2(g)). If the find is considered a "resource" the archeologist shall pursue either protection in place or recovery, salvage and treatment of the deposits. Recovery, salvage and treatment protocols shall be</p>	<p>Prior to the issuance of grading permit.</p>	<p>Planning Department or designee; Consulting Tribes; Western Science Center; Riverside County Archaeologist; Project Developer/Permit Holder</p>	

**TABLE 1
MITIGATION MONITORING AND REPORTING PROGRAM**

Number	Measure	Timing	Responsibility for Oversight of Compliance/ Verification	Completion
CUL-2	<p>developed in accordance with applicable provisions of Public Resource Code Section 21083.2 and State CEQA Guidelines 15064.5 and 15126.4 in consultation with the County and the Native American monitors. Per CEQA Guidelines Section 15126.4(b)(3), preservation in place shall be the preferred means to avoid impacts to archaeological resources qualifying as historical resources. Consistent with CEQA Guidelines Section 15126.4(b)(3)(C), if unique archaeological resources cannot be preserved in place or left in an undisturbed state, recovery, salvage and treatment shall be required at the developer/applicant's expense. The landowner(s) shall relinquish ownership of all cultural resources that are unearthed on the during any ground-disturbing activities and one of the following treatments shall be applied to resources that cannot be preserved in place or left in an undisturbed state:</p> <p>a. Reburial of unearthed resources on the project site shall include, at least, the following measures to protect the reburial area from any future impacts. Reburial shall not occur until all required cataloguing, analysis and studies have been completed on the cultural resources. There shall be no destructive or invasive testing on sacred items, burial goods and Native American human remains. Any reburial processes shall be culturally appropriate. Listing of contents and location of the reburial shall be included in the confidential Phase IV Report. The Phase IV Report shall be filed with the County under a confidential cover and not subject to a Public Records Request.</p> <p>b. If reburial is not agreed upon by the Consulting Tribes then the resources shall be curated at a culturally appropriate manner at the Western Science Center, a Riverside County curation facility that meets State Resources Department Office of Historic Preservation Guidelines for the Curation of Archaeological Resources ensuring access and use pursuant to the Guidelines. The collection and associated records shall be transferred, including title, and are to be accompanied by payment of the fees necessary for permanent curation. Evidence of curation in the form of a letter from the curation facility stating that subject archaeological materials have been received and that all fees have been paid, shall be provided by the landowner to the County.</p> <p>Project plans, specifications, and permits shall state that prior to the start of any ground-disturbing activities, including brushing and grubbing, temporary construction fencing or flagging shall be placed around the perimeter of the archaeological sites (CA-RIV-4133, CA-RIV-4135, and CA-RIV-4136) to ensure that there is no</p>	Prior to ground-disturbing activities.	Project archaeologist; Luiseño Native American monitor	

**TABLE 1
MITIGATION MONITORING AND REPORTING PROGRAM**

Number	Measure	Timing	Responsibility for Oversight of Compliance/ Verification	Completion
CUL-3	<p>encroachment into these resources. The archaeologist and Luiseño Native American monitor shall be present to observe and direct placement of the fencing/ flagging. The fencing can be removed only after grading operations have been completed.</p> <p>Project plans, specifications, and permits shall state that at least thirty (30) days prior to the first of either: seeking a grading permit or starting any operations that will have an effect of ground disturbance, the Project Applicant shall contact the Pechanga Tribe to notify the Tribe of its intent to obtain permits for the proposed grading and excavation, or to start any ground disturbing activities and to coordinate with the Tribe to develop a Cultural Resources Treatment and Monitoring Agreement ("Agreement"). The Agreement shall address the treatment of known cultural resources; the treatment and final disposition of any tribal cultural resources, sacred sites, human remains, or archaeological resources inadvertently discovered on the project site; project grading, ground disturbance and development scheduling; the designation, responsibilities, and participation of professional Pechanga Tribal Monitor(s) during grading, excavation and ground disturbing activities. At least seven business days prior to project grading, the Project Applicant shall contact the Tribal monitors to notify the Tribe of grading/ excavation and the monitoring program/schedule, and to coordinate with the Tribe on the monitoring work schedule.</p>	<p>At least 30 days prior to the first of either: seeking a grading permit or starting any operations that will have an effect of ground disturbance.</p>	<p>Planning Department or designee; Pechanga Tribal Monitor</p>	
CUL-4	<p>Project plans, specifications, and permits shall state that prior to the start of any ground-disturbing activities, including brushing and grubbing, The Project Archaeologist and if required, a representative designated by the Tribe shall attend the pre-grading meeting with the contractors to provide Cultural Sensitivity Training for all construction personnel. Training will include a brief review of the cultural sensitivity of the project site; the areas to be avoided during grading activities; what resources could potentially be identified during earthmoving activities; the requirements of the monitoring program; the protocols that apply in the event unanticipated cultural resources are identified, including who to contact and appropriate avoidance measures until the find(s) can be properly evaluated; and any other appropriate protocols. This is a mandatory training and all construction personnel must attend prior to beginning work on the project site. A sign-in sheet for attendees of this training shall be included in the Phase IV Monitoring Report.</p>	<p>Prior to the start of any ground-disturbing activities.</p>	<p>Project Archaeologist</p>	
CUL-5	<p>Project plans and specifications shall state that prior to grading permit final inspection, a Phase IV Cultural Resources Monitoring Report shall be submitted that complies with the Riverside County Planning Department's requirements for all ground disturbing</p>	<p>Prior to issuance of a grading permit</p>	<p>Planning Department or designee; Riverside County Archaeologist;</p>	

**TABLE 1
MITIGATION MONITORING AND REPORTING PROGRAM**

Number	Measure	Timing	Responsibility for Oversight of Compliance/Verification	Completion
	activities. The report shall follow the County of Riverside Planning Department Cultural Resources (Archaeological) Investigations Standard Scopes of Work and shall include results of any relocation or residue analysis required as well as evidence of the required cultural sensitivity training for the construction staff held during the required pre-grade meeting and evidence that any artifacts have been treated in accordance to procedures stipulated in the Cultural Resources Management Plan.		Project Developer/Permit Holder	
GEOLOGY/SOILS				
Standard Conditions/Existing Plans, Programs, or Policies				
PPP GEO-1	California Building Standards Code Compliance. The project is required to comply with the California Building Standards Code as included in the County's Municipal Code Chapter 16.08 to preclude significant adverse effects associated with seismic and soils hazards. CBC related and geologist and/or civil engineer specifications for the proposed project are required to be incorporated into grading plans and building specifications as a condition of construction permit approval.	Prior to issuance of building and grading permits.	Building and Safety Department/Grading Division	
PPP WND-1	County Municipal Code Chapter 16.52, Soil Erosion. County Code Chapter 16.52 identifies areas that are subject to wind erosion and includes soil erosion requirements and a wind erosion control plan.	Prior to issuance of building and grading permits.	Building & Safety Department/Grading Division	
Mitigation Measures				
Applicable WCCP EIR Mitigation Measures:				
GEO-1	All implementing projects shall prepare a site-specific assessment as determined by the County Geologist to ascertain all site-specific geologic/geotechnical information, including, but not limited to, ground shaking potential, blasting hazards, liquefaction potential, fault rupture potential and landslide/slope instability potential. This assessment and report shall be prepared by a California-licensed geologist and/or geotechnical engineer and shall be submitted to the County Geologist for review and approval prior to approval of the implementing project. This report shall include site-specific measures such as grading recommendations, foundation design recommendations, slope stability recommendations, and the alternative siting of structures, as appropriate, to reduce the significance of potential geologic and/or geotechnical hazards associated with the proposed implementing project.	Concurrent with discretionary application review; Prior to issuance of grading permits.	County Geologist; Planning Department or designee.	Complete. See Geotechnical Review of the Proposed Twelve Oaks Development, prepared by NMG Geotechnical, Inc. 2018; provided as Appendix D of EA No. 42692 & 43043
HYD-1	All implementing projects shall utilize the County's Water Quality Management Plan (WQMP) checklist to determine if a project-specific WQMP is required. All implementing projects, regardless of the need for a WQMP, shall incorporate the appropriate Best Management Practices (BMPs) to maintain conformance to the	Prior to issuance of grading permit.	County Transportation Department	

**TABLE 1
MITIGATION MONITORING AND REPORTING PROGRAM**

Number	Measure	Timing	Responsibility for Oversight of Compliance/Verification	Completion
HYD-3	<p>County's active MS4 permit. Depending upon the location of the implementing project and whether it is considered a "Significant Redevelopment" or "New Development", the County shall require the project proponent to submit the necessary additional information and condition about the project accordingly.</p> <p>See Biological Resources, above.</p>			
<i>Project Specific Mitigation Measures:</i>				
None.				
GREENHOUSE GAS EMISSIONS				
Standard Conditions/Existing Plans, Programs, or Policies				
None.				
Mitigation Measures				
<i>Applicable WCCP EIR Mitigation Measures:</i>				
GHG-1	<p>All implementing projects shall use the following mitigation measures to reduce impacts from construction activities as related to construction equipment and vehicle exhaust emissions:</p> <ul style="list-style-type: none"> • The County shall require implementing projects to use low-emission and high energy efficiency construction equipment on site. Examples of low-emission and high energy efficiency equipment include use of EPA Tier 3 (or better) emission compliant construction equipment and use of alternative-fuel construction equipment (natural gas), if available. • The County shall require implementing projects to include a statement on grading plans that all construction equipment will be tuned and maintained in accordance with the manufacturer's specifications. • The County shall require implementing project to utilize electric- or diesel-powered equipment, in lieu of gasoline-powered engines, where feasible. • The County shall require implementing projects to include a statement on grading plans that work crews shall shut off equipment when not in use. During smog season (May through October), the overall length of the construction period shall be extended, thereby decreasing the size of the area prepared each day, to minimize vehicles and equipment operating at the same time. • The County shall require implementing projects to time construction activities so as to not interfere with peak hour traffic and minimize obstruction of 	Prior to issuance of grading permit.	Building and Safety Department/Grading Division	

**TABLE 1
MITIGATION MONITORING AND REPORTING PROGRAM**

Number	Measure	Timing	Responsibility for Oversight of Compliance/ Verification	Completion
GHG-2	<p>through traffic lanes adjacent to the site; if necessary, a flag person shall be retained to maintain safety adjacent to existing roadways.</p> <ul style="list-style-type: none"> The County shall require implementing projects to use EPA-rated engines of Tier 3 or better for construction equipment. As soon as electric utilities are available at construction sites, the County shall require implementing projects to supply the construction site with electricity from the local utility and all equipment that can be electrically operated shall use the electric utility rather than portable generators. <p>Individual implementing projects shall have the option to use the Option Tables or project specific GHG analysis in order to demonstrate that GHG emissions from the implementing project are less than significant.</p> <ul style="list-style-type: none"> Implementing projects which implement enough reduction measures from the Option Tables and achieve 100/70 points shall be considered to be consistent with the County's GHG reduction goals for the Project area. Refer to Temecula Valley Wine Country Greenhouse Gas Reduction Workbook. Those implementing projects that do not garnish the minimum points using the Option Tables presented in the Temecula Valley Wine Country Greenhouse Gas Reduction Workbook, Appendix A shall require quantification of project-specific GHG emissions and shall provide mitigation measures to reduce GHG emissions at least 28.5% below Business as Usual (BAU) emissions. 	Prior to issuance of building permit.	Building and Safety Department	
<i>Project Specific Mitigation Measures</i>				
GHG-1	<p>The measures listed in Table GHG-3 and GHG-4 shall apply to achieve the minimum 100 points on the Riverside County Climate Action Plan Screening Tables. These measures may be replaced with other measures as listed in the table, as long as they are replaced at the same time with other measures that in total achieve a minimum of 100 points on the screening table. (See EA No. 42692 & 43043 dated February 2019; Tables GHG-3, Proposed Residential Screening Table of GHG Measures, and Table GHG-4, Proposed Commercial Screening Table of GHG Measures).</p>	Prior to issuance of building permit.	Building and Safety Department	
HAZARDS AND HAZARDOUS MATERIALS				
<i>Standard Conditions/Existing Plans, Programs, or Policies</i>				
PPP HAZ-1	<p>Riverside County Municipal Code Chapter 8.32, Fire Code: The County of Riverside Municipal Code adopts the California Code of Regulations (CCR) as Title 24, Part 9, titled the California Fire Code. This ensures that the appropriate measures would be</p>			

**TABLE 1
MITIGATION MONITORING AND REPORTING PROGRAM**

Number	Measure	Timing	Responsibility for Oversight of Compliance/ Verification	Completion
<p>included in project planning and construction to reduce potential hazards related to fire.</p>				
<p>Mitigation Measures</p>				
<p>Applicable WCCP EIR Mitigation Measures:</p>				
HAZ-1	<p>During development of implementing projects, if underground storage tanks (UST) or other potential environmental concerns associated with the implementing project site are encountered, these areas of concern shall be handled as follows:</p> <ul style="list-style-type: none"> • The contractor/property owner shall retain all responsibility associated with activities surrounding the safe and legal removal of the tank(s); • The contractor/ property owner shall notify the local Fire Department jurisdiction prior to removal of the UST as local fire restrictions may be more stringent than County Department of Environmental Health (DEH), Hazardous Materials Management Division requirements; • The contractor (licensed in accordance with the requirements of the State Contractors License Board) shall submit an Underground Storage Tank Closure by Removal completed permit application (or similar permit application as deemed appropriate) to the County Hazardous Materials Management Division along with applicable closure fees; • The contractor shall submit a work plan (with the permit application) to the Hazardous Materials Management Division prior to UST removal, which shall demonstrate compliance with the required closure procedures as set forth in the UST closure application currently in effect; and • The Division will inspect the tank removal, as necessary, evaluate all sample results, determine whether or not an unauthorized release has occurred, and determine if any further corrective actions are required. 	Prior to issuance of grading permit.	Environmental Health Services	
<p>Project Specific Mitigation Measure:</p>				
HAZ-1	<p>The grading plans shall include a note that states that should potentially contaminated soils be identified during excavation, grading, or construction activities, the applicant's hazardous materials specialist will collect soils samples and have them analyzed for contaminants of concern for concentrations above worker safety thresholds established by the California Department of Toxic Substances Control (DTSC), Regional Water Quality Control Board (RWQCB), and/or County of Riverside Department of Environmental Health. Any soils with chemicals exceeding the RWQCB Environmental</p>	Prior to issuance of a grading permit.	Building and Safety Department/Grading Division	

**TABLE 1
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Number	Measure	Timing	Responsibility for Oversight of Compliance/ Verification	Completion
	Screening Levels (ESLs) for residential uses or hazardous waste limits will be characterized, removed, and disposed of off-site at a licensed hazardous materials disposal facility in compliance with state regulations.			
	Project Specific Mitigation Measures:			
	None.			
	HYDROLOGY/WATER QUALITY			
	Standard Conditions/Existing Plans, Programs, or Policies			
	None.			
	Mitigation Measures			
	Applicable WCCP EIR Mitigation Measures:			
HYD-1	See Geology and Soils			
HYD-3	See Geology and Soils			
HYD-4	Infiltration may be utilized by implementing projects for maintaining water quality standards. However, any implementing projects proposing onsite stormwater runoff infiltration shall conduct individual percolation tests, prepared by a soils engineer, to determine the feasibility of using infiltration onsite, as well as to provide design recommendations for the chosen BMPs. If infiltration is not feasible based on a specific site's soils properties, some form of on-site detention should be considered to mitigate any additional stormwater runoff that exceeds the existing calculated flows. In this case other BMP's should be evaluated to meet the water quality requirements for the project. Maintaining the use of existing roadside swales in compliance with the current MS4 permit is also recommended to help maintain existing drainage patterns and help with water quality.	Prior to issuance of a grading permit.	Building and Safety Department	
HYD-5	All implementing projects shall include measures designed to increase infiltration and reduce impacts to water quality within the upper aquifer. Depending upon project location, the applicable measures shall include the following: <ul style="list-style-type: none"> • Require that all wastewater discharges conform to the Regional Water Quality Control Board Basin plan groundwater quality objectives. • Requires the use of cisterns and infiltrators to capture and reuse rainwater as a water conserving system (Riverside County Policy OS 2.1) • Require the use of natural drainage systems, permeable parking bays and porous parking lots to provide rainwater detention (Riverside County Policy OS 2.2 and 4.4) 	Prior to issuance of a grading permit.	Building and Safety Department	

**TABLE 1
MITIGATION MONITORING AND REPORTING PROGRAM**

Number	Measure	Timing	Responsibility for Oversight of Compliance/ Verification	Completion
	<ul style="list-style-type: none"> • Require the adequate aquifer water recharge areas are preserved and protected and that rainwater is used to recharge the aquifers (Riverside County Policy OS 4.2 and 4.3). • Restrict pollutant discharge into the drainage systems and aquifer (Riverside County Policy OS 3.3). • Prohibit the use of fertilizing, manure spreading, pesticide application, and runoff from animal/horse corrals within all drainage courses, especially Temecula Creek. 			
<i>Project Specific Mitigation Measures:</i>				
None.				
MINERAL RESOURCES				
<i>Standard Conditions/Existing Plans, Programs, or Policies</i>				
None.				
Mitigation Measures				
<i>Applicable WCCP EIR Mitigation Measures:</i>				
MIN-1	<p>Pursuant to Public Resources Code, the Surface Mining and Reclamation Act, Chapter 9, Article 4, Section 2762(e), prior to approval of a future implementing project on lands classified by the State Geologist as MRZ-3 (as described in paragraph (3) of subdivision (b) of Section 2761), the County Geologist shall make a site-specific determination as to the site's potential to contain or yield important or significant mineral resources of value to the region and the residents of the State of California.</p> <ul style="list-style-type: none"> • If it is determined by the County Geologist that lands classified as MRZ-3 have the potential to yield significant mineral resources which may be of "regional or statewide significance" and the proposed use is considered "incompatible" (as defined by Section 3675 of Title 14, Article 6 of the California Code of Regulations) and could threaten the potential to extract said minerals, the project proponent shall prepare an evaluation of the area in order to ascertain the significance of the mineral deposit located therein. This site-specific mineral resource study shall be performed to, at a minimum, document the site's known or inferred geological conditions; describe the existing levels of development on or near the site which might preclude mining as a viable adjacent use; and analyze the State standards for designating land as having "regional or Statewide significant" under the Surface Mining 	Prior to future implementing project approvals.	County Geologist	Complete. See Geotechnical Report GEO180010 included as Appendix D of EA No. 42692 & 43043

**TABLE 1
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Number	Measure	Timing	Responsibility for Oversight of Compliance/ Verification	Completion
	<p>and Reclamation Act. The results of such evaluation shall be transmitted to the State Geologist and the State Mining and Geological Board (SMGB).</p> <ul style="list-style-type: none"> Should significant mineral resources be identified, future implementing projects shall either avoid said resource or shall incorporate appropriate findings subject to a site-specific discretionary review and CEQA process. 			
<i>Project Specific Mitigation Measures:</i>				
None.				
NOISE				
Standard Conditions/Existing Plans, Programs, or Policies				
PPP NOI-1	<p>County Municipal Code Chapter 9.52.020. Exempts construction noise from noise limit requirements between the hours of 6:00 a.m. and 6:00 p.m. during the months of June through September, and 7:00 a.m. through 6:00 p.m. during all other months.</p>	Prior to issuance of grading and building permits.	Project Applicant; Construction Contractor; Building and Safety Department	
Mitigation Measures				
<i>Applicable WCCP EIR Mitigation Measures:</i>				
NOI-1	<p>All implementing projects shall comply with the following noise reduction measures during grading and building activities:</p> <ul style="list-style-type: none"> If construction occurs within one-quarter mile of an inhabited dwelling, construction activities shall be limited to the daytime hours of 6:00 a.m. to 6:00 p.m. during the months of June through September, and to 7:00 a.m. to 6:00 p.m. during the months of October through May. To minimize noise from idling engines, all vehicles and construction equipment shall be prohibited from idling in excess of three minutes when not in use. Best efforts should be made to locate stockpiling and/or vehicle staging area as far as practicable from existing residential dwellings. Equipment and trucks shall utilize the best available noise control techniques (e.g., improved mufflers, equipment redesign, use of intake silencers, ducts, engine enclosures, and acoustically-attenuating shields or shrouds, wherever feasible). Impact tools (e.g., jack hammers, pavement breakers, and rock drills) shall be hydraulically or electronically powered wherever possible to avoid noise associated with compressed air exhaust from pneumatically powered tools. 	Prior to issuance of grading and building permits.	Project Applicant; Construction Contractor; Planning Department	

