
EXECUTIVE SUMMARY

S.O SUMMARY

This chapter is intended to briefly summarize the proposed Project and its potential environmental consequences in clear, simple, and practical language, in accordance with CEQA Guidelines Section 15123. The listing of environmental effects, mitigation measures, and summary of proposed alternatives provided in this chapter constitute the required identification of issues to be resolved and areas of controversy, pursuant to CEQA Guidelines Section 12123(b).

S.1 PROJECT SYNOPSIS

S.1.1 PROJECT LOCATION

The GAVILAN HILLS ESTATES Specific Plan area is located in an unincorporated portion of western Riverside County, west of the City of Perris, south of the City of Riverside, and north of the City of Lake Elsinore within the Gavilan Hills community. The 1,301.0-acre Project site occupies Sections 18, 19, and 30 of Township 4 South, Range 4 West and Sections 23 and 26 of Township 4 South, Range 5 West of the San Bernardino Base and Meridian. Regional access to the Project site is provided via the Cajalco Road exits of Interstate 15 (I-15) and Interstate 215 (I-215). In addition, the Project site can be accessed from State Highway 91. Direct access to the Project site is available via Gavilan Road from the north, Lake Mathews Drive from the west, and Santa Rosa Mine Road from the east.

S.1.2 PROJECT DESCRIPTION

A. SPECIFIC PLAN NO. 308, AMENDMENT 1

The GAVILAN HILLS ESTATES Specific Plan No. 308, Amendment No. 1 proposes the development of 457 single-family detached homes, an elementary school site, recreational amenities, and open space land uses on a total of 1,301.0 acres.

Specifically, the proposed land uses within GAVILAN HILLS ESTATES are as follows:

- Residential.** The proposed SPA would develop 457 single-family detached residential dwelling units on 598.2 acres, resulting in a gross residential density of 0.8 dwelling units per acre (du/ac). A total of nine planning areas are designated for residential land uses. Proposed residential development would be constructed on minimum lot sizes ranging from 1-acre (“Very Low Density”) to 2 acres (“Estate Density”). Planning Area 3 (33 dwelling units) would be located within a proposed alternative alignment of the Mid-County Parkway, which is a proposed east-west County highway; portions of Planning Area 11B (Open Space-Conservation) are also located within this proposed alternative alignment. Until such a time that the County approves a final alignment for the Mid-County Parkway, dwelling units within Planning Area 3 would not be constructed. In the event that the final alignment for the Mid-County Parkway traverses the proposed Project site, then development within Planning Area 3 and affected portions of Planning Area 11B would be precluded. In addition, in the event that the Corona-Norco Unified School District (CNUSD) declines to acquire Planning Area 10 for development as a school site, then Planning Area 10 would alternatively be developed with 12 dwelling units on minimum one-acre lot sizes, thereby increasing the total number of dwelling units allowed within Specific Plan No. 308 to 469 units.

- ❑ **Open Space.** The proposed SPA allocates 397.9 acres as natural open space. The proposed open space would preserve on-site oak woodlands, sensitive drainages, and Gavilan Peak, a significant regional landform, in their respective natural states. Proposed open space areas also would preserve sensitive cultural resources found on portions of the Project site. Open space areas would provide visual and passive recreation amenities for Project residents.
- ❑ **Reserve/Park.** A total of 66.1 acres are proposed as a reserve/park in order to preserve on-site drainages and associated riparian habitat and provide passive recreational opportunities for Project residents. This open space area would be contiguous with the Harford Springs Reserve, which is located adjacent to the site along a portion of the eastern boundary of the Project site.
- ❑ **Biological Reserve.** A total of 200.0 acres is proposed as a biological reserve. This biological reserve area is provided in order to preserve critical wildlife corridors, biological habitat, and other sensitive biological resources.
- ❑ **School.** One school site comprising 18.1 acres of the Project site is proposed in Planning Area 10. The school site would be offered for conveyance to the Corona-Norco Unified School District (CNUSD) to be utilized as an elementary school site.
- ❑ **Roads.** The Project includes the implementation of approximately 20.7 acres of Circulation Element roadways, in addition to several public roadways proposed within the proposed Project site. On-site traffic would be conveyed by a hierarchical circulation system, which ranges in right-of-way width from 56 feet to 100 feet, and shall be designed to comply with Riverside County Standards. The precise design and alignment of Project roadways are delineated on the Project's tentative tract map.

SP No. 308, Amendment No. 1 also includes a set of Design Guidelines which provides guidance for future architectural and landscaping characteristics to be incorporated into the development. For a detailed description of the proposed design guidelines, please refer to the Design Guidelines section of the Specific Plan, which are herein incorporated by reference and available to the public at the Riverside County Planning Department, 4080 Lemon Street, 9th Floor, P.O. Box 1409, Riverside, CA 92502-1409.

In addition, SP No. 308 also provides details about utility and infrastructure improvements necessary to implement the Project, including improvements relating to circulation, drainage, water and sewer facilities. Off-site circulation improvements necessary to implement the Project includes the realignment and improvement Gavilan Road in a manner that is consistent with the Lake Mathews/Woodcrest Area Plan (LMWAP)/General Plan Circulation Element. The realigned Gavilan Road (Gavilan Hills Road) would be constructed approximately 2,500 feet west of existing Gavilan Road within the Project boundaries, and would extend off-site to the north to the existing intersection of Gavilan Road and Multiview Drive (located approximately 0.4 miles north of Project site), and would connect to existing Norbert Road in the south. include the half-width improvement of roadways adjacent to the Project boundaries. These half-width improvements would include Polk Street, Avenue 60, Fillmore Street, Avenue 58, and Orange Avenue northerly of Avenue 68.

B. GENERAL PLAN AMENDMENT NO. 00662

The proposed amendment to the Riverside County General Plan would provide for the addition of 423.7 acres to the eastern boundary of the Specific Plan. The proposed GPA is necessary to facilitate the Project's extensive contributions to the MSHCP Reserve System, which would not be possible if the eastern portion of the site was not included within the boundaries of SP 308. Upon approval of the proposed GPA, the land use designations provided by Specific Plan No. 308 would prevail over the land uses depicted on the Lake Mathews/Woodcrest Area Plan (LMWAP) Land Use Plan, in accordance with General Plan Policy LU 1.10. The land use designations depicted on the LMWAP Land Use Plan would be provided for "...informational and illustrative purposes only." The proposed GPA also would amend Table 3 of the LMWAP to change the description of SP 308 from "