**TABLE 1
MITIGATION MONITORING AND REPORTING PROGRAM**

Number	Measure	Timing	Responsibility for Oversight of Compliance/Verification	Completion
NOI-2	<p>However, where use of pneumatic tools is unavoidable, an exhaust muffler shall be used; this muffler can lower noise levels from the exhaust by up to about ten dBA. External jackets on the tools themselves shall be used where feasible, and this could achieve a reduction of five dBA. Quieter procedures shall be used, such as drills rather than impact equipment, whenever feasible.</p> <ul style="list-style-type: none"> Stationary construction noise sources shall be located as far from adjacent receptors as possible, and they shall be muffled and incorporate insulation barriers, or other measures to the extent feasible. <p>Implementing project proponents shall submit a list of measures to respond to and track complaints pertaining to construction noise, ongoing throughout demolition, grading, and/or construction. These measures may include the following:</p> <ul style="list-style-type: none"> A sign posted on-site pertaining the permitted construction days and hours and complaint procedures and who to notify in the event of a problem. The sign may also include a listing of both the County and construction contractor's telephone numbers (during regular construction hours and off-hours); and A pre-construction meeting may be held with the job inspectors and the general contractor/on-site project manager to confirm that noise measures and practices (including construction hours, neighborhood notification, posted signs, etc.) are completed. 	Prior to issuance of grading and building permits.	Project Applicant; Construction Contractor; Building and Safety Department	
NOI-3	<p>All implementing projects involving a new winery or expansion of an existing winery shall be reviewed by the Riverside County Office of Industrial Hygiene and include at least the following conditions:</p> <ul style="list-style-type: none"> The hours of operation for tasting rooms associated with wineries shall be limited to 9:00 a.m. to 7:00 p.m. Monday through Sunday in the Wine Country - Winery District and 10:00 a.m. to 6:00 p.m. Monday through Sunday in the Wine Country - Equestrian and Residential Districts. Mechanical equipment including but not limited to, de-stemming, crushing, and refrigeration equipment shall be enclosed or shielded for noise attenuation. Alternatively, the proponent may submit a Noise Study prepared by a qualified acoustical analyst that demonstrates that the unenclosed/unshielded equipment would not exceed the County's allowable noise levels. The hours of operation for shipping facilities associated with wineries shall be limited to 9:00 a.m. to 7:00 p.m. Monday through Sunday in the Wine Country 	Prior to winery approvals and permitting.	County Office of Industrial Hygiene	Complete. See Acoustical Site Assessment Report, prepared by HELIX 2018; provided as Appendix J of EA No. 42692 & 43043

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Number	Measure	Timing	Responsibility for Oversight of Compliance/Verification	Completion
NOI-4	<p>- Winery District and 10:00 a.m. to 6:00 p.m. Monday through Sunday in the Wine Country - Equestrian and Residential Districts.</p> <ul style="list-style-type: none"> • Shipping facilities and parking areas which abut residential parcels shall be located away from sensitive land uses and be designed to minimize potential noise impacts upon nearby sensitive land uses. • Site-specific noise-attenuating features such as hills, berms, setbacks, block walls, or other measures shall be considered for noise attenuation in noise-producing areas of future wineries including, but not limited to, locations of mechanical equipment, locations of shipping facilities, access, and parking areas. <p>All implementing projects involving a special occasion facility shall be required to conduct a noise study prior to its approval. Similarly, all implementing projects involving an outdoor special occasion facility shall be required to conduct an acoustical analysis (that shows the noise contours outside the property boundary) prior to its approval.</p> <ul style="list-style-type: none"> • The said noise study or acoustical analysis shall be submitted to the Office of Industrial Hygiene for review and comments. • Based on those comments, the implementing project shall be conditioned to mitigate noise impacts to the applicable County noise standards through site design and buildings techniques. • Prior to the issuance of any building permit for the special occasion facility, those noise mitigation measures shall have received the necessary permits from Building and Safety Department. • Prior to issuance of occupancy permit for the special occasion facility, those noise mitigation measures shall be constructed/implemented. 	Prior to Special Occasion Facility approval.	Planning Department; County Office of Industrial Hygiene	Complete. See Acoustical Site Assessment Report, prepared by HELIX 2018; provided as Appendix J of EA No. 42692 & 43043
NOI-5	<p>All implementing projects involving a special occasion facility shall be reviewed by the Riverside County Office of Industrial Hygiene and include at least the following conditions:</p> <ul style="list-style-type: none"> • All special event vendors (e.g. DJs, musical bands, etc.) shall be notified regarding noise conditions of approval. • Outdoor special events and associated audio equipment, sound amplifying equipment, and/or performance of live music shall be limited to the hours of 8:00 a.m. to 10:00 p.m. Monday through Sunday. 	Prior to Special Occasion Facility approval.	Planning Department	Complete. See Acoustical Site Assessment Report, prepared by HELIX 2018; provided as Appendix J of EA No. 42692 & 43043

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Number	Measure	Timing	Responsibility for Oversight of Compliance/Verification	Completion
NOI-6	<ul style="list-style-type: none"> • Noise levels shall be kept below levels prescribed in the County's General Plan Noise Element and County Noise Ordinance No. 847 by using a decibel-measuring device to measure music sound levels when amplified music is used. • Clean-up activities associated with special events shall terminate no later than midnight. • Outdoor amplified sound for all scheduled events shall be prohibited, except as necessary for public safety or incidental to the event, as determined appropriate by the County Planning Director. Existing County Ordinance No. 847 allows exemptions for outdoor amplified sound for single events or ongoing activity, subject to discretionary review. If considered for an exemption under Ordinance No. 847, the outdoor amplified sound would be oriented toward the center of the property and away from adjoining land uses. • Padding/carpeting shall be installed under music speakers for early absorption of music. <p>All implementing projects involving a special occasion facility shall include at least the following conditions to ensure proper enforcement of the County Ordinances and project conditions:</p> <ul style="list-style-type: none"> • After issuance of two Code Violation Notices for excessive noise, noise measurements shall be performed by the Office of Industrial Hygiene for every event at the property line, to determine if the Noise Ordinance and project conditions are being followed during the special events. • If violations of the Noise Ordinance or project conditions are found, the County shall reconsider allowed hours of operation, number of guests, amount of special events per year, or approval of the specific facility • The proponents shall be required to pay fees assessed per the Department's hourly rate pursuant to Ordinance No. 671 	During operations.	Planning Department	
NOI-7	<p>Prior to the issuance of each grading permit, all implementing projects shall demonstrate compliance with the following measures to reduce the potential for human annoyance and architectural/structural damage resulting from elevated groundborne noise and vibration levels:</p> <ul style="list-style-type: none"> • Pile driving within a 50-foot radius of occupied units or historic or potentially historic structures shall utilize alternative installation methods where possible 	Prior to issuance of grading permits.	Building and Safety Department/Grading Division	

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Number	Measure	Timing	Responsibility for Oversight of Compliance/ Verification	Completion
	<p>(e.g., pile cushioning, jacking, pre-drilling, cast-in-place systems, resonance-free vibratory pile drivers).</p> <ul style="list-style-type: none"> If no alternative to pile driving is deemed feasible, the preexisting condition of all designated historic buildings within a 50-foot radius of proposed construction activities shall be evaluated during a preconstruction survey. The preconstruction survey shall determine conditions that exist before construction begins for use in evaluating damage caused by construction activities. Fixtures and finishes within a 50-foot radius of construction activities susceptible to damage shall be documented (photographically and in writing) prior to construction. All damage shall be repaired back to its preexisting condition. Vibration monitoring shall be conducted prior to and during pile driving operations occurring within 100 feet of the historic structures. Every attempt shall be made to limit construction-generated vibration levels during pile driving and impact activities in the vicinity of the historic structures. 			
Project Specific Mitigation Measures:				
None.				
PALEONTOLOGICAL RESOURCES				
Standard Conditions/Existing Plans, Programs, or Policies				
None.				
Mitigation Measures				
Applicable WCCP EIR Mitigation Measures:				
CUL-4	<p>For all implementing projects, the necessary paleontological field surveys/studies/monitoring would be required as part of the permitting approval process. Prior to grading for ministerial projects, and prior to approval of discretionary projects, the County Geologist shall do the following:</p> <ul style="list-style-type: none"> Review and, if evidence suggests the potential for paleontological resources on a future implementing project site, require a County-certified qualified paleontologist (retained by the future project applicant) to conduct a field survey for paleontological resources on specific sites not previously surveyed for paleontological resources. Review and, if evidence suggests the potential for paleontological resources on a future implementing project site, require a County-certified qualified 	Prior to issuance of grading permit.	Building and Safety Department; Project Applicant; County-certified qualified Paleontologist	

**TABLE 1
MITIGATION MONITORING AND REPORTING PROGRAM**

Number	Measure	Timing	Responsibility for Oversight of Compliance/ Verification	Completion
CUL-5	<p>paleontologist to conduct an appropriate records search to obtain information on paleontological resource records.</p> <ul style="list-style-type: none"> • Review and, if evidence suggests that potential for subsurface paleontological deposits, consider paleontological monitoring during grading, trenching, and related construction activities, to facilitate appropriate mitigation treatment. • Evaluate the significance and integrity of all paleontological resources identified on implementing project sites within the project area, using criteria established in the CEQA Guidelines for important paleontological resources. • Propose recommended mitigation measures and recommend conditions of approval for implementing projects (if a local government action is required) to reduce adverse project effects on significant, important, and/or unique paleontological resources. • Require from the designated project-specific County-certified project Paleontologist documentation of all required mitigation treatments and the results of those treatments for previously known and inadvertent finds according to current County reporting requirements to document environmental mitigation compliance. 	Prior to issuance of grading permit.	Building and Safety Department; Project Applicant; County-certified qualified Paleontologist	
<p>If previously unknown paleontological resources are identified during grading activities associated with the implementing projects, the following procedures shall be followed:</p> <ul style="list-style-type: none"> • All ground disturbance activities within 100 feet of the discovered paleontological resources shall be halted until a meeting is convened between the developer, the project paleontologist, and the Planning Director to discuss the significance of the find. • At the meeting, the significance of the discoveries shall be discussed and after consultation with the paleontologist, a decision shall be made, with the concurrence of the Planning Director, as to the appropriate mitigation (documentation, recovery, avoidance, etc.) for the paleontological resources. • Grading of further ground disturbance shall not resume within the area of the discovery until the fossil has been properly recovered/removed from the area to be graded and/or the fossil has been determined to be insignificant. <p>Project Specific Mitigation Measures:</p>				

**TABLE 1
MITIGATION MONITORING AND REPORTING PROGRAM**

Number	Measure	Timing	Responsibility for Oversight of Compliance/ Verification	Completion
CUL-3	<p>Project plans, permits, and grading specifications shall state that prior to the start of construction, all field personnel should be briefed regarding the types of fossils that could be found in the project area and the procedures to follow should paleontological resources be encountered. This training shall be accomplished at the pre-grade kick-off meeting or morning tailboard meeting and shall be conducted by the project paleontologist or his/her representative. Specifically, the training shall provide a description of the fossil resources that may be encountered in the project area, outline steps to follow in the event that a fossil discovery is made and provide contact information for the project paleontologist and on-site monitor(s). The training shall be developed by the project paleontologist and may be conducted concurrent with other environmental training (e.g., cultural and natural resources awareness training, safety training, etc.).</p>	<p>Prior to construction, prior to grading activities.</p>	<p>Project Paleontologist; Building and Safety Department</p>	
CUL-4	<p>Project plans, permits, and grading specifications shall state that prior to the commencement of ground-disturbing activities, a qualified professional paleontologist shall be retained to prepare and implement a Paleontological Resource Impact Mitigation Program (PRIMP) for the project. Initially, full-time monitoring is required for grading and excavation activities 4 feet below the ground surface that will disturb previously undisturbed Pauba Formation (Qps) and Quaternary older alluvium (Qvoa). Due to soil development and previous grading disturbances, monitoring shall not be required in project areas where construction activities disturb native sediments at depths less than 4 feet below the ground surface in areas mapped as Pauba Formation (Qps) and Quaternary older alluvium (Qvoa). Spot-checking may occur in previously undisturbed young alluvial deposits (Qya) in order to determine if project activities are impacting the underlying highly sensitive Pleistocene units. Monitoring shall not be required in project areas underlain by geologic units with low to no paleontological resource potential (i.e., the rocks of the Triassic metasedimentary rocks and phyllites [Trmu, Trmp], and Cretaceous granites and gneisses [Khg, Kgd]).</p> <p>Monitoring shall entail the visual inspection of excavated or graded areas and trench sidewalls. In the event that a paleontological resource is discovered, the monitor shall have the authority to temporarily divert the construction equipment around the find until it is assessed for scientific significance and collected. In areas of high sensitivity, monitoring efforts can be reduced or eliminated at the discretion of the project</p>	<p>Prior to issuance of grading permit.</p>	<p>Project Paleontologist; Building and Safety Department</p>	

**TABLE 1
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Number	Measure	Timing	Responsibility for Oversight of Compliance/ Verification	Completion
CUL-5	<p>paleontologist if no fossil resources are encountered after 50 percent of the excavations are completed.</p> <p>Project plans, permits, and grading specifications shall state that upon completion of fieldwork, all significant fossils collected shall be prepared in a properly equipped paleontology laboratory to a point ready for curation. Preparation shall include the careful removal of excess matrix from fossil materials and stabilizing and repairing specimens, as necessary. Following laboratory work, all fossils specimens shall be identified to the lowest taxonomic level, cataloged, analyzed, and delivered to the Western Science Center for permanent curation and storage. The cost of curation is assessed by the repository and is the responsibility of the project applicant.</p> <p>At the conclusion of laboratory work and museum curation, a final report shall be prepared describing the results of the paleontological mitigation monitoring efforts associated with the project. The report shall include a summary of the field and laboratory methods, an overview of the project area geology and paleontology, a list of taxa recovered (if any), an analysis of fossils recovered (if any) and their scientific significance, and recommendations. If the monitoring efforts produced fossils, then a copy of the report shall also be submitted to the Western Science Center.</p>	Prior to issuance of grading permit.	Project Paleontologist	
Project Specific Mitigation Measures:				
None.				
PUBLIC SERVICES				
Standard Conditions/Existing Plans, Programs, or Policies				
PPP PSU-1	County Ordinance No. 640: This Ordinance requires the division of land into lots be reviewed and approved by the Riverside County Fire Department.	Prior to discretionary project approval.	Planning Department; Riverside County Fire Department	
PPP PSU-2	County Ordinance No. 787: This Ordinance adopts the 2010 California Fire Code and adds further regulations related to fire protection.	Prior to discretionary project approval.	Planning Department; Riverside County Fire Department	
PPP PSU-3	Government Code Section 65995 et seq: Prior to the issuance of either a certificate of occupancy or prior to building permit final inspection, the applicant shall provide payment of the appropriate fees set forth by the Temecula Valley Unified School District.	Prior to the issuance of either a certificate of occupancy or prior to building	Planning Department; Temecula Valley Unified School District	

**TABLE 1
MITIGATION MONITORING AND REPORTING PROGRAM**

Number	Measure	Timing	Responsibility for Oversight of Compliance/ Verification	Completion
		permit final inspection.		
Mitigation Measures				
<i>Applicable WCCP EIR Mitigation Measures:</i>				
PSU FIRE-1	All implementing projects requiring a traffic impact analysis (TIA) shall analyze the project-related traffic's impact on emergency service response times. Implementing projects shall participate in a land acquisition and fire facility construction program, as necessary, to ensure adequate response times, as determined by the Riverside County Fire Department (RCFD).	Prior to project approval for projects requiring a TIA.	Planning Department	Complete. See Transportation Impact Analysis, prepared by Fehr and Peers; provided as Appendix K of EA No. 42692 & 43043
PSU FIRE-2	All implementing projects shall participate in a fire mitigation fee program pursuant to County Ordinance No. 659, Development Impact Fees, which would allow one-time capital improvements such as land and equipment purchases (e.g. fire suppression equipment) and construction development.	Prior to issuance of occupancy permits.	Planning Department; Riverside County Fire Department	
PSU FIRE-3	Prior to the approval of any implementing project for lands adjacent to open space areas, a fire protection/vegetation management plan (fuel modification plan) shall be submitted to the Fire Department for review and approval. Provision shall be made as part of the development entitlement process for a Home Owners Association (HOA) or other appropriate management entity to be responsible for maintaining the elements of the plan, including the power to assess HOA fees or other fees required to fund the maintenance activity.	Prior to the approval of any implementing project for lands adjacent to open space areas.	Planning Department; Riverside County Fire Department	
PSU FIRE-4	Flag lots will not be permitted without adequate secondary access or alternative measures as deemed appropriate by the Fire Chief.	Prior to project approval.	Planning Department; Riverside County Fire Department	
PSU FIRE-5	For those residential areas planned for rural residential estate lots, the proponent of the implementing project shall ensure the construction of water lines and hydrants (and maintain sufficient water pressure) per current applicable fire code to ensure adequate fire protection.	Prior to issuance of occupancy permits.	Riverside County Fire Department	
<i>Project Specific Mitigation Measures:</i>				
None.				
RECREATION				
Standard Conditions/Existing Plans, Programs, or Policies				
PPP REC-1	Riverside County Ordinance No. 460: Section 10.35 of this Ordinance details the methods in which land shall be dedicated, fees shall be paid or a combination thereof	Prior to project approval.	Planning Department; Riverside County	

**TABLE 1
MITIGATION MONITORING AND REPORTING PROGRAM**

Number	Measure	Timing	Responsibility for Oversight of Compliance/ Verification	Completion
PPP REC-2	<p>pursuant to the Quimby Act. Implementation of Ordinance No. 460 ensures that Riverside County is in compliance with the state's Quimby Act and that an adequate amount of park and recreational facilities are available to the residents of Riverside County.</p> <p>Riverside County Ordinance No. 328. This Ordinance prescribes rules and regulations for parks and open space areas within Riverside County. The regulations found in Ordinance No. 328 reduce the potential wear and tear that facilities may experience due to population growth.</p>	During operations.	Regional Park and Open-Space District	
<p>Mitigation Measures</p> <p>Applicable WCCP EIR Mitigation Measures:</p>				
PSU REC-1	All implementing projects within the project area shall participate in any future trails phasing and financing plan being developed by the County.	Prior to discretionary project approval.	Planning Department; Riverside County Regional Park and Open-Space District	
PSU REC-2	Prior to the approval of any implementing project within the project area, a park and recreational facilities dedication plan or fee-in-lieu shall be submitted to the County Regional Recreation and Parks District for review and approval. This includes at minimum the "half-width" dedication of trail right-of-way (ROW) for any trails bordering a proposed implementing project, and full dedication and/or construction of trails traversing a proposed implementing project. Where private recreational facilities are proposed, provision shall be made as part of the development entitlement process for a HOA or other appropriate management entity to be responsible for maintaining the elements of the plan, including the power to assess HOA fees or other fees required to fund the maintenance activity.	Prior to the approval of any implementing project.	Planning Department; Riverside County Regional Park and Open-Space District	
PSU REC-3	To the extent feasible, the County Regional Recreation and Park District should work to negotiate joint use agreements with the Temecula Valley Unified School District for the joint use of school recreational facilities including playing fields, to contribute to the supply of public parks located within reach of residents of the project area.	Ongoing.	Planning Department; Riverside County Regional Park and Open-Space District	
<p>Project Specific Mitigation Measures:</p> <p>None.</p>				
<p>TRANSPORTATION</p> <p>Standard Conditions/Existing Plans, Programs, or Policies</p>				

**TABLE 1
MITIGATION MONITORING AND REPORTING PROGRAM**

Number	Measure	Timing	Responsibility for Oversight of Compliance/ Verification	Completion
PPP TR-1	<p>County Ordinance 461 (Road Improvement Standards and Specifications): This ordinance includes engineered drawings which establish roadway improvement standards and specifications for development projects within Riverside County.</p>	<p>Prior to discretionary project approval.</p>	<p>County Transportation Department</p>	
PPP TR-2	<p>Ordinance No. 659 (Establishment of Development Impact Fees): Prior to the issuance of either a certificate of occupancy or prior to building permit final inspection, the applicant shall comply with the provisions of Riverside County Ordinance No. 659, which requires the payment of the appropriate fee set forth in the Ordinance. Riverside County Ordinance No. 659 has been established to set forth policies, regulations and fees related to the funding and installation of facilities and the acquisition of open space and habitat necessary to address the direct and cumulative environmental effects generated by new development project described and defined in this Ordinance, and it establishes the authorized uses of the fees collected.</p>	<p>Prior to the issuance of either a certificate of occupancy or prior to building permit final inspection.</p>	<p>Planning Department or designee</p>	
PPP TR-3	<p>County Ordinance 748 (Traffic Signal Mitigation Program Ordinance): This ordinance establishes a means of equitably assessing the costs of Traffic Signal installations needed to mitigate the cumulative environmental impacts resulting from the additional traffic generated by new development projects. The installation of warranted traffic signals and other control devices provides for improved intersection safety and efficiency, and reduces overall commuter delay, traffic congestion, air pollution, and fuel consumption. This ordinance imposes a system of regulations and fees to cover the estimated reasonable costs of installing needed signalization devices, in combination with other development requirements, to ensure that adequate mitigation of traffic-related environmental impacts will be achieved.</p>	<p>Prior to discretionary project approval.</p>	<p>County Transportation Department</p>	
PPP TR-4	<p>County Ordinance 824 (Transportation Uniform Mitigation Fee (TUMF) within Western Riverside County): This purpose of this ordinance, which is also referred to as the Western Riverside County Transportation Uniform Mitigation Fee Program Ordinance of 2010, is to authorize the County's participation in the TUMF Program which establishes and sets forth policies, regulations, and authorized uses of fees collected relating to the funding for the construction of improvement and facilities to enlarge the capacity of the Regional System of Highways and Arterials in western Riverside County necessary to address the direct and cumulative environmental effects generated by new development projects.</p>	<p>Prior to discretionary project approval.</p>	<p>County Transportation Department</p>	
<p>Mitigation Measures Applicable WCCP EIR Mitigation Measures:</p>				

**TABLE 1
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Number	Measure	Timing	Responsibility for Oversight of Compliance/ Verification	Completion
TRF-1	Proposed implementing projects within the project area shall be required to complete a comprehensive transportation impact assessment consistent with County Transportation Impact Analysis (TIA) guidelines. To be consistent with the project, all analyses shall utilize the Wine Country Traffic Demand Forecasting (TDF) model to forecast cumulative impacts associated with the implementing projects.	Prior to implementing project approval.	County Transportation Department	Complete. See Twelve Oaks Transportation Impact Analysis, prepared by Fehr and Peers, 2018; provided as Appendix K of EA No. 42692 & 43043
TRF-2	The County shall require wineries and equestrian facilities to prepare a Traffic Management Plan (TMP) for County's review and approval for large special events, including but not limited to weddings, concerts, festivals, and equestrian events. The TMP shall provide detail such as traffic management strategies (such as traffic coordinators, event signage, staggered arrival/departure times, etc.) for events that cause a substantial increase of vehicles entering or exiting the project during a small period of time. The TMP may also be required to include parking strategies to aid traffic management such as a drop-off/pickup zone and/or offsite shuttle arrangements, including potential use of the City of Temecula's old town parking structure on Main Street.	Prior to approval of wineries or equestrian facilities or special events.	County Planning Department or designee	
TRF-3	The County shall implement a Traffic Impact Fee (TIF) Program for the project area. This Program shall collect fair share contributions toward identified mitigation measures (as outlined in the WCP Fair Share and Phasing Assessment conducted by Fehr and Peers) within the project area and within the City of Temecula, and the County shall enter into an agreement with the City of Temecula to implement the identified improvements. Implementing projects shall also make fair share contributions to revise the Adaptive Traffic Signal Timing Program through the above-mentioned TIF as well, for those intersection locations that would experience improved levels of service with implementation of this Program. In addition, implementing projects shall also make fair share contributions for the Transportation Uniform Mitigation Fee (TUMF) Program for those facilities that are eligible for improvements through the TUMF Program.	Ongoing.	County Transportation Department; Planning Department or designee	
TRF-4	All future transportation related improvements in the project area shall be consistent with the County ordinances (i.e. Ordinance No. 348, 460, 461, 499, 512, 585 etc.) and the project i.e., revised SWAP Figure 7 - Circulation Network, development standards of the implementing zones, Temecula Valley Wine Country Design Guidelines, etc.). All implementing project designs, including site access points, turning lanes, etc. shall be reviewed by the County Transportation Department staff to determine that proposals are consistent with appropriate design standards.	Prior to implementing project approval; Prior to construction of Project area	County Transportation Department	

**TABLE 1
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Number	Measure	Timing	Responsibility for Oversight of Compliance/ Verification	Completion
TRF-5	All implementing projects in the project area shall be reviewed by appropriate emergency services personnel to ensure adequate emergency access is provided, as part of the County's discretionary application review process.	transportation improvements Prior to implementing project approval; Prior to construction of Project area transportation improvements.	County Transportation Department	
<i>Project Specific Mitigation Measures:</i>				
TRF-1	The project would cause a significant cumulative impact in the p.m. and weekend peak hours at the Rancho California Road/1-15 Southbound Ramp. To mitigate the impact, the signal timing at the intersection would need to be optimized. The traffic signal at this location is controlled by Caltrans. To mitigate the impact, the project applicant shall provide funding to Caltrans sufficient to modify the traffic signal timing at this location to attain satisfactory LOS. Alternatively, this intersection is included in the Transportation Uniform Mitigation Fee (TUMF) program. Although the specific improvement at this intersection has not been identified, payment of the TUMF fee will contribute to future improvements at the intersection. The project shall make a fair share contribution to these improvements by paying the TUMF fee. Implementation of this mitigation measure would reduce the impact to a less-than significant level.	Prior to final inspection.	California Department of Transportation (Caltrans); County Transportation Department	
TRF-2	The project would cause a significant cumulative impact at four intersections that will be included in the fee program currently being prepared for the WCCP (WCCP EIR Mitigation Measure TRF-3). The required improvement at each intersection, noted below, will be included in the WCCP traffic fee. <ul style="list-style-type: none"> • Intersection 8, Rancho California Road/Calle Contento: Improve the eastbound and westbound directions. • Intersection 9, Rancho California Road/Anza Road: Improve the intersection to be a multi-lane roundabout with two lane approaches at the northbound, westbound and eastbound legs. • Intersection 10, Rancho California Road/Monte De Oro Road: Improve the intersection to a roundabout. 	Prior to final inspection.	County Transportation Department	

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Number	Measure	Timing	Responsibility for Oversight of Compliance/ Verification	Completion
	<ul style="list-style-type: none"> • Intersection 11, Rancho California Road/Glen Oaks Road: Improve the intersection to a roundabout. • Intersection 18, Anza Road/Temecula Parkway (SR-79): Improve the eastbound approach by adding one left-turn lane. <p>Since the development of the funding program is ongoing, the fee program may not be in place prior to the development of the project. Therefore, to satisfy the mitigation requirement, the project shall participate in the implementation of the above-named improvements via one of the three options below:</p> <p>1. The project shall pay the proportionate fair share attributable to the project prior to issuance of 50% of the building permits on the project. The project's fair share contribution has been determined based on the ratio of the project's trip generation to the total forecast trip generation of the WCCP. The project's estimated share of traffic is summarized below.</p> <ul style="list-style-type: none"> • Rancho California Road/Calle Contento – 18% • Rancho California Road/Anza Road – 13.7% • Rancho California Road/Monte De Oro Road – 13.7% • Rancho California Road/Glen Oaks Road – 13.7% • Anza Road/Temecula Parkway (SR-79) – 13.7% <p>Project components may be developed independently of one another. Should that be the case, then each project component would be responsible for payment of the fair share or fees as outlined below.</p> <ul style="list-style-type: none"> • Rancho California Road/Calle Contento – Winery 33%, Hotel 30%, Single Family Homes 21%, Winery Estates 16%. • Rancho California Road/Anza Road - Winery 44%, Hotel 27%, Single Family Homes 14%, Winery Estates 15%. • Rancho California Road/Glen Oaks Road - Winery 44%, Hotel 27%, Single Family Homes 14%, Winery Estates 15%. • Anza Road/Temecula Parkway - Winery 44%, Hotel 27%, Single Family Homes 14%, Winery Estates 15%. <p>OR:</p>			

**TABLE 1
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Number	Measure	Timing	Responsibility for Oversight of Compliance/ Verification	Completion
	<p>2. In the event the funding program for the WCCP is established through an update to the DIF, then the project shall pay its fees into said funding program through DIF payments in place of the fair share contribution described above; or</p> <p>3. The project applicant shall construct the improvements prior to occupancy of the project.</p>			
TRIBAL CULTURAL RESOURCES				
<i>Standard Conditions/Existing Plans, Programs, or Policies</i>				
None.				
<i>Mitigation Measures</i>				
Applicable WCCP EIR Mitigation Measures:				
CUL-1	Listed previously in Cultural, above.			
CUL-2	Listed previously in Cultural, above.			
<i>Project Specific Mitigation Measures:</i>				
None.				
UTILITIES/SERVICE SYSTEMS				
<i>Standard Conditions/Existing Plans, Programs, or Policies</i>				
PPP UT-1	County Ordinance No. 859: Project plans and specifications shall comply with Riverside County Ordinance No. 859, Water Efficient Landscape Ordinance.	Prior to issuance of building permit.	County Transportation Department	
PPP PSU-1	AB 939: This state law requires diversion of a minimum of 50 percent of solid waste.	Ongoing	Planning Department or designee	
PPP PSU-2	AB 341: This state law becomes effective in 2020 and will require diversion of 75 percent of solid waste from landfills.	Ongoing	Planning Department or designee	
<i>Mitigation Measures</i>				
Applicable WCCP EIR Mitigation Measures:				
HYD-6	All implementing projects shall provide a plan of service analysis in determining the needs for water distribution, fire protection, service pressures, and connection to the Rancho California Water District's master planned system. These plans must show requirements of off-site transmission mains to be constructed to serve certain areas of the project. It will be the responsibility of each implementing project proponent to ensure water system reliability/redundancy for domestic, irrigation, and emergency needs as determined appropriate through the County's discretionary review process and Rancho California Water District staff review.	Prior to discretionary project approval.	Planning Department or designee; Rancho California Water District	

**TABLE 1
MITIGATION MONITORING AND REPORTING PROGRAM**

Number	Measure	Timing	Responsibility for Oversight of Compliance/ Verification	Completion
PSU WATER-1	All implementing projects shall be required to use graywater as a water conserving system (Riverside County Policy OS 2.1), subject to review and approval by the SDRWQCB and incorporation of applicable Best Management Practices.	Prior to implementing project approvals	San Diego Regional Water Quality Control Board/ Governing Water District	
PSU WATER-2	All implementing projects shall be required to use California-friendly, drought-resistant landscaping and landscape irrigation improvements consistent with County Ordinance No. 859 and Riverside County Policy OS 2.3 in consideration of Rancho California Water District Budget Based Tiered Rate Program.	Prior to issuance of occupancy permits	County Transportation Department	
PSU WATER-3	<p>All implementing projects shall be required to use advanced water conservation pursuant to the intent of Riverside County Policy OS 2.5 through implementation of at least the following best management practices:</p> <ul style="list-style-type: none"> • Irrigation systems shall be designed, maintained, and managed to meet or exceed an irrigation system efficiency of 80%. • The capacity of the irrigation system shall not exceed peak system capacity to meet crop-specific water requirements, water meter capacity, and backflow preventer device capacity. • The capacity of the irrigation system shall not exceed peak system capacity to meet crop-specific water requirements, water meter capacity, and backflow preventer device capacity. • Irrigation systems shall be designed to ensure the dynamic pressure at each emission device is within the manufacturers recommended pressure range for optimum performance. • Irrigation systems shall be designed to include a device(s), which provides site-specific soil moisture and/or evapotranspiration data that can be used to schedule irrigation events effectively. • Care shall be taken to design irrigation systems so that irrigation blocks are contained within areas of uniform soil texture and solar orientation. • Irrigation shall be scheduled to apply water at or below crop-specific water requirements. • Crops with different water needs shall be irrigated separately. 	Prior to discretionary project approval	County Transportation Department	
PSU SEWER-2	All implementing projects shall make a fair share contribution toward proposed sewer improvements, as set forth in the phasing and financing plan being developed by EMWVD. In addition, all implementing projects shall be responsible for extending sewer	Prior to issuance of occupancy permits.	County Department of Environmental Health;	

**TABLE 1
MITIGATION MONITORING AND REPORTING PROGRAM**

Number	Measure	Timing	Responsibility for Oversight of Compliance/ Verification	Completion
PSU WASTE-1	<p>lines from available trunk lines as a condition of approval for the project, and or otherwise ensuring adequate wastewater service consistent with County, Rancho California Water District, and Regional Water Quality Control Board requirements, as deemed appropriate by the County during application review, in order to meet water quality standards and comply with applicable policies and regulations adopted by the County, Rancho California Water District, and Regional Water Quality Control Board. Every future project in the project area shall have special sewer conditions as established by the County pursuant to the "Temecula Valley Wine Country (TVWC) Draft Conditions of Approval" adopted by the Board on April 24, 2012.</p> <p>All implementing project proponents shall make every effort feasible to recycle, reuse, and/or reduce the amount of construction and demolition materials (i.e., concrete, asphalt, wood, etc.) generated by implementing projects that would otherwise be taken to a landfill. This diversion of waste must exceed a 50 percent reduction by weight. The project shall complete the Riverside County Waste Management Department Construction and Demolition Waste Diversion Program Form B or and Form C process as evidence to ensure compliance. Form B (Recycling Plan) must be submitted and approved by the Riverside County Waste Management Department and provided to the Department of Building and Safety prior to the issuance of building permits. Form C (Reporting Form) must be approved by the Riverside County Waste Management Department and submitted to the Department of Building and Safety prior to the issuance of certificate of occupancy/final inspection.</p>	<p>Prior to issuance of building permits; Prior to issuance of occupancy permits.</p>	<p>Eastern Municipal Water District</p>	
PSU WASTE-2	<p>All implementing project proponents shall dispose of any hazardous wastes, including paint, used during construction and grading at a licensed facility in accordance with local, state, and federal guidelines.</p>	<p>During construction.</p>	<p>Riverside County Waste Management Department</p>	
PSU WASTE-3	<p>All implementing projects with a residential Homeowners Association (HOA) shall establish green waste recycling through its yard maintenance or waste hauling contracts. Green waste recycling includes such things as grass recycling (where lawn clippings from a mulching-type mower are left on the lawn) and on- or off-site composting. This measure shall be implemented to reduce green waste going to landfills. If such services are not available through the yard maintenance or waste haulers in the area, the implementing project's HOA shall provide individual homeowners with information about ways to recycle green waste individually and collectively and provisions shall be included in the CC&R's.</p>	<p>Concurrent with discretionary review of projects with a Homeowners Association.</p>	<p>Construction Contractor</p>	

**TABLE 1
MITIGATION MONITORING AND REPORTING PROGRAM**

Number	Measure	Timing	Responsibility for Oversight of Compliance/ Verification	Completion
PSU WASTE-4	Prior to issuance of Building Permits for any commercial or agricultural facilities, clearance from the Riverside County Waste Management Department is needed to verify compliance with California Solid Waste Reuse and Recycling Act of 1991 (AB 1327), which requires the local jurisdiction to require adequate areas for collecting and loading recyclable materials.	Prior to issuance of Building Permits for any commercial or agricultural facilities.	Riverside County Waste Management Department	
PSU WASTE-5	Prior to implementing project approval, applicant(s) shall submit for review and approval landscape plans that provide for the use of xeriscape landscaping to the extent feasible and consistent with the Temecula Valley Wine Country Community Plan Design Guidelines and provide for the use of drought tolerant low maintenance vegetation in all landscaped areas of the project.	Prior to implementing project approval.	County Transportation Department	
GHG-2	See Greenhouse Gas Emissions, above.			
ENERGY CONSERVATION				
Standard Conditions/Existing Plans, Programs, or Policies				
None.				
Mitigation Measures				
Applicable WCCP EIR Mitigation Measures:				
GHG-2	See Greenhouse Gas Emissions, above.			
Project Specific Mitigation Measures:				
None.				

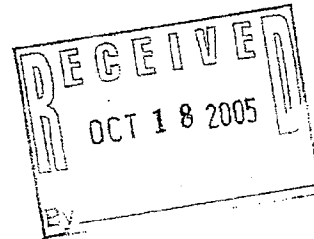


COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY

Environmental Programs Department

Carolyn Syms Luna
Director

October 6, 2005



D.R. Horton
C/O Mike Richter
119 N. Maple St., Ste.A
Corona, CA 92880

Dear Horton:

Re: JPR 05-03-04-03 Determination Letter
HANS No. 408
PAR Number: 00495
Case No. TR31947
Assessor's Parcel Number(s): 958-290-001 thru 008 and 958-220-001, 002, 006, & 007

This letter is to inform you that the HANS determination for the subject property was forwarded to the Regional Conservation Authority (RCA) for Joint Project Review (JPR) pursuant to Section 6.6.2 of the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP). As stated on the attached "RCA JPR Review", the RCA has concurred with the County that partial conservation is described for this property (exhibit attached).

Julie Fitch of the Environmental Programs Department (EPD) will be calling you to schedule a HANS II meeting to determine if compensation is warranted as per Section 6.1.1 of the MSHCP. Negotiation of incentives must be concluded within 120 days. Notwithstanding, you may proceed with the planning process for the remainder of the property. Please note that this determination does not preclude compliance with any conditions incorporated into your final project approval.

If you have questions concerning the attached comments, please contact the EPD at (951) 955-6892.

Sincerely,

ENVIRONMENTAL PROGRAMS DEPARTMENT

Michael Richard
Ecological Resources Specialist

MR

xc: Karin Watts-Bazan, Deputy County Counsel
Ken Graff, RCA
Greg Neal, EPD
Julie Fitch, EPD



Western Riverside County Regional Conservation Authority

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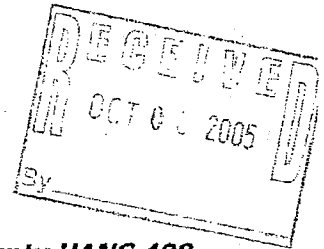
John Zaitz
City of Canyon Lake

EXECUTIVE STAFF
Ronald D. Rempel
General Manager

Rick Bishop
Executive Director

October 5, 2005

Michael Richard
Environmental Programs Department
County of Riverside
4080 Lemon Street, 2nd Floor
Riverside, CA 92501



**Re: Results Of Meet And Confer for JPR # 05 03 04 03, County HANS 408 –
Dry Creek**

Dear Mr. Richards,

HANS 408 (Dry Creek) was submitted for Joint Project Review (JPR) on March 4, 2005. The project site consists of 1,101 acres located in the Southwest Area Plan (see attached Exhibits A and B). The RCA prepared a JPR consistency review, which concluded that the project was inconsistent with the reserve assembly goals of the MSHCP and other plan requirements. In accordance with Section 6.6.2.E of the MSHCP, a meet and confer meeting was held on August 30, 2005 to resolve these issues.

As a result of the meet and confer process that was conducted for the subject project, agreement was reached between the RCA and the Permittee, with the concurrence of the project applicant, regarding the size and configuration the MSHCP Conservation Area on the project site. The areas proposed for development (i.e., 631 acres) and proposed for MSHCP Conservation (i.e., 470 acres) as shown on the attached Exhibit C conform to the areas designated in the meet and confer (August 30, 2005). It was agreed that the configuration and size of the proposed conservation shown on this map (see Exhibit C) are consistent with the reserve assembly objectives for this area.

In addition to reserve assembly issues, the project JPR review also noted some additional MSHCP requirements for which information was lacking to make a determination of consistency. Those issues were also resolved as described below.

Riparian/Riverine Requirements

Based upon the letter provided to the Environmental Programs Department on January 25, 2005, four drainage complexes are located onsite (referred to as Drainages A through D). Drainages B and D are not considered Riparian/Riverine because these unvegetated drainages are ephemeral and, therefore, may not have fresh water flow

MR. MICHAEL RICHARD

Re: Results Of Meet And Confer for JPR # 05 03 04 03, County HANS 408 - Dry Creek

for a portion the of year. Drainage A contains approximately 0.70 acre of Riparian/Riverine Habitat and contains two stock ponds that are habitat for Riverside fairy shrimp. Drainage A will be located within the MSHCP Conservation Area. Drainage B contains approximately 0.30 acre of Riparian/Riverine Habitat and this area will be avoided. Focused surveys for least Bell's vireo, southwestern willow flycatcher, and yellow-billed cuckoo are not required because Riparian/Riverine Habitat is being avoided and no impacts will result through project development. A Determination of Biological Equivalent or Superior Preservation is not required. The project demonstrates compliance with Section 6.1.2 of the MSHCP.

Burrowing Owl Requirements

The project site is located within Criteria Area Species Survey Area for burrowing owl and focused surveys were conducted in 2005. *The Supplemental Submittal in Support of MSHCP Consistency Analysis* dated February 2, 2005 prepared by Markham Development Management Group, Inc. and Alhadeff & Solar, LLP states that "only a +/- 25 acre area in the southwestern corner of Cell No. 6189 and a +/- 2.5 acre area in the western central portion of Cell No. 6084 have owls occupying burrows." As shown on the attached Exhibit C, the southwestern corner of Cell No. 6189 and the western central portion of Cell No. 6084 will be dedicated as MSHCP Conservation Area; therefore, impacts to burrowing owl will be avoided. Therefore, the project complies with the requirements of Section 6.3.2 of the Plan.

Thank you,



Megan S. Enright
Western Riverside County Regional Conservation Authority
4080 Lemon Street, 12th Floor
Riverside, California 92502

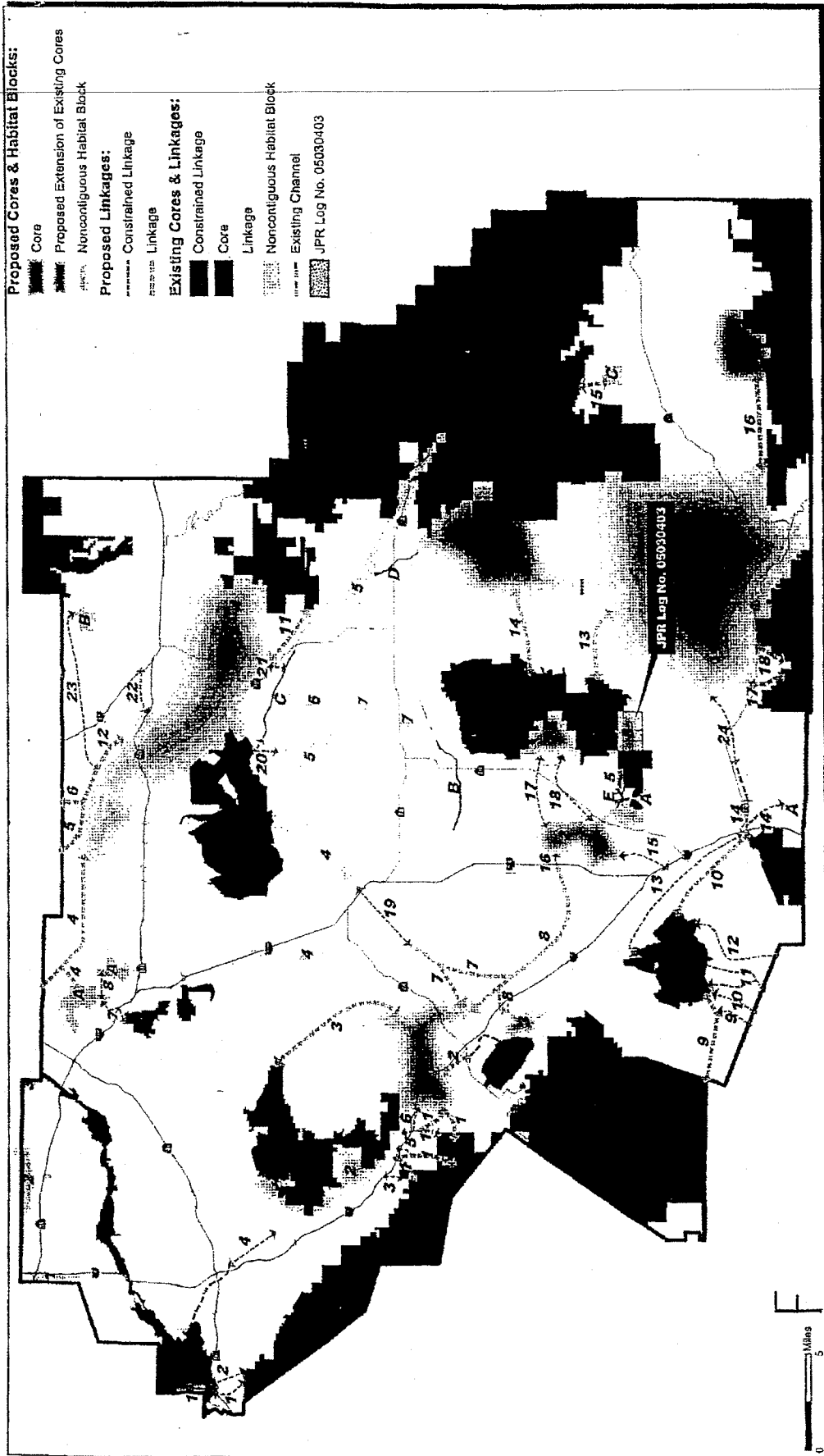
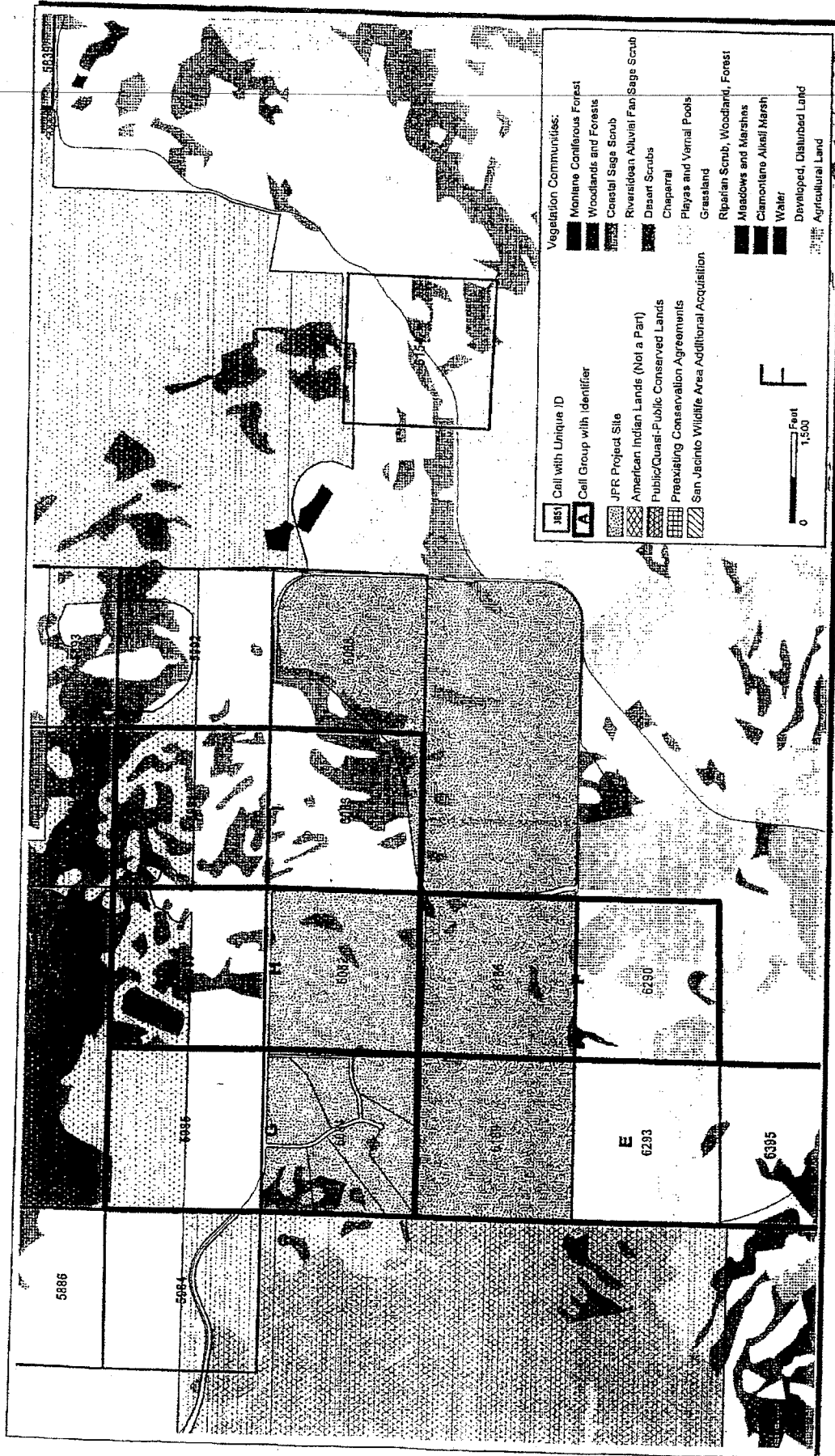


EXHIBIT
A

JPR Log No. 05030403
Vicinity Map with MSHCP Schematic Cores and Linkages



Criteria Area Cells with MSHCP Vegetation and Project Location

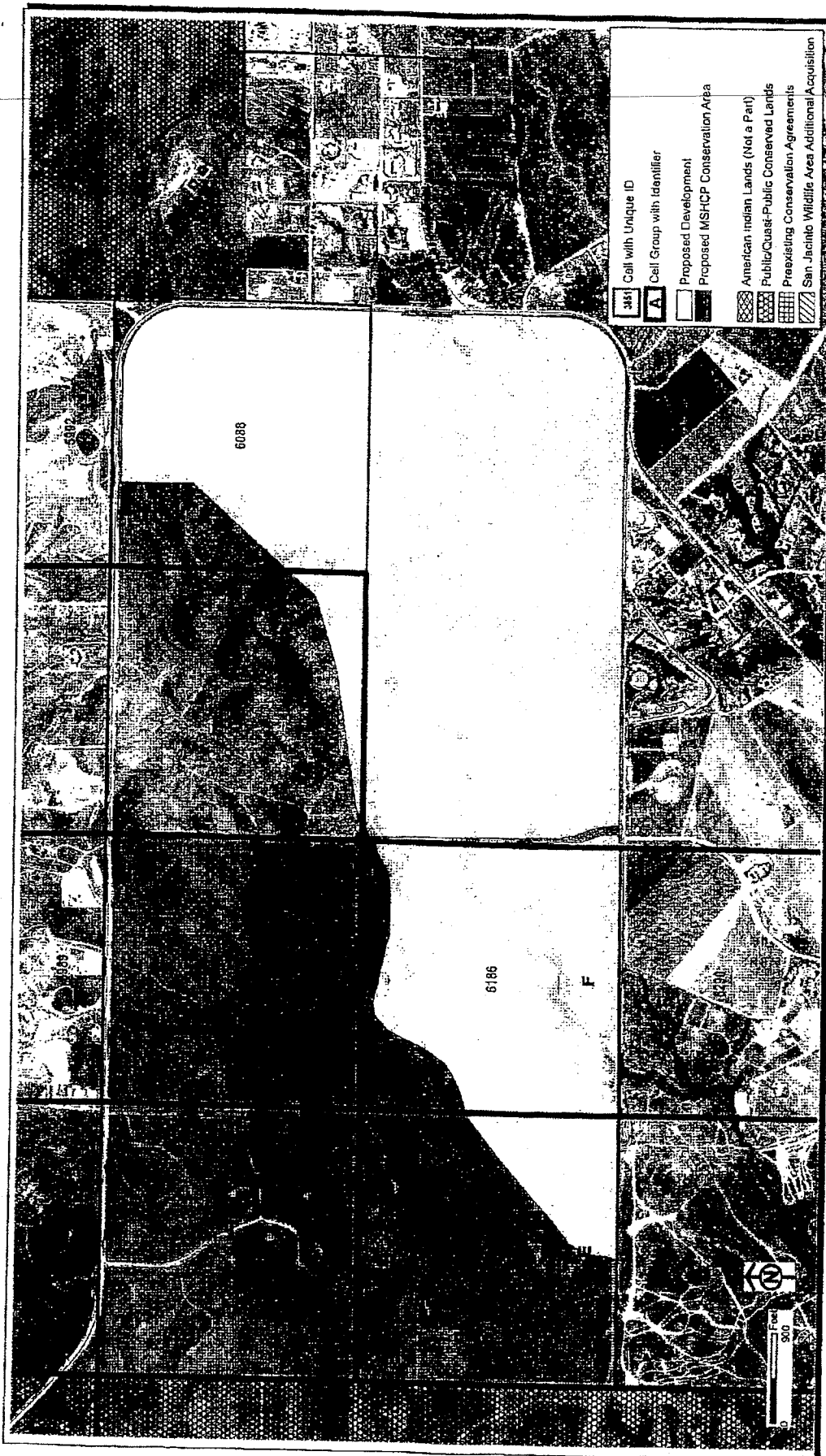
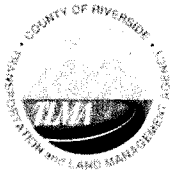


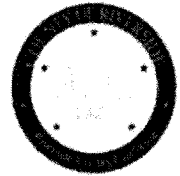
EXHIBIT
C

JPR Log No. 05030403
Criteria Area Cells with Aerial Photograph and Proposed Project Impacts



COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY

Juan C. Perez
Agency Director



03/06/19, 2:39 pm

TR37377

ADVISORY NOTIFICATION DOCUMENT

The following notifications are included as part of the recommendation of approval for TR37377. They are intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property.

Advisory Notification

Advisory Notification. 1 AND - Preamble

This Advisory Notification Document is included as part of the justification for the recommendation of approval of this Plan (TR37377) and is intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property in accordance with approval of that entitlement and are in addition to the applied conditions of approval.

Advisory Notification. 2 AND - Project Description & Operational Limits

Tentative Tract Map No. 37377 is a proposal for a Schedule B subdivision proposing to subdivide approximately 636 gross acres into 108 lots consisting of the following: 1) a 76 lot clustered subdivision (Lots 22 thru 97) with lots ranging from 1.00 gross acre to 5.66 gross acres; 2) a 21 lot village estate subdivision (Lots 1 thru 21) with lots ranging from 10.01 gross acres to 20.47 gross acre; 3) a 2.00 gross acre community center lot (Lot 98); 4) a 126.62 gross acre lot (Lot 99) for a Class VI Winery; 5) 7 open space lots (Lots A thru G); and 2 lots (Lots J and K) consisting of a realignment/subdivision monument lot and a water reservoir lot. Vineyard planting for the clustered subdivision consists of 67.8 net acres of vineyard within the clustered subdivision and 40.9 net acres of vineyards as deed restriction within the clustered lots of the clustered subdivision for a total of 108.7 net acres of vineyard planting; meeting the 75% vineyard planting requirement per Ordinance No. 348, Section 14.93.B.3. The subdivision will be developed within six (6) phases.

Advisory Notification. 3 AND - Design Guidelines

Compliance with applicable Design Guidelines:

1. County Wide Design Guidelines and Standards
 - Temecula Valley Wine Country (Adopted 3/11/2014)

Advisory Notification. 4 AND - Exhibits

The development of the premises shall conform substantially with that as shown on APPROVED [MAP and/or] EXHIBIT(S)

Tentative Map, dated November 28, 2018.

Exhibit P (Phasing Plan), dated January 9, 2019.

Exhibit T (Trails Plan), dated October 4, 2018.

Exhibit V (Vineyard Planting Plan), dated November 28, 2018.

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 5 AND - Federal, State & Local Regulation Compliance

1. Compliance with applicable Federal Regulations, including, but not limited to:
 - National Pollutant Discharge Elimination System (NPDES)
 - Clean Water Act
 - Migratory Bird Treaty Act (MBTA)

2. Compliance with applicable State Regulations, including, but not limited to:
 - The current Water Quality Management Plan (WQMP) Permit issued by the applicable Regional Water Quality Control Board (RWQCB.)
 - Government Code Section 66020 (90 Days to Protest)
 - Government Code Section 66499.37 (Hold Harmless)
 - State Subdivision Map Act
 - Native American Cultural Resources, and Human Remains (Inadvertent Find)
 - School District Impact Compliance
 - Public Resources Code Section 5097.94 & Sections 21073 et al - AB 52 (Native Americans: CEQA)
 - Current California Building Code (CBC)
 - California Alcoholic Beverage Control License (type 02 ABC license and/or others)

3. Compliance with applicable County Regulations, including, but not limited to:
 - Ord. No. 348 (Land Use Planning and Zoning Regulations)
 - Ord. No. 413 (Regulating Vehicle Parking)
 - Ord. No. 457 (Building Requirements)
 - Ord. No. 458 (Regulating Flood Hazard Areas & Implementing National Flood Insurance Program)
 - Ord. No. 460 (Division of Land)
 - Ord. No. 461 (Road Improvement Standards)
 - Ord. No. 625 (Right to Farm)
 - Ord. No. 655 (Regulating Light Pollution)
 - Ord. No. 671 (Consolidated Fees)
 - Ord. No. 679 (Directional Signs for Subdivisions)
 - Ord. No. 787 (Fire Code)
 - Ord. No. 847 (Regulating Noise)
 - Ord. No. 857 (Business Licensing)
 - Ord. No. 859 (Water Efficient Landscape Requirements)
 - Ord. No. 915 (Regulating Outdoor Lighting)
 - Ord. No. 916 (Cottage Food Operations)
 - Ord. No. 925 (Prohibiting Marijuana Cultivating)
 - Ord. No. 927 (Regulating Short Term Rentals)
 - Ord. No. 928 (Clarifying County Prohibition on Mobile Marijuana Dispensaries and Deliveries)

4. Mitigation Fee Ordinances
 - Ord. No. 659 Development Impact Fees (DIF)
 - Ord. No. 663 Stephens Kangaroo Rat Habitat Conservation Plan (SKR)
 - Ord. No. 810 Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP)
 - Ord. No. 824 Western Riverside County Transportation Uniform Mitigation Fee (WR TUMF)

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 6 AND - Hold Harmless

The applicant/permittee or any successor-in-interest shall defend, indemnify, and hold harmless the County of Riverside or its agents, officers, and employees (COUNTY) from the following: (a) any claim, action, or proceeding against the COUNTY to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the TENTATIVE TRACT MAP, CONDITIONAL USE PERMIT, and NOISE EXCEPTION; and, (b) any claim, action or proceeding against the COUNTY to attack, set aside, void or annul any other decision made by the COUNTY concerning the TENTATIVE TRACT MAP, CONDITIONAL USE PERMIT, and NOISE EXCEPTION, including, but not limited to, decisions made in response to California Public Records Act requests. The COUNTY shall promptly notify the applicant/permittee of any such claim, action, or proceeding and shall cooperate fully in the defense. If the COUNTY fails to promptly notify the applicant/permittee of any such claim, action, or proceeding or fails to cooperate fully in the defense, the applicant/permittee shall not, thereafter, be responsible to defend, indemnify or hold harmless the COUNTY. The obligations imposed by this condition include, but are not limited to, the following: the applicant/permittee shall pay all legal services expenses the COUNTY incurs in connection with any such claim, action or proceeding, whether it incurs such expenses directly, whether it is ordered by a court to pay such expenses, or whether it incurs such expenses by providing legal services through its Office of County Counsel. Payment for COUNTY's costs related to the LITIGATION shall be made on a deposit basis. Within thirty (30) days of receipt of notice from COUNTY that LITIGATION has been initiated against the Project, applicant/permittee shall initially deposit with the COUNTY's Planning Department the total amount of Twenty Thousand Dollars (\$20,000). Applicant/permittee shall deposit with COUNTY such additional amounts as COUNTY reasonably and in good faith determines, from time to time, are necessary to cover costs and expenses incurred by the COUNTY, including but not limited to, the Office of County Counsel, Riverside County Planning Department and the Riverside County Clerk of the Board associated with the LITIGATION. To the extent such costs are not recoverable under the California Public Records Act from the records requestor, applicant/permittee agrees that deposits under this section may also be used to cover staff time incurred by the COUNTY to compile, review, and redact records in response to a Public Records Act request made by a petitioner in any legal challenge to the Project when the petitioner is using the Public Records Act request as a means of obtaining the administrative record for LITIGATION purposes. Within ten (10) days of written notice from COUNTY, applicant/permittee shall make such additional deposits.

ADVISORY NOTIFICATION DOCUMENT

E Health

E Health. 1 ENVH-Water & Sewer

The proposed development shall obtain potable water service from Rancho California Water District (RCWD) and sanitary sewer service from Eastern Municipal Water District (EMWD). Prior to building permit issuance, applicant shall submit an original copy of water and sewer "will-serve" letter(s) to DEH for review and recordkeeping. Please note that it is the responsibility of the applicant to ensure that all requirements to obtain potable water service and sanitary sewer service are met with the appropriate purveyors, as well as, all other applicable agencies.

Flood

Flood. 1 0010-Flood-MAP FLOOD HAZARD REPORT

Tract Map (TR) 37377 is a proposal to subdivide 633.4 acres into a mixture of clustered residential lots, estate lots, a winery resort lot, and open space lots for dedication to Western Riverside County Regional Conservation Authority (RCA) for Western Riverside Multi Species Habitat Conservation Plan (WRMSHCP) conservation. The site is in the Rancho California located between Buck Road and Borel Road, east of Berenda Road, and west of Warren Road. This project is being processed concurrently with Conditional Use Permit (CUP) 3719, which is a proposal for a Class VI Winery resort on a parcel that would be created by the tract map. Tract Map 34466 was a proposal for a similar residential development for this site that was approved by the County in April 2007.

The topography of the area consists of rolling terrain, multiple ridges and natural watercourses that traverse the property. The northerly boundary of the project site is within the Special Flood Hazard Area for the 100-year floodplain shown on the Awareness Maps prepared by the Department of Water Resources and listed in Ordinance 458 Section 5.d. The limits are shown on the Public Flood Hazard Determination Interactive Map found at <http://rcflood.org>. There is another large watercourse that conveys an offsite tributary drainage area of approximately 6 square miles to the east. The majority of which enters from the east and exits to the south of the site. Tract Map 34466 indicated that the 100-year flowrate for this watercourse is approximately 2,800 cubic feet per second before it leaves the site to the south. There are also several other smaller watercourses that impact the site.

This large lot subdivision with a clustered configuration shall allow for watercourses to remain natural and uninhibited while minimize drainage infrastructure with the exception of road culverts. A floodplain study shall be submitted to the District for review and approval of the delineated the 100-year floodplain limits through the project site and identify any offsite impacts. This hydrologic and hydraulic study shall show the appropriate area required for the watercourse to maintain the natural conveyance of all of the tributary flows through the site. The District is concerned that these flows may be erosive (velocities greater than 6 feet per second). The study will have to address this tributary flooding hazard and show how portions of the site that may be subject to scour will be protected. A CD including the HEC-RAS analysis shall be included within the study.

ADVISORY NOTIFICATION DOCUMENT

Flood

Flood. 1 0010-Flood-MAP FLOOD HAZARD REPORT (cont.)

The approved 100-year floodplain limits shall be shown on the environmental constraint sheet to accompany the final map with a note stating, "Floodplain must be kept free of all fill, buildings, and obstructions". The 100-year floodplain limits for the natural watercourses must be kept free of all fill, grading, buildings, and obstructions in order to maintain the natural drainage patterns of the area and to prevent flood damage to new buildings.

This subdivision is not associated with any existing or proposed District maintained facilities, therefore the Transportation Department will have the responsibility to process the review and approval of any hydrology or drainage studies including the preliminary and final Water Quality Management Plan (WQMP).

The site is located within the bounds of the Murrieta Creek/Santa Gertrudis Valley Area Drainage Plan (ADP) for which drainage fees have been established by the Board of Supervisors. Applicable ADP fees will be due (in accordance with the Rules and Regulations for Administration of Area Drainage Plans) prior to permits for this project. Although the current fee for this ADP is \$1,179 per acre, the fee due will be based on the fee in effect at the time of payment.

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 1 0010-Planning-MAP - FEES FOR REVIEW

Any subsequent review/approvals required by the conditions of approval, including but not limited to grading or building plan review or review of any mitigation monitoring requirement, shall be reviewed on an hourly basis, or other appropriate fee, as listed in County Ordinance No. 671. Each submittal shall be accompanied with a letter clearly indicating which condition or conditions the submittal is intended to comply with.

Planning. 2 0010-Planning-MAP - OFFSITE SIGNS ORD 679.4

No off-site subdivision signs advertising this land division/development are permitted, other than those allowed under Ordinance No. 679.4. Violation of this condition of approval may result in no further permits of any type being issued for this subdivision until the unpermitted signage is removed.

Planning. 3 0010-Planning-MAP - PDP01524 ACCEPTED

County Paleontological Report (PDP) No. 1524, submitted for this project (CUP03719), was prepared by Applied Earthworks, Inc., and is entitled: "Paleontological Resource Assessment for the 12 Oaks Winery and Resort Project, Riverside County, California", dated December 2015.

PDP01524 concluded:

1. The project area is determined to have a low to high paleontological resource potential.
2. The likelihood of impacts to scientifically significant vertebrate fossils as a result of project development is low to high.

PDP01524 recommended:

1. A qualified paleontologist be retained to develop and implement a Paleontological Resource Impact Mitigation Program during construction.
2. Prior to the start of any ground-disturbing activities, all field personnel should receive a worker's environmental awareness training module on paleontological resources.
3. Initially, full-time monitoring is recommended for grading and excavation activities 4 feet bgs that will disturb previously undisturbed Pauba Formation (Qps) and Quaternary older alluvium (Qvoa).

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 6 0010-Planning-USE - Wine County Clustered Subdivision Development Standards (cont.)

/ A wine country clustered subdivision that includes a production lot of at least 25 gross acres may have a Class I winery. / Set-aside areas shall be maintained for production of grapes in perpetuity by any of the following: property owner's association, home owner's association or County Service Area. / On-site improvements for clustered lots including, but not limited to, roads, signage, parking, street furniture and exterior lighting shall be consistent with the Temecula Valley Wine Country Design Guidelines and comply with all applicable County signage requirements. / On-site improvements for production lots and deed restricted areas including, but not limited to, lighting, ingress and egress shall be limited to improvements necessary to maintain the production lots and deed restricted areas. / Wine Country Clustered Subdivisions shall include an established on-site vineyard and comply with Ordinance No. 460.

Planning. 7 0020-Planning-MAP - EXPIRATION DATE

The conditionally approved TENTATIVE MAP shall expire three years after the County of Riverside Board of Supervisors' original approval date, unless extended as provided by County Ordinance No. 460. Action on a minor change and/or revised map request shall not extend the time limits of the originally approved TENTATIVE MAP. If the TENTATIVE MAP expires before the recordation of the FINAL MAP, or any phase thereof, no recordation of the FINAL MAP, or any phase thereof, shall be permitted.

Planning. 8 0040-Planning-MAP - CONCEPTUAL PHASE GRADING

Prior to the approval of an application for a division into units or phasing plan for the TENTATIVE MAP, a conceptual grading plan covering the entire TENTATIVE MAP shall be submitted to the County Planning Department for review and approval. The conceptual grading plan shall comply with the following:

- A. Techniques which will be used to prevent erosion and sedimentation during and after the grading process shall be depicted or documented.
- B. Approximate time frames for grading and areas which may be graded during the higher probability rain months of January through March shall be identified.
- C. Preliminary pad and roadway elevations shall be depicted.
- D. Areas where temporary grading occurs on any phase other than the one being graded for development at a particular time shall be identified.

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 8 0040-Planning-MAP - CONCEPTUAL PHASE GRADING (cont.)

The approved conceptual grading plan shall be provided to the Building and Safety Grading Division and shall be used as a guideline for subsequent detailed grading plans for individual units or phases of the TENTATIVE MAP.

Planning. 9 0040-Planning-MAP - LOT ACCESS/UNIT PLANS

Any proposed division into units or phasing of the TENTATIVE MAP shall provide for adequate vehicular access to all lots in each unit or phase, and shall substantially conform to the intent and purpose of the land division approval. No approval for any number of units or phases is given by this TENTATIVE MAP and its conditions of approval, except as provided by Section 8.3 (Division into Units) of Ordinance No. 460.

Planning-All

Planning-All. 1 0010-Planning-All-MAP - 90 DAYS TO PROTEST

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

Planning-CUL

Planning-CUL. 1 IF HUMAN REMAINS FOUND

If human remains are found on this site, the developer/permit holder or any successor in interest shall comply with State Health and Safety Code Section 7050.5.

Planning-CUL. 2 PDA06014 accepted

County Archaeological Report (PDA) No. 6041 submitted for this project (TR37377, CUP03719) was prepared by Mary Robbins-Wade of Helix Environmental Planning, Inc. and is entitled: "Twelve Oaks Winery and Resort Cultural Resource Inventory", dated March 2018.

ADVISORY NOTIFICATION DOCUMENT

Planning-CUL

Planning-CUL. 2 PDA06014 accepted (cont.)
PDA06041 concludes:

Four archaeological sites and two isolates have been identified within the project area; however, one of the sites (CA-RIV-4137) appears to have been destroyed by past uses of the property. The two isolates are not historical resources under CEQA or historic properties per the NHPA, as they do not meet any of the criteria for listing in the CRHR or the NRHP. The three archaeological sites have not been evaluated to assess their CEQA significance or NRHP eligibility. Therefore, they must be treated as historical resources/historic properties.

PDA06041 recommends:

The project has been designed to avoid impacts to cultural resources. Grading and other project features all occur outside the archaeological sites. A buffer of 20 to 50 feet separates each site from direct impacts, and all the sites are located in open space areas. Deed restrictions will be placed on individual lots in order to ensure that no ground-disturbing activity will be permitted within the setbacks around these sites. An open space area was designated to be used as a reburial location in the event that cultural material is recovered that the Tribe determines should be reburied. Based on this the project will have no effects on historical resources or historic properties. These documents are herein incorporated as a part of the record for project.

Planning-CUL. 3 UNANTICIPATED RESOURCES

The developer/permit holder or any successor in interest shall comply with the following for the life of this permit. If during ground disturbance activities, unanticipated cultural resources* are discovered, the following procedures shall be followed:

All ground disturbance activities within 100 feet of the discovered cultural resource shall be halted and the applicant shall call the County Archaeologist immediately upon discovery of the cultural resource. A meeting shall be convened between the developer, the project archaeologist**, the Native American tribal representative (or other appropriate ethnic/cultural group representative), and the County Archaeologist to discuss the significance of the find. At the meeting with the aforementioned parties, a decision is to be made, with the concurrence of the County Archaeologist, as to the appropriate treatment (documentation, recovery, avoidance, etc) for the cultural resource. Resource evaluations shall be limited to nondestructive analysis. Further ground disturbance shall not resume within the area of the discovery until the appropriate treatment has been accomplished.

* A cultural resource site is defined, for this condition, as being a feature and/or three or more artifacts in close association with each other.

** If not already employed by the project developer, a County approved archaeologist shall be employed by the project developer to assess the significance of the cultural resource, attend the meeting described above, and continue monitoring of all future site grading activities as necessary.

ADVISORY NOTIFICATION DOCUMENT

Planning-EPD

Planning-EPD. 1 0015 - MSHCP Riverine and DBESP

This project is not currently compliant with Section 6.1.2 of the MSHCP because the project is impacting a Riverine feature; therefore, the project must show avoidance of the feature or prepare a Determination of Biologically Equivalent or Superior Preservation (DBESP) that outlines appropriate mitigation for MSHCP Riparian/Riverine impacts.

Planning-GEO

Planning-GEO. 1 GEO180010 ACCEPTED

County Geologic Report GEO No. 180010, submitted for the project TR37377, was prepared by NMG Geotechnical, and is titled; "Geotechnical Review of the Twelve Oaks Development, Tentative Tract Map No. 37377, Temecula Area, County of Riverside, California," dated March 9, 2018. In addition, the consultant has submitted the following document: "Geotechnical Response Report to County of Riverside Comments for NMG Geotechnical, Inc. Report dated March 9, 2018, Twelve Oaks Development, Tentative Tract Map No. 37377, Temecula Area, County of Riverside, California," dated October 2, 2018. These documents are herein incorporated into GEO180010. GEO180010 concluded:

1. NMG is taking over as Geotechnical Consultant-of-Record for the project.
2. The preliminary recommendations herein are provided for initial review purposes pending the results from further geotechnical investigation and analysis. Additional subsurface investigation and soil testing will be required for final confirmation of the existing geologic conditions and refinement of remedial grading measures.
3. The recommendations herein are subject to change once additional data is gathered and geotechnical analysis specific to a final plan is performed.
4. The site is not located within a State of California Earthquake Fault Zone; however, a County of Riverside Fault Hazard Zone for the Buck Mesa fault lies within the southwest corner of the property.
5. Based on previous onsite trenching performed by others, a review of historical aerial photographs and published maps, NMG concludes there are no active faults that traverse the site.
6. With the anticipated depth of groundwater (greater than 50 feet), limited thickness of younger alluvium, and recommended remedial grading, the potential for liquefaction is considered to be very low.
7. The potential for landslides or slope instabilities to occur at the site will be determined at the grading plan review stage of development. Proposed cut and fill slopes, as well as the natural slopes onsite are expected to be grossly stable at proposed design conditions. *Note: A Condition of Approval for a slope stability report (SSR) will be placed on the project, which is to be submitted to and approved by the County Geologist prior to issuance of a grading permit.
8. Based on the anticipated geologic conditions, remedial removals, and the typical loading for residential and light commercial buildings, consolidation (static) settlement or seismic settlement is not expected to be significant concern for the site.

ADVISORY NOTIFICATION DOCUMENT

Planning-GEO

Planning-GEO. 1 GEO180010 ACCEPTED (cont.)

GEO180010 recommended:

1. Clearing and grubbing of the site should include removal of vegetation (tress, heavy brush and weeds), miscellaneous trash and debris, and disposal of this deleterious material offsite.
2. The undocumented fill, young alluvium, weathered older alluvium and weathered bedrock should be removed to expose either dense older alluvium with an in-situ relative density of at least 85% of the maximum density, or dense bedrock.
3. Removals are generally anticipated to range from 2 to 12 feet deep.
4. Additional subsurface exploration is needed to refine the soils characteristics across the site.
5. Where cut/fill transitions are planned on lots where cut lots are planned, the cut portions of lots should be over excavated a minimum depth of 5 feet.
6. A detailed evaluation and analysis of slope stability should be performed during future grading plan review and after additional exploratory work once final plans are available. In addition, proposed slopes will need to be further assessed for the potential for wedge type failures and/or rock fall.

GEO No. 180010 satisfies the requirement for a geologic/geotechnical study for Planning/CEQA purposes. GEO No. 180010 is hereby accepted for planning purposes. Engineering and other Building Code parameters were not included as a part of this review or approval. This approval is not intended and should not be misconstrued as approval for grading permit. Engineering and other building code parameters should be reviewed and additional comments and/or conditions may be imposed by the County Of Riverside upon application for grading and/or building permits.

Transportation

Transportation. 1 COUNTY WEB SITE

Additional information, standards, ordinances, policies, and design guidelines can be obtained from the Transportation Department Web site: <http://rctlma.org/trans/>. If you have questions, please call the Plan Check Section at (951) 955-6527.

Transportation. 2 DRAINAGE 1

The land divider shall protect downstream properties from damages caused by alteration of the drainage patterns, i.e., concentration or diversion of flow. Protection shall be provided by constructing adequate drainage facilities including enlarging existing facilities and/or by securing a drainage easement. All drainage easements shall be shown on the final map and noted as follows: "Drainage Easement - no building, obstructions, or encroachments by landfills are allowed". The protection shall be as approved by the Transportation Department.

ADVISORY NOTIFICATION DOCUMENT

Transportation

Transportation. 3 DRAINAGE 2

The land divider shall accept and properly dispose of all off-site drainage flowing onto or through the site. In the event the Transportation Department permits the use of streets for drainage purposes, the provisions of Article XI of Ordinance No. 460 will apply. Should the quantities exceed the street capacity or the use of streets be prohibited for drainage purposes, the sub-divider shall provide adequate drainage facilities and/or appropriate easements as approved by the Transportation Department.

Transportation. 4 OFF-SITE. PHASE

Should the applicant choose to phase any portion of this project, said applicant shall provide off-site access roads to County maintained roads as approved by the Transportation Department.

Transportation. 5 R-0-W EXCEEDS/VACATION

If the existing right-of-way along Buck Road and Rancho California Road exceeds that which is required for this project, the developer may submit a request for the vacation of said excess right-of-way. Said procedure shall be as approved by the Board of Supervisors. If said excess or superseded right-of-way is also County-owned land, it may be necessary to enter into an agreement with the County for its purchase or exchange.

Transportation. 6 STD INTRO (ORD 460/461)

With respect to the conditions of approval for the referenced tentative exhibit, the landowner shall provide all street improvements, street improvement plans and/or road dedications set forth herein in accordance with Riverside County Road Improvement Standards (Ordinance 461). It is understood that the exhibit correctly shows acceptable centerline elevations, all existing easements, traveled ways, and drainage courses with appropriate Q's, and that their omission or unacceptability may require the exhibit to be resubmitted for further consideration. This ordinance and all conditions of approval are essential parts and a requirement occurring in ONE is as binding as though occurring in all. All questions regarding the true meaning of the conditions shall be referred to the Transportation Department.

Transportation. 7 T/S - General Conditions

The Transportation Department has reviewed the traffic study submitted for the referenced project. The study has been prepared in accordance with County-approved guidelines. We generally concur with the findings relative to traffic impacts.

The General Plan circulation policies require development proposals to maintain a Level of Service 'C', except that Level of Service 'D' shall apply to all development proposals located within any of the following Area Plans: Eastvale, Jurupa, Highgrove, Reche Canyon/Badlands, Lakeview/Nuevo, Sun City/Menifee Valley, Harvest Valley/Winchester, Southwest Area, The Pass, San Jacinto Valley, Western Coachella Valley and those Community Development Areas of the Elsinore, Lake Mathews/Woodcrest, Mead Valley and Temescal Canyon Area Plans.

ADVISORY NOTIFICATION DOCUMENT

Transportation

Transportation. 7 T/S - General Conditions (cont.)

The study indicates that it is possible to achieve adequate levels of service for the following intersections based on the traffic study assumptions.

I-15 Southbound Ramps (NS) at: Rancho California Road (EW)

I-15 Northbound Ramps (NS) at: Rancho California Road (EW)

Ynez Road (NS) at: Rancho California Road (EW)

Margarita Road (NS) at: Rancho California Road (EW)

Meadow Parkway (NS) at: Rancho California Road (EW)

Butterfield Stage Road (NS) at: Rancho California Road (EW)

La Serena Way (NS) at: Rancho California Road (EW)

Calle Contento (NS) at: Rancho California Road (EW)

Anza Road (NS) at: Rancho California Road (EW)

Rancho California Road (NS) at: Monte de Oro Road (EW), Glen Oaks Road (EW), Buck Road (EW)

Washington Street (NS) at: Benton Road (EW)

Borel Road (NS) at: Auld Road (EW)

Anza Road (NS) at: Pauba Road (EW), Temecula Parkway (SR-79) (EW)

As such, the proposed project is consistent with this General Plan policy.

The associated conditions of approval incorporate mitigation measures identified in the traffic study, which are necessary to achieve or maintain the required level of service.

ADVISORY NOTIFICATION DOCUMENT

Waste Resources

Waste Resources. 1 0010-Waste Resources-MAP - HAZARDOUS MATERIALS

Hazardous materials are not accepted at Riverside County landfills. In compliance with federal, state, and local regulations and ordinances, any hazardous waste generated in association with the project shall be disposed of at a permitted Hazardous Waste disposal facility. Hazardous waste materials include, but are not limited to, paint, batteries, oil, asbestos, and solvents. For further information regarding the determination, transport, and disposal of hazardous waste, please contact the Riverside County Department of Environmental Health, Environmental Protection and Oversight Division.

Waste Resources. 2 0010-Waste Resources-MAP - LANDSCAPE PRACTICES

Use mulch and/or compost in the development and maintenance of landscaped areas within the project boundaries.

Reduce the amount of green waste generated in common landscaped areas through grass recycling (where lawn clippings from a mulching type mower are left on lawn), or through on-site composting of green waste, or through the separation of green waste from other waste types to send to a composting facility.

Xeriscape and/or use drought tolerant/low maintenance vegetation in all landscaped areas of the project.

Waste Resources. 3 0010-Waste Resources-MAP - AB 341

AB 341 focuses on increased commercial waste recycling as a method to reduce greenhouse gas (GHG) emissions. The regulation requires businesses and organizations that generate four or more cubic yards of waste per week and multi-family units of 5 or more, to recycle.

ADVISORY NOTIFICATION DOCUMENT

Waste Resources

Waste Resources. 3 0010-Waste Resources-MAP - AB 341 (cont.)

A business shall take at least one of the following actions in order to reuse, recycle, compost, or otherwise divert commercial solid waste from disposal:

- Source separate recyclable and/or compostable material from solid waste and donate or self-haul the material to recycling facilities.
- Subscribe to a recycling service with waste hauler.
- Provide recycling service to tenants (if commercial or multi-family complex).
- Demonstrate compliance with the requirements of California Code of Regulations Title 14.

For more information, please visit:

www.rivcowm.org/opencms/recycling/recycling_and_compost_business.html#mandatory

Plan: TR37377

Parcel: 964160004

50. Prior To Map Recordation

E Health

050 - E Health. 1 SOLID WASTE SERVICE Not Satisfied

Provide documentation from an approved waste hauler in regards to solid waste service for the project, PRIOR TO MAP RECORDATION.

050 - E Health. 2 WATER & SEWER SERVICE Not Satisfied

Provide current documentation from the appropriate purveyor(s) for the establishment of water and sewer service for this project,

050 - E Health. 3 Water Will Serve Not Satisfied

A "Will-Serve" letter is required from the agency providing water service.

Flood

050 - Flood. 1 0050-Flood-MAP ADP FEES Not Satisfied

A notice of drainage fees shall be placed on the environmental constraint sheet and final map. The exact wording of the note shall be as follows:

NOTICE OF DRAINAGE FEES

Notice is hereby given that this property is located in the Murrieta Creek/Santa Gertrudis Valley Area Drainage Plan which was adopted by the Board of Supervisors of the County of Riverside pursuant to Section 10.25 of Ordinance 460 and Section 66483, et seq, of the Government Code and that said property is subject to fees for said drainage area.

Notice is further given that, pursuant to Section 10.25 of Ordinance 460, payment of the drainage fees shall be paid with cashier's check or money order only to the Riverside County Flood Control and Water Conservation District at the time of issuance of the grading or building permit for said parcels, whichever occurs first, and that the owner of each parcel, at the time of issuance of either the grading or building permit, shall pay the fee required at the rate in effect at the time of issuance of the actual permit.

050 - Flood. 2 0050-Flood-MAP SHOW FLOODPLAIN ECS Not Satisfied

The 100-year floodplain limits through the property shall be delineated on an environmental constraint sheet to accompany the final map. Calculations and the pertinent data used to determine these limits shall be submitted to the District for review and approval.

The area within the delineated floodplain limits shall be labeled "floodplain" on the environmental constraint sheet.

Plan: TR37377

Parcel: 964160004

50. Prior To Map Recordation

Flood

050 - Flood. 2 0050-Flood-MAP SHOW FLOODPLAIN ECS (cont.) Not Satisfied

A note shall be placed on the environmental constraint sheet stating, "Approximate floodplains must be kept free of all buildings and obstructions. Any fencing shall be of a "rail" type. Chain-link fencing shall not be allowed".

050 - Flood. 3 0050-Flood-MAP SUBMIT ECS & FINAL MAP Not Satisfied

A copy of the environmental constraint sheet and the final map shall be submitted to the District for review and approval. All submittals shall be date stamped by the engineer and include the appropriate plan check fee.

050 - Flood. 4 0050-Flood-MAP SUBMIT FLOODPLAIN STUDY Not Satisfied

A floodplain study shall be submitted to the District for review and approval in order to delineate the 100-year floodplain limits through the site. This hydrologic and hydraulic study shall show the appropriate area for the watercourse to maintain the natural conveyance of the tributary flows through the site. The District is concerned that these flows may be erosive (greater than 6 feet per second). The study will have to address this tributary flooding hazard and show how portions of the site that may be subject to scour will be protected. A CD including the HEC-RAS analysis shall be included within the study.

Planning

050 - Planning. 1 0050-Planning-MAP - AG/DAIRY NOTIFICATION Not Satisfied

The land divider shall submit a detailed proposal for the notification of all initial and future purchasers of dwelling units within the subject project of the existence of dairies and/or other agricultural uses within the vicinity of the property and potential impacts resulting from those uses. Said notification shall be in addition to any notice required by Ordinance No. 625 (Riverside County Right-to-Farm Ordinance).

Said approved notification shall be provided to all initial and all future purchasers of dwelling units within the subject project.

050 - Planning. 2 0050-Planning-MAP - Deed Restriction for Planting Areas in Wine Not Satisfied

Prior to the Recordation of the Final Map, the applicant must provide deed restrictions for the development which shows all mapped agriculture easements and associated language for all restrictions within each lot within the Wine Country Clustered Subdivision.

Plan: TR37377

Parcel: 964160004

50. Prior To Map Recordation

Planning

050 - Planning. 3 0050-Planning-MAP - ECS NOTE MAP CONSTRAINT Not Satisfied

The following Environmental Constraints Note shall be placed on the ECS:

"No permits allowing any grading, construction, or surface alterations shall be issued which effect the delineated constraint areas without further investigation and/or mitigation as directed by the County of Riverside Planning Department. This constraint affects lots as shown on the Environmental Constraints Sheet."

050 - Planning. 4 0050-Planning-MAP - ECS NOTE MT PALOMAR LIGH Not Satisfied

The following Environmental Constraint Note shall be placed on the ECS:

"This property is subject to lighting restrictions as required by County Ordinance No. 655, which are intended to reduce the effects of night lighting on the Mount Palomar Observatory. All proposed outdoor lighting systems shall be in conformance with County Ordinance No. 655."

050 - Planning. 5 0050-Planning-MAP - ECS SHALL BE PREPARED Not Satisfied

The land divider shall prepare an Environmental Constraints Sheet (ECS) in accordance with Section 2.2. E. & F. of County Ordinance No. 460, which shall be submitted as part of the plan check review of the FINAL MAP.

050 - Planning. 6 0050-Planning-MAP - FEE BALANCE Not Satisfied

Prior to recordation, the Planning Department shall determine if the deposit based fees for the TENTATIVE MAP are in a negative balance. If so, any unpaid fees shall be paid by the land divider and/or the land divider's successor-in-interest.

050 - Planning. 7 0050-Planning-MAP - ANNEX TO PARK DISTRICT Not Satisfied

The land divider shall submit written proof to the County Planning Department - Development Review Division that the subject property has been annexed to County Service Area No. 149 (CSA 149).

Plan: TR37377

Parcel: 964160004

50. Prior To Map Recordation

Planning

050 - Planning. 8

0050-Planning-MAP - CC&R RES CSA COM. AREA

Not Satisfied

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

1. A cover letter identifying the project for which approval is sought referencing the Planning Department case number (a copy of this cover letter may be sent to the Planning Department to serve as notification) and identifying one individual to represent the land divider if there are any questions concerning the review of the submitted documents; and

2. One (1) copy AND one (1) original, wet signed, notarized and ready for recordation declaration of covenants, conditions and restrictions; attached to these documents there shall be included a legal description of the property included within the covenants, conditions and restrictions and a scaled map or diagram of such boundaries, both signed and stamped by a California registered civil engineer or licensed land surveyor; and

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

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

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

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

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

Plan: TR37377

Parcel: 964160004

50. Prior To Map Recordation

Planning

050 - Planning. 8

0050-Planning-MAP*- CC&R RES CSA COM. AREA (cont.)

Not Satisfied

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

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

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

Once approved, the copy and the original declaration of covenants, conditions and restrictions shall be forwarded by the Office of the County Counsel to the Planning Department. The Planning Department will retain the one copy for the case file, and forward the wet signed and notarized original declaration of covenants, conditions and restrictions to the County Transportation Department - Survey Division - for safe keeping until the final map is ready for recordation. The County Transportation Department - Survey Division - shall record the original declaration of covenants, conditions and restrictions in conjunction with the recordation of the final map.

Plan: TR37377

Parcel: 964160004

50. Prior To Map Recordation

Planning

050 - Planning. 9

0050-Planning-MAP - CC&R RES POA COM. AREA

Not Satisfied

The land divider shall (a) notify the Planning Department that the following documents shall be shortly, or have been, submitted to the Office of the County Counsel for the review and approval of that office, and (b) the land divider shall submit to the Office of the County Counsel the following documents:

1. A cover letter identifying the project for which approval is sought referencing the Planning Department case number(s) (a copy of this cover letter may be sent to the Planning Department to serve as notification) and identifying one individual to represent the land divider if there are any questions concerning the review of the submitted documents; and

2. One (1) copy AND one (1) original, wet signed, notarized and ready for recordation declaration of covenants, conditions, and restrictions; attached to these documents there shall be included a legal description of the property included within the covenants, conditions and restrictions and a scaled map or diagram of such boundaries, both signed and stamped by a California registered civil engineer or licensed land surveyor; and

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

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

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

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

The property owners' association established herein shall manage and continuously maintain the 'common area', more particularly described on Exhibit '___', attached hereto, and shall not sell or transfer the 'common area' or any part thereof, absent the prior written consent of the Planning Department of the County of Riverside or the County's successor-in-interest.

Plan: TR37377

Parcel: 964160004

50. Prior To Map Recordation

Planning

050 - Planning. 9

0050-Planning-MAP - CC&R RES POA COM. AREA (cont.)

Not Satisfied

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

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

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

Once approved, the copy and the original declaration of covenants, conditions and restrictions shall be forwarded by the Office of the County Counsel to the Planning Department. The Planning Department will retain the one copy for the case file, and forward the wet signed and notarized original declaration of covenants, conditions and restrictions to the County Transportation Department - Survey Division - for safe keeping until the final map is ready for recordation. The County Transportation Department - Survey Division - shall record the original declaration of covenants, conditions and restrictions in conjunction with the recordation of the final map.

Plan: TR37377

Parcel: 964160004

50. Prior To Map Recordation
Planning

050 - Planning. 10 0050-Planning-MAP - ECS AFFECTED LOTS Not Satisfied

In accordance with Section 9.5. 12. of Ordinance No. 460, the following note shall be placed on the FINAL MAP:

"ENVIRONMENTAL CONSTRAINT NOTE: Environmental Constraint Sheet affecting this map is on file in the Office of the Riverside County Surveyor in E.C.S. Book ____, Page ____. [This affects [Lot] [Parcels] No(s). ____] [This affects all [Parcels] [Lots]]"

050 - Planning. 11 0050-Planning-MAP - ECS NOTE RIGHT-TO-FARM Not Satisfied

The following Environmental Constraints Note shall be placed on the ECS:

"Lot Nos. ____, as shown on this map, are located partly or wholly within, or within 300 feet of, land zoned for primarily agricultural purposes by the County of Riverside. It is the declared policy of the County of Riverside that no agricultural activity, operation, or facility, or appurtenance thereof, conducted or maintained for commercial purposes in the unincorporated area of the County, and in a manner consistent with proper and accepted customs and standards, as established and followed by similar agricultural operations in the same locality, shall be or become a nuisance, private or public, due to any changed condition in or about the locality, after the same has been in operation for more than three (3) years, if it wasn't a nuisance at the time it began. The term "agricultural activity, operation or facility, or appurtenances thereof" includes, but is not limited to, the cultivation and tillage of the soil, dairying, the production, cultivation, growing and harvesting of any apiculture, or horticulture, the raising of livestock, fur bearing animals, fish or poultry, and any practices performed by a farmer or on a farm as incident to, or in conjunction with, such farming operations, including preparation for market, delivery to storage or to market, or to carriers for transportation to market."

In the event the number of lots, or the configuration of lots, of the FINAL MAP differs from that shown on the approved TENTATIVE MAP, the actual language used above shall reflect those lots which are partly or wholly within 300 feet of agriculturally zoned (A-1, A-2, A-P, A-D) properties.

Plan: TR37377

Parcel: 964160004

50. Prior To Map Recordation

Planning

050 - Planning. 12 0050-Planning-MAP - OFFER OF TRAILS Not Satisfied

In offer of dedication to the County of Riverside for a ten to fourteen foot (10'-14') wide community trail along Buck Road, Rancho California Road, Warren Road, and Borel Road shall be noted on both the FINAL MAP and the Environmental Constraints Sheet.

050 - Planning. 13 0050-Planning-MAP - QUIMBY FEES Not Satisfied

The land divider shall submit to the County Planning Department - Development Review Division a duly and completely executed agreement with the County of Riverside Economic Development Agency (EDA) for County Service Area (CSA) No. 149 which demonstrates to the satisfaction of the County that the land divider has provided for the payment of parks and recreation fees and/or dedication of land for the TENTATIVE MAP in accordance with Section 10.35 of County Ordinance No. 460.

050 - Planning. 14 0050-Planning-MAP - TRAIL MAINTENANCE Not Satisfied

The land divider shall form or annex to a trails maintenance district or other maintenance district approved by the County Planning Department, for the maintenance of a ten to fourteen foot (10'-14') wide community trail located along Buck Road, Rancho California Road, Warren Road, and Borel Road. The land divider, or the land divider's successors-in-interest or assignees, shall be responsible for the maintenance of the community trail easement until such time as the maintenance is taken over by the appropriate maintenance district.

Planning-CUL

050 - Planning-CUL. 1 ECS sheet (Cultural) Not Satisfied

Prior to final map approval the developer/ applicant shall provide evidence to the Riverside County Planning Department that an Environmental Constraints Sheet has been included in the Grading Plans. This sheet shall indicate the presence of environmentally constrained area(s) and the requirements for avoidance of CA-RIV-4133, CA-RIV-4135, and CA-RIV-4136.

Planning-EPD

050 - Planning-EPD. 1 Fencing Plan Review - EPD Not Satisfied

Prior to recordation of the project, the applicant shall submit a proposed fencing and signage plan for the protection of all biologically sensitive areas, including but not limited to RCA Conservation Areas and Riverine/Riparian habitat. Areas of the project adjacent to areas labeled as "DEDICATED MSHCP OPEN SPACE" or "DEDICATED MSHCP CONSERVATION AREA" shall be permanently fenced. The fencing shall provide a physical barrier to minimize unauthorized public access, domestic animals (WHERE FEASIBLE), illegal trespass or dumping. Fencing shall be proposed and installed at all interfaces between conservation lands and urban uses such as roads, development, residential, etc. The fence shall have a minimum height of FOUR feet at its shortest point. Fence materials used in the construction shall not obstruct any streambed flows.

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Planning-EPD

050 - Planning-EPD. 1 Fencing Plan Review - EPD (cont.) Not Satisfied

The Regional Conservation Authority (RCA) shall be consulted on the fence design. The fencing plan will be reviewed and approved by the Riverside County Planning Department Environmental Programs Division (EPD). The fence shall not be installed until EPD staff has reviewed and approved the fencing plan. EPD staff shall have sole discretion in determining whether the proposed fencing will adequately protect the conservation area, and whether changes to the proposed fencing and signage plan are required.

The fencing plan should include details about who is responsible for maintaining the fence and signage once they have been installed.

050 - Planning-EPD. 2 Habitat Mitigation and Monitoring Plan - EPD Not Satisfied

Prior to recordation of the project, the applicant shall submit to EPD for review and approval a Habitat Mitigation and Monitoring Plan for the areas of restoration proposed in the 12 Oak Winery Report: Determination of Biologically Equivalent or Superior Preservation by Helix Environmental Planning dated August 2018 (PDB180062 Revised 1-080118). This plan should include at minimum the methods by which restoration will occur, the plan for monitoring the areas restored (including the number of years over which monitoring will occur), the criteria by which success will be determined, and any measures of protection the restored areas will have to prevent degradation.

Survey

050 - Survey. 1 VACATION Not Satisfied

The applicant, by his/her design, is requesting a vacation/abandonment of the existing dedicated rights-of-way along Buck Road and Rancho California Road. Accordingly, prior to recordation of the final map, if an abandonment of the said rights-of-way cannot be utilized, applicant shall have filed a separate application with the County Surveyor for a conditional vacation of said rights-of-way, and the Board of Supervisors shall have approved the vacation request. If the Board of Supervisors denies the vacation request, the tentative map as designed may not record. The applicant may, however, redesign the map utilizing the existing rights-of-way, and may then reprocess the map after paying all appropriate fees and charges.

NOTE:

Vacation shall be completed after Rancho California Road and Buck Road required road dedications and improvements completion.

Transportation

050 - Transportation. 1 ACCESS RESTRICTION Not Satisfied

Lot access shall be restricted on Buck Road, Rancho California Road, and Borel Road and so noted on the final map.

050 - Transportation. 2 ANNEX L&LMD/OTHER DIST Not Satisfied

Prior to map recordation, the project proponent shall complete annexation to Landscaping and Lighting Maintenance District No. 89- 1-Consolidated, and/or any other maintenance district approved by the Transportation Department or by processing and filing a 'Landscape Maintenance Agreement' through the Transportation Department Plan Check Division for continuous maintenance within public

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Transportation

050 - Transportation. 2 ANNEX L&LMD/OTHER DIST (cont.) Not Satisfied

road rights-of-way, in accordance with Ordinance 461, Comprehensive Landscaping Guidelines & Standards, and Ordinance 859. Said annexation should include the following:

(1) Landscaping along Rancho California Road, Warren Road, Borel Road, and Buck Road.

(2) Trails along Rancho California Road, Warren Road, Borel Road, and Buck Road.

(3) Street lights on the following intersections:

A. Rancho California Road and E. Benton Road.

B. Rancho California Road and Buck Road.

(4) Traffic signals per traffic condition of approval.

For street lighting, the project proponent shall contact the Transportation Department L&LMD 89-1-C Administrator and submit the following:

(1) Completed Transportation Department application.

(2) Appropriate fees for annexation.

(3) sets of street lighting plans approved by Transportation Department.

(4) "Streetlight Authorization" form from SCE, or other electric provider.

050 - Transportation. 3 CORNER CUT-BACK I Not Satisfied

All corner cutbacks shall be applied per Standard 805, Ordinance 461, except for corners at Entry streets intersecting with General Plan roads, they shall be applied per Exhibit ' C ' of the Countywide Design Guidelines.

050 - Transportation. 4 Dedication Not Satisfied

Borel Road along project boundary (from Warren Road to west project boundary) is designated as a MOUNTAIN ARTERIAL HIGHWAY and shall be improved with 41' foot part-width AC pavement (26' project side and 15' on the other side of the centerline), and must match up asphalt concrete paving; reconstruction or resurfacing of existing paving as determined by the Transportation Department within 99' part-width dedicated right-of-way (55' on project side and 44' on the opposite side the centerline) in accordance with County Standard No. 95, Section "B", Ordinance 461.

Warren Road along project boundary (from East Benton Road to north project boundary) is designated as a MOUNTAIN ARTERIAL HIGHWAY and shall be improved with 41'-52 foot part-width AC pavement (26' project side and 15' -26' on the other side of the centerline), and must match up asphalt concrete paving; reconstruction or resurfacing of existing paving as determined by the Transportation Department within 99' part-width dedicated right-of-way (55' on project side and 44' on the opposite side the centerline) in accordance with County Standard No. 95, Section "B", Ordinance 461.

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Transportation

050 - Transportation. 4 Dedication (cont.) Not Satisfied

NOTE:

1. A 10' Trail shall be constructed within the parkways.
2. All alignment studies shall be approved by the Director of Transportation.
3. All excess road right-of-way to be vacated after the required road dedications and improvements completed or as directed by the Director of Transportation.

050 - Transportation. 5 EASEMENT Not Satisfied

Any easement not owned by a public utility, public entity or subsidiary, not relocated or eliminated prior to final map approval, shall be delineated on the final map in addition to having the name of the easement holder, and the nature of their interests, shown on the map.

050 - Transportation. 6 Existing Maintained Not Satisfied

Rancho California Road along project boundary is designated as a MOUNTAIN ARTERIAL HIGHWAY and shall be improved with 52 foot full-width AC pavement and AC Dike, match up asphalt concrete paving; reconstruction or resurfacing of existing paving as determined by the Transportation Department within 110' full-width dedicated right-of-way in accordance with County Standard No. 95, Section "B", Ordinance 461.

Buck Road along project boundary (from Rancho California Road to westerly project boundary) is designated as a MOUNTAIN ARTERIAL HIGHWAY and shall be improved with 52 foot full-width AC pavement and must match up asphalt concrete paving; reconstruction or resurfacing of existing paving as determined by the Transportation Department within 99'-110' dedicated right-of-way (55' -110' on project side and 44' on the opposite side the centerline) in accordance with County Standard No. 95, Section "B", Ordinance 461.

Buck Road along project boundary (from Rancho California Rd. to Camino Del Vino, (southeast of proposed site) shall be improved with 52 foot full-width AC pavement, match up asphalt concrete paving; reconstruction or resurfacing of existing paving as determined by the Transportation Department within 80' to 88' full-width dedicated right-of-way in accordance with County Standard No. 95, Section "B", Ordinance 461. (Modified for reduced right-of-way from 110' to 80'-88')

NOTE:

1. A 10' Trail shall be constructed within the parkways.
2. All alignment studies shall be approved by the Director of Transportation.
3. All excess road right-of-way to be vacated after the required road dedications and improvements completed or as directed by the Director of Transportation.
4. Buck Road (dirt County maintained road) shall be realign to intersect at 90 degrees with the proposed Buck Road as approved by the Director of Transportation.

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Transportation

050 - Transportation. 6 Existing Maintained (cont.) Not Satisfied

5. Proposed Knuckle at Camino Del Vino shall be design per County Standard No. 801, Ordinance 461 or as approved by the Director of Transportation.

6. The project proponent shall provide sufficient off-site right-of-way for required Geometry and/or improvement.

050 - Transportation. 7 IMP PLANS Not Satisfied

Improvement plans for the required improvements must be prepared and shall be based upon a design profile extending a minimum of 300 feet beyond the limit of construction at a grade and alignment as approved by the Riverside County Transportation Department. Completion of road improvements does not imply acceptance for maintenance by County

NOTE:

Before you prepare the street improvement plan(s), please review the Street Improvement Plan Policies and Guidelines from the Transportation Department Web site: <http://rctlma.org/trans/General-Information/Pamphlets-Brochures>

050 - Transportation. 8 INTERSECTION/SO TANGENT Not Satisfied

All centerline intersections shall be at 90 degrees, plus or minus 5 degrees, with a minimum 50' tangent, measured from flowline/curbface or as approved by the Transportation Planning and Development Review Division Engineer.

050 - Transportation. 9 LANDSCAPING/TRAIL Not Satisfied

The project proponent shall comply in accordance with landscaping (and/or trails) requirements within public road right of-way (or within easement adjacent to the public road right-of-way in accordance with Ordinance 461 Comprehensive Landscaping Guidelines & Standards, and Ordinance 859.

Landscaping plans shall be designed within Rancho California Road, Buck Road, Warren Road, and Borel Road.

Landscaping plans shall be submitted on standard County Plan sheet format (24" X 36"). Landscaping plans shall be submitted with the street improvement plans. If landscaping maintenance (and/or trails) is to be annexed to County Service Area, or Landscaping and Lighting Maintenance District, landscaping plans shall depict ONLY such landscaping, irrigation and related facilities as are to be placed within the public road rights-of- way.

050 - Transportation. 10 LIGHTING PLAN Not Satisfied

A separate street light plan is required for this project. Street lighting shall be designed at the intersection of Rancho California Road and Buck Road, and Rancho California Road and East Benton Road in accordance with County Ordinance 460 and Streetlight Specification Chart found in Specification Section 22 of Ordinance 461. For projects within SCE boundaries use County of Riverside Ordinance 461, Standard No. 1000 or No. 1001.

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50. Prior To Map Recordation

Transportation

050 - Transportation. 11 LSP - LANDSCAPE COMMON AREA MAINTENACE - SCHEDUL Not Satisfied

Prior to map recordation, the project proponent shall submit Covenants, Conditions, and Restrictions (CC&R) to the Riverside County Counsel for review along with the required fees set forth by the Riverside County Fee Schedule. Each review may take at least 5 weeks to complete. At a minimum for landscaping and maintenance, the permanent maintenance organization shall comply with the latest adopted version of Ordinance No. 859 and the County of Riverside Guide to California Friendly Landscaping. CC&R's shall prohibit the use of water-intensive landscaping. The approved Landscape Maintenance Exhibit defines the Common Maintenance Areas for the project.

050 - Transportation. 12 SIGNING & STRIPING Not Satisfied

A signing and striping plan is required for this project. The project proponent shall be responsible for any additional paving and/or striping removal caused by the striping plan or as approved by the Director of Transportation.

050 - Transportation. 13 SOILS 2 Not Satisfied

The developer/owner shall submit a preliminary soils and pavement investigation report addressing the construction requirements within the road right-of-way.

050 - Transportation. 14 ST DESIGN/IMPRV CONCEPT Not Satisfied

The street design and improvement concept of this project shall be coordinated with CUP03719.

050 - Transportation. 15 ST DESIGN/IMPRV CONCEPT Not Satisfied

The street design and improvement concept of this project shall be coordinated with CUP03719.

050 - Transportation. 16 STREET NAME SIGN Not Satisfied

The land divider shall install street name sign(s) in accordance with County Standard No. 816 as directed by the Transportation Department.

050 - Transportation. 17 SUBMIT FINAL WQMP Not Satisfied

This condition applies when the project is located in the Santa Margarita watershed and the final map is recorded prior to obtaining a grading permit. Prior to map recordation, the project-proponent shall submit a Water Quality Management Plan (WQMP), as a single PDF on two CD copies, in accordance with the currently effective NPDES municipal storm water permit (California Regional Water Quality Board Order No. R9-2010-0016 (Santa Margarita), et seq.) to the Transportation Department for review and approval. The project-proponent may be required to comply with the latest version of the WQMP manual as determined by the California Regional Water Quality Board or Transportation Department. All BMP facilities shall be included on the project grading plans. WQMP applicability checklist, templates, LID design requirements, and guidance can be found on-line at: www.rcflood.org/npdes. For any questions, please contact (951) 712-5494.

1. Onsite Harvest and Use BMPs are not recommended as stated in the WQMP Guidance document. However, LID principles and practices, such as self-retaining areas and self-treating areas are highly recommended.

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50. Prior To Map Recordation

Transportation

050 - Transportation. 17 SUBMIT FINAL WQMP (cont.) Not Satisfied

2. The Project shall address stream stability and erosion control during the plan check phase. This may require the implementation of drainage drop structures, revetment within the stream and vineyard areas and other means of stabilizing the stream to ensure that manufactured slopes and pads are grossly and superficially stable. The engineer shall take into account the soil type/shear strength and proposed landscaping type (vineyards) into the erosion control design to ensure stability. All structural aspects of the designed erosion control shall be shown on the grading plans, street plans and within the Site Plan of the WQMP.

3. The Project shall provide offsite ponding easements for any changed conditions bordering the project, such as the ponding behind proposed culverts on Borel Road.

4. The Project shall design all culverts to convey the 100 year storm event for protection of all Public Streets.

5. All runoff, considering the 100 year storm event, leaving the project boundary shall be returned to its natural condition concerning velocity, peak flow-rate, flow-width and volume prior to entering private property. If this cannot be achieved, permission letters from all affected property owners shall be obtained.

6. The 100 year storm event will not need to be mitigated using Increased Runoff Criteria due to this project's implementation of the Santa Margarita Watershed Hydro-modification Plan. (Continuous Simulation)

050 - Transportation. 18 T/S - Design Not Satisfied

The project proponent shall be responsible for the design of traffic signal(s) at the intersections of:

If the planned improvements are not constructed by others the following intersection shall be improved with a modified traffic signal.

Butterfield Stage Road (NS) at Rancho California Road (EW) or as approved by the Transportation Department.

For improvements eligible for fee credit, the project proponent shall contact the Transportation Department and enter into an agreement for signal mitigation fee credit or reimbursement prior to start of construction of the signal. All work shall be pre-approved by and shall comply with the requirements of the Transportation Department and the public contract code in order to be eligible for fee credit or reimbursement.

050 - Transportation. 19 T/S - Geometrics Not Satisfied

If not constructed by others at the time the final map is ready to record, the project proponent shall improve the intersection of Butterfield Stage Road (NS) at Rancho California Road (EW) with the following geometrics:

Northbound: one left-turn lane, one through lane, one shared through/right-turn lane Southbound: one left-turn lane, one through lane, one shared through/right-turn lane Eastbound: one left-turn lane, one through lane, one shared through/right-turn lane Westbound: one left-turn lane, one through lane, one shared through/right-turn lane

The intersection of Rancho California Road (NS) at South Project Access (EW) shall be improved to provide the following geometrics:

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50. Prior To Map Recordation

Transportation

050 - Transportation. 19 T/S - Geometrics (cont.) Not Satisfied

Northbound: one left-turn lane, one through lane Southbound: one shared through/right-turn lane
Eastbound: one shared left-turn/right-turn lane Westbound: N/A

The intersection of Rancho California Road (NS) at Central Project Access (EW) shall be improved to provide the following geometrics:

Northbound: one left-turn lane, one shared through/right-turn lane Southbound: one left-turn lane, one shared through/right-turn lane Eastbound: one shared left-turn/right-turn lane Westbound: one shared left-turn/through/right-turn lane

The intersection of Rancho California Road (NS) at North Project Access (EW) shall be improved to provide the following geometrics:

Northbound: one left-turn lane, one through Southbound: one shared through/right-turn lane Eastbound: one shared left-turn/right-turn lane Westbound: N/A

or as approved by the Transportation Department.

All improvements listed are requirements for interim conditions only. Full right-of-way and roadway half sections adjacent to the property for the ultimate roadway cross-section per the County's Road Improvement Standards and Specifications must be provided.

Any off-site widening required to provide these geometrics shall be the responsibility of the landowner/developer.

050 - Transportation. 20 UTILITY PLAN Not Satisfied

Electrical power, telephone, communication, street lighting, and cable television lines shall be designed to be placed underground in accordance with Ordinance 460 and 461, or as approved by the Transportation Department. The applicant is responsible for coordinating the work with the serving utility company. This also applies to existing overhead lines which are 33.6 kilovolts or below along the project frontage and between the nearest poles offsite in each direction of the project site. A disposition note describing the above shall be reflected on design improvement plans whenever those plans are required. A written proof for initiating the design and/or application of the relocation issued by the utility company shall be submitted to the Transportation Department for verification purposes.

050 - Transportation. 21 WQMP ACCESS AND MAINT Not Satisfied

Prior to map recordation, the project-proponent shall ensure that BMP facilities are placed in dedicated easements and that sufficient legal access to the BMPs is provided for the WQMP. This requirement applies to both onsite and offsite property.

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60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 1 EASEMENTS/PERMISSION Not Satisfied

Prior to the issuance of a grading permit, it shall be the sole responsibility of the owner/applicant to obtain any and all proposed or required easements and/or permissions necessary to perform the grading herein proposed. A notarized letter of permission and/or recorded easement from the affected property owners or easement holders shall be provided in instances where off site grading is proposed as part of the grading plan. In instances where the grading plan proposes drainage facilities on adjacent off site property, the owner/ applicant shall provide a copy of the recorded drainage easement or copy of Final Map.

060 - BS-Grade. 2 IF WQMP IS REQUIRED Not Satisfied

If a Water Quality Management Plan (WQMP) is required, the owner / applicant shall submit to the Building & Safety Department, the Final Water Quality Management Plan (WQMP) site plan for comparison to the grading plan.

060 - BS-Grade. 3 IMPROVEMENT SECURITIES Not Satisfied

Prior to issuance of a Grading Permit, the applicant may be required to post a Grading and/or Erosion Control Security. Please contact the Riverside County Transportation Department for additional information and requirements.

E Health

060 - E Health. 1 ECP Clearance Not Satisfied

Prior to grading permit issuance, clearance from the Environmental Cleanup Program (ECP) is required. Additional sampling is required to verify that Underground Storage Tank (UST) removal was completed and no releases have occurred. Please contact ECP for additional details at (951)955-8980.

Flood

060 - Flood. 1 0060-Flood-MAP ADP FEES Not Satisfied

Tract Map 37377 is located within the limits of the Murrieta Creek/Santa Gertrudis Valley Area Drainage Plan for which drainage fees have been adopted.

Drainage fees shall be paid with cashier's check or money order only to the District at the time of the issuance of grading permits for the approved parcels or at the time of issuance of building permits if no grading permits are issued for the parcels and may be paid, at the option of the land owner, in pro rata amounts. The amount of the drainage fee required to be paid shall be the amount that is in effect for the particular Area Drainage Plan at the time of issuance of the grading permits or issuance of the building permits if grading permits are not issued.

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60. Prior To Grading Permit Issuance

Planning

060 - Planning. 1 0060-Planning-MAP - BUILDING PAD GRADING Not Satisfied

All grading for any proposed new dwellings and/or accessory buildings shall occur within the approved building pad sites shown on the TENTATIVE MAP.

060 - Planning. 2 0060-Planning-MAP - FEE BALANCE Not Satisfied

Prior to issuance of grading permits, the Planning Department shall determine if the deposit based fees are in a negative balance. If so, any outstanding fees shall be paid by the applicant/developer.

060 - Planning. 3 0060-Planning-MAP - PALEO PRIMP/MONITOR Not Satisfied

County Paleontological Report (PDP) No. 1524, prepared by Applied Earthworks, Inc. concluded the project's potential to impact significant paleontological resources is high. HENCE:

This site is mapped in the County's General Plan as having a High potential for paleontological resources (fossils). Proposed project site grading/earthmoving activities could potentially impact this resource. HENCE:

PRIOR TO 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 standards and Society of Vertebrate Paleontology standards, are as follows:

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.

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60. Prior To Grading Permit Issuance

Planning

060 - Planning. 3

0060-Planning-MAP - PALEO PRIMP/MONITOR (cont.)

Not Satisfied

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. *Pursuant the County of Riverside "SABER Policy", paleontological fossils found in the County of Riverside should, by preference, be directed to the Western Science Center in the City of Hemet. 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. The property owner and/or applicant on whose land the paleontological fossils are discovered shall provide appropriate funding for monitoring, reporting, delivery and curating the fossils at the institution where the fossils will be placed, and will provide confirmation to the County that such funding has been paid to the institution.

All reports shall be signed by the project paleontologist and all other professionals responsible for the report's content (eg. Professional Geologist), as appropriate. One original signed copy 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.

Safeguard Artifacts Being Excavated in Riverside County (SABER)

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60. Prior To Grading Permit Issuance
Planning

060 - Planning. 4 0060-Planning-MAP - PLANNING DEPT REVIEW Not Satisfied

As part of the plan check review of the proposed grading plan for the subject property, the Department of Building and Safety - Grading Division shall submit a copy of the proposed grading plan, along with the applicable Log/Permit Numbers for reference, to the County Planning Department to be reviewed for compliance with the approved tentative map.

060 - Planning. 5 0060-Planning-MAP - SECTION 1601/1603 PERMIT Not Satisfied

Should any grading or construction be proposed within or along the banks of any natural watercourse or wetland located either on-site or on any required off-site improvement areas, the land divider/permit holder shall provide written notification to the County Planning Department that the appropriate California Department of Fish and Game notification pursuant to Sections 1601/1603 of the California Fish and Game Code has taken place. Or, the land divider shall obtain an "Agreement Regarding Proposed Stream or Lake Alteration" (Section 1601/1603 Permit). Copies of any agreement shall be submitted with the notification.

060 - Planning. 6 0060-Planning-MAP - SECTION 404 PERMIT Not Satisfied

Should any grading or construction be proposed within or alongside the banks of the watercourse or wetland, the land divider/permit holder shall provide written notification to the County Planning Department that the alteration of any watercourse or wetland, located either on-site or on any required off-site improvement areas, complies with the U.S. Army Corp of Engineers Nationwide Permit Conditions. Or, the land divider shall obtain a permit under Section 404 of the Clean Water Act. Copies of any agreements shall be submitted along with the notification.

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60. Prior To Grading Permit Issuance
Planning

060 - Planning. 7 0060-Planning-MAP - SLOPE GRADING TECHNIQUES Not Satisfied

The land divider/permit holder shall cause grading plans to be prepared which show all cut slopes located adjacent to ungraded natural terrain and exceed ten (10) feet in vertical height to be contour-graded incorporating the following grading techniques:

1. The angle of the graded slope shall be gradually adjusted to the angle of the natural terrain.
2. Angular forms shall be discouraged. The graded form shall reflect the natural rounded terrain.
3. The toes and tops of slopes shall be rounded with curves with radii designed in proportion to the total height of the slopes where drainage and stability permit such rounding.
4. Where cut and/or fill slopes exceed 300 feet in horizontal length, the horizontal contours of the slope shall be curved in a continuous, undulating fashion.

060 - Planning. 8 0060-Planning-MAP - SKR FEE CONDITION Not Satisfied

Prior to the issuance of a grading permit, the land divider/permit holder shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 627.32 acres (gross) in accordance with the TENTATIVE MAP. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount.

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60. Prior To Grading Permit Issuance

Planning-CUL

060 - Planning-CUL. 1 CULTURAL RESOURCES MONITORING PROGRAM REQ. Not Satisfied

Prior to issuance of grading permits: The applicant/developer shall provide evidence to the County of Riverside Planning Department that a County certified professional archaeologist has been contracted to implement a Cultural Resource Monitoring Program (CRMP). A CRMP shall be developed that addresses the details of all activities and provides procedures that must be followed in order to reduce the impacts to cultural and historic resources to a level that is less than significant as well as address potential impacts to undiscovered buried archaeological resources associated with this project. This document shall be provided to the County Archaeologist for review and approval prior to issuance of the grading permit. The CRMP shall contain at a minimum the following:

Archaeological Monitor An adequate number of qualified archaeological monitors shall be onsite to ensure all earth moving activities are observed for areas being monitored. This includes all grubbing, grading and trenching onsite and for all offsite improvements. Inspections will vary based on the rate of excavation, the materials excavated, and the presence and abundance of artifacts and features. The frequency and location of inspections will be determined and directed by the Project Archaeologist.

Cultural Sensitivity Training - The Project Archaeologist and if required, a representative designated by the Tribe shall attend the pre-grading meeting with the contractors to provide Cultural Sensitivity Training for all construction personnel. Training will include a brief review of the cultural sensitivity of the Project and the surrounding area; the areas to be avoided during grading activities; what resources could potentially be identified during earthmoving activities; the requirements of the monitoring program; the protocols that apply in the event unanticipated cultural resources are identified, including who to contact and appropriate avoidance measures until the find(s) can be properly evaluated; and any other appropriate protocols. This is a mandatory training and all construction personnel must attend prior to beginning work on the project site. A sign-in sheet for attendees of this training shall be included in the Phase IV Monitoring Report. **Artifact Disposition**- the landowner(s) shall relinquish ownership of all cultural resources that are unearthed on the Project property during any ground-disturbing activities, including previous investigations and/or Phase III data recovery. The Professional Archaeologist may submit a detailed letter to the County of Riverside during grading requesting a modification to the monitoring program if circumstances are encountered that reduce the need for monitoring.

060 - Planning-CUL. 2 NATIVE AMERICAN MONITOR REQUIRED Not Satisfied

Prior to the issuance of grading permits, the developer/permit applicant shall enter into an agreement with the consulting tribe(s) for a Native American Monitor. The Native American Monitor(s) shall be on-site during all initial ground disturbing activities and excavation of each portion of the project site including clearing, grubbing, tree removals, grading and trenching. In conjunction with the Archaeological Monitor(s), the Native American Monitor(s) shall have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources. The developer/permit applicant shall submit a fully executed copy of the agreement to the County Archaeologist to ensure compliance with this condition of approval. Upon verification, the Archaeologist shall clear this condition. This agreement shall not modify any condition of approval or mitigation measure.

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60. Prior To Grading Permit Issuance

Planning-CUL

060 - Planning-CUL. 3 TEMPORARY FENCING

Not Satisfied

Temporary fencing shall be required for the protection of cultural site(s) CA-RIV-4133, CA-RIV-4135, and CA-RIV-4136 during any grading activities. Prior to commencement of grading or brushing, the project archaeologist shall confirm the site boundaries and determine an adequate buffer for protection of the site(s). The applicant shall direct the installation of fencing under the supervision of the project archaeologist. The fencing can be removed only after grading operations have been completed.

Planning-EPD

060 - Planning-EPD. 1 0060 - UWIG

Not Satisfied

Urban/Wildlands Interface Guidelines Requirements (MSHCP Section 6.1.4) The portions of the project adjacent to the MSHCP Conservation area shall incorporate the appropriate Urban/Wildland Interface Guidelines (MSHCP Section 6.1.4) in order to reduce Edge Effects that can adversely affect biological resources such as:

INVASIVES When approving landscape plans for Development that is proposed adjacent to the MSHCP Conservation Area, Permittees shall consider the invasive, non-native plant species listed in Table 6-2 and shall require revisions to landscape plans (subject to the limitations of their jurisdiction) to avoid the use of invasive species for the portions of Development that are adjacent to the MSHCP Conservation Area. Considerations in reviewing the applicability of this list shall include proximity of planting areas to the MSHCP Conservation Areas, species considered in the planting plans, resources being protected within the MSHCP Conservation Area and their relative sensitivity to invasion, and barriers to plant and seed dispersal, such as walls, topography and other features.

BARRIERS Proposed land uses adjacent to the MSHCP Conservation Area shall incorporate barriers, where appropriate in individual project designs to minimize unauthorized public access, domestic animal predation, illegal trespass or dumping in the MSHCP Conservation Area. Such barriers may include native landscaping, rocks/boulders, fencing, walls signage and/or other appropriate mechanisms.

DRAINAGE/TOXICS Proposed Developments in proximity to the MSHCP Conservation Area shall incorporate measures, including measures required through the National Pollutant Discharge Elimination System (NPDES) requirements, to ensure that the quantity and quality of runoff discharged to the MSHCP Conservation Area is not altered in an adverse way when compared with existing conditions. In particular, measures shall be put in place to avoid discharge of untreated surface runoff from developed and paved areas into the MSHCP Conservation Area. Storm water systems shall be designed to prevent the release of toxins, chemicals, petroleum products, exotic plant materials or other elements that might degrade or harm biological resources or ecosystem processes within the MSHCP Conservation Area. This can be accomplished using a variety of methods including natural detention basins, grass swales or mechanical trapping devices. Regular maintenance shall occur to ensure effective operations of runoff control systems.

LIGHTING Night lighting shall be directed away from the MSHCP Conservation Area to protect species within the MSHCP Conservation Area from direct night lighting. Shielding shall be incorporated in project designs to ensure ambient lighting in the MSHCP Conservation Area is not increased.

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60. Prior To Grading Permit Issuance

Planning-EPD

060 - Planning-EPD. 1 0060 - UWIG (cont.) Not Satisfied

GRADING/LAND DEVELOPMENT Manufactured slopes associated with proposed site development shall not extend into the MSHCP Conservation Area.

NOISE Proposed noise generating land uses within the MSHCP conservation area(s), Public/Quasi-Public (PQP) Lands, and/or Riparian/Riverine/Vernal Pool areas, shall incorporate setbacks, berms or walls to minimize the effects of noise on wildlife and biological resources in conservation area.

060 - Planning-EPD. 2 0060-Planning-EPD-EPD-URBAN/WILDLANDS INTERFACE Not Satisfied

The portions of the project adjacent to the MSHCP Conservation area shall incorporate the appropriate Urban/Wildland Interface Guidelines (MSHCP Section 6.1.4) in order to reduce Edge Effects that can adversely affect biological resources such as:

INVASIVES When approving landscape plans for Development that is proposed adjacent to the MSHCP Conservation Area, Permittees shall consider the invasive, non-native plant species listed in Table 6-2 and shall require revisions to landscape plans (subject to the limitations of their jurisdiction) to avoid the use of invasive species for the portions of Development that are adjacent to the MSHCP Conservation Area. Considerations in reviewing the applicability of this list shall include proximity of planting areas to the MSHCP Conservation Areas, species considered in the planting plans, resources being protected within the MSHCP Conservation Area and their relative sensitivity to invasion, and barriers to plant and seed dispersal, such as walls, topography and other features.

BARRIERS Proposed land uses adjacent to the MSHCP Conservation Area shall incorporate barriers, where appropriate in individual project designs to minimize unauthorized public access, domestic animal predation, illegal trespass or dumping in the MSHCP Conservation Area. Such barriers may include native landscaping, rocks/boulders, fencing, walls, signage and/or other appropriate mechanisms.

DRAINAGE/TOXICS Proposed Developments in proximity to the MSHCP Conservation Area shall incorporate measures, including measures required through the National Pollutant Discharge Elimination System (NPDES) requirements, to ensure that the quantity and quality of runoff discharged to the MSHCP

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Planning-EPD

060 - Planning-EPD. 2 0060-Planning-EPD-EPD-URBAN/WILDLANDS INTERFACE (co Not Satisfied

Conservation Area is not altered in an adverse way when compared with existing conditions. In particular, measures shall be put in place to avoid discharge of untreated surface runoff from developed and paved areas into the MSHCP Conservation Area. Storm water systems shall be designed to prevent the release of toxins, chemicals, petroleum products, exotic plant materials or other elements that might degrade or harm biological resources or ecosystem processes within the MSHCP Conservation Area. This can be accomplished using a variety of methods including natural detention basins, grass swales or mechanical trapping devices. Regular maintenance shall occur to ensure effective operations of runoff control systems.

LIGHTING Night lighting shall be directed away from the MSHCP Conservation Area to protect species within the MSHCP Conservation Area from direct night lighting. Shielding shall be incorporated in project designs to ensure ambient lighting in the MSHCP Conservation Area is not increased.

GRADING/LAND DEVELOPMENT Manufactured slopes associated with proposed site development shall not extend into the MSHCP Conservation Area.

NOISE Proposed noise generating land uses within the MSHCP conservation area(s), Public/Quasi-Public (PQP) Lands, and/or Riparian/Riverine/Vernal Pool areas, shall incorporate setbacks, berms or walls to minimize the effects of noise on wildlife and biological resources in conservation area.

060 - Planning-EPD. 3 0060-Trail Plan Not Satisfied

Exhibit, "Twelve Oaks Trail Plan" dated September 8, 2017, shows trails originating in the project area and leading toward access points into adjacent RCA owned MSHCP Conservation Land. If trails are planned to lead into MSHCP Conservation Land, permission to access this area shall be obtained and provided to EPD prior to any project approval. This permission shall be stipulated through an executed and recorded document approved by the Western Riverside Regional Conservation Authority. If not authorized to access this area, all exhibits shall be amended to reflect that no trails will lead to the MSHCP conservation Area.

060 - Planning-EPD. 4 30-Day BUOW Surveys - EPD Not Satisfied

Pursuant to Objectives 6 & 7 of the Species Account for the Burrowing Owl included in the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP), within 30 days prior to the

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60. Prior To Grading Permit Issuance

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060 - Planning-EPD. 4 30-Day BUOW Surveys - EPD (cont.) Not Satisfied

issuance of a rough grading permit, a pre-construction presence/absence survey for the burrowing owl shall be conducted by a qualified biologist and the results provided in writing to the Environmental Programs Department. If it is determined that the project site is occupied by the Burrowing Owl, take of "active" nests shall be avoided pursuant to the MSHCP and the Migratory Bird Treaty Act. However, when the Burrowing Owl is present, relocation outside of the nesting season (February 1 through August 31) by a qualified biologist shall be required. The County Biologist shall be consulted to determine appropriate type of relocation (active or passive) and translocation sites. A grading permit may be issued once the species has been relocated. If the grading permit is not obtained within 30 days of the survey, or if the grading permit expires, a new survey shall be required. When the requested documents/studies are completed and ready for EPD review, please upload them to our Secure File Transfer server to ensure prompt response and review. If you are unfamiliar with the process for uploading biological documents to the FTP site, please contact Matthew Poonamallee at mpoonama@rivco.org and Teresa Harness at tharness@rivco.org for instructions. Biological reports not uploaded to the FTP site may result in delayed review and approval.

060 - Planning-EPD. 5 Fencing Installation and Inspection - EPD Not Satisfied

Prior to issuance of the 1st grading permit, the Riverside County Planning Department, Environmental Programs Division (EPD) shall inspect the fencing installed along the northern border with RCA Conservation lands per the final fencing plan previously developed in coordination with the RCA and approved by EPD.

060 - Planning-EPD. 6 MBTA Nesting Bird Surveys - EPD Not Satisfied

Birds and their nests are protected by the Migratory Bird Treaty Act (MBTA) and California Department of Fish and Wildlife (CDFW) Codes. Since the project supports suitable nesting bird habitat, removal of vegetation or any other potential nesting bird habitat disturbances shall be conducted outside of the avian nesting season (February 1st through August 31st). If habitat must be cleared during the nesting season, a preconstruction nesting bird survey shall be conducted. The preconstruction nesting bird survey must be conducted by a biologist who holds a current MOU with the County of Riverside. If nesting activity is observed, appropriate avoidance measures shall be adopted to avoid any potential impacts to nesting birds. The nesting bird survey must be completed no more than 3 days prior to any ground disturbance. If ground disturbance does not begin within 3 days of the survey date a second survey must be conducted.

Prior to issuance of a permit for rough grading, the project's consulting biologist shall prepare and submit a report, documenting the results of the survey, to EPD for review. In some cases EPD may also require a Monitoring and Avoidance Plan prior to the issuance of a rough grading permit.

If the rough grading permit expires this condition will reapply, and a new survey may be required prior to issuance of future grading permits.

When the requested documents/studies are completed and ready for EPD review, please upload them to our Secure File Transfer server to ensure prompt response and review. If you are unfamiliar with the process for uploading biological documents to the FTP site, please contact Matthew Poonamallee at mpoonama@rivco.org and Teresa Harness at tharness@rivco.org for instructions. Biological reports not uploaded to the FTP site may result in delayed review and approval.

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60. Prior To Grading Permit Issuance

Planning-GEO

060 - Planning-GEO. 1 SLOPE STABILITY REPORT Not Satisfied

PRIOR TO ISSUANCE OF A GRADING PERMIT, THE FOLLOWING SPECIAL GEOLOGIC STUDIES SHALL BE SUBMITTED TO AND APPROVED BY THE PLANNING DEPARTMENT: A slope stability analysis to address, but not necessarily limited to, all proposed cut and fill slopes greater than 30 feet in height and/or in excess of 2:1 (horizontal to vertical) inclinations. Note: slope stability analysis should be performed from a geotechnical and geologic perspective. Slope stability analysis should also take into consideration existing natural slopes that may be left ungraded on and adjacent to the project site. The report shall be reviewed and approved by the County Engineering Geologist prior to scheduling this case for a public hearing. No additional review fees are required, however a slope stability report (SSR) file number will be created for this review. The SSR file is initiated by completing and submitting, at the County's Land Use Counter, the requisite completed Application for Submittal of Planning Geologic Report (GEO/SSR) form for a Slope Stability Report (case sub-type SSR1) along with two (2) original wet-signed slope stability reports. Do not give the reports or application to the Project Planner or the Geologist directly. In support of the County developing a database of all GEO reports, submittal of an electronic copy (.pdf preferred) of report and figures along with paper copies is encouraged.

Transportation

060 - Transportation. 1 SUBMIT FINAL WQMP FOR GRADING Not Satisfied

This condition applies when the project is located in the Santa Margarita watershed and grading occurs before map recordation. Prior to the issuance of a grading permit, the project-proponent shall submit a Water Quality Management Plan (WQMP), as a single PDF on two CD copies, in accordance with the currently effective NPDES municipal storm water permit (California Regional Water Quality Board Order No. R9-2010-0016 (Santa Margarita), et seq.) to the Transportation Department for review and approval. The project-proponent may be required to comply with the latest version of the WQMP manual as determined by the California Regional Water Quality Board or Transportation Department. All water quality features shall be included on the grading plan. WQMP applicability checklist, templates, LID design requirements, and guidance can be found on-line at: www.rcflood.org/npdes. For any questions please contact (951) 712-5494.

1. Onsite Harvest and Use BMPs are not recommended as stated in the WQMP Guidance document. However, LID principles and practices, such as self-retaining areas and self-treating areas are highly recommended.

2. The Project shall address stream stability and erosion control during the plan check phase. This may require the implementation of drainage drop structures, revetment within the stream and vineyard areas and other means of stabilizing the stream to ensure that manufactured slopes and pads are grossly and superficially stable. The engineer shall take into account the soil type/shear strength and proposed landscaping type (vineyards) into the erosion control design to ensure stability. All structural aspects of the designed erosion control shall be shown on the grading plans, street plans and within the Site Plan of the WQMP.

3. The Project shall provide offsite ponding easements for any changed conditions bordering the project, such as the ponding behind proposed culverts on Borel Road.

4. The Project shall design all culverts to convey the 100 year storm event for protection of all Public Streets.

5. All runoff, considering the 100 year storm event, leaving the project boundary shall be returned to its natural condition concerning velocity, peak flow-rate, flow-width and volume prior to entering private property. If this cannot be achieved, permission letters from all affected property owners shall be obtained.

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60. Prior To Grading Permit Issuance

Transportation

060 - Transportation. 1 SUBMIT FINAL WQMP FOR GRADING (cont.) Not Satisfied

6. The 100 year storm event will not need to be mitigated using Increased Runoff Criteria due to this project's implementation of the Santa Margarita Watershed Hydro-modification Plan. (Continuous Simulation)

060 - Transportation. 2 SUBMIT GRADING PLAN Not Satisfied

When you submit a grading plan to the Department of Building and Safety, two sets of the grading plan (24" X 36") shall be submitted to the Transportation Department for review and subsequently for the required clearance of the condition of approval prior to the issuance of a grading permit.

Please note, if improvements within the road right of way are required per the conditions of approval, the grading clearance may be dependent on the submittal of street improvement plans, the opening of an IP account, and payment of the processing fee. Otherwise, please submit required grading plan to the Transportation Department, Plan Check Section, 8th Floor, 4080 Lemon Street, Riverside, CA

Standard plan check turnaround time is 10 working days.

70. Prior To Grading Final Inspection

Planning-CUL

070 - Planning-CUL. 1 ARTIFACT DISPOSITION Not Satisfied

Artifact Disposition- the landowner(s) shall relinquish ownership of all cultural resources that are unearthed on the Project property during any ground-disturbing activities, including previous investigations and/or Phase III data recovery.

Historic Resources- all historic archaeological materials recovered during the archaeological investigations (this includes collections made during an earlier project, such as testing of archaeological sites that took place years ago), shall be curated at the Western Science Center, a Riverside County curation facility that meets State Resources Department Office of Historic Preservation Guidelines for the Curation of Archaeological Resources ensuring access and use pursuant to the Guidelines

Prehistoric Resources- One of the following treatments shall be applied.

a. Reburial of the resources on the Project property. The measures for reburial shall include, at least, the following: Measures to protect the reburial area from any future impacts. Reburial shall not occur until all required cataloguing, analysis and studies have been completed on the cultural resources. There shall be no destructive or invasive testing on sacred items, burial goods and Native American human remains. Any reburial processes shall be culturally appropriate. Listing of contents and location of the reburial shall be included in the confidential Phase IV Report. The Phase IV Report shall be filed with the County under a confidential cover and not subject to a Public Records Request.

b. If reburial is not agreed upon by the Consulting Tribes then the resources shall be curated at a culturally appropriate manner at the Western Science Center, a Riverside County curation facility that meets State Resources Department Office of Historic Preservation Guidelines for the Curation of Archaeological Resources ensuring access and use pursuant to the Guidelines. The collection and associated records shall be transferred, including title, and are to be accompanied by payment of the fees necessary for permanent curation. Evidence of curation in the form of a letter from the curation facility stating that subject archaeological materials have been received and that all fees have been paid, shall be provided by the landowner to the County.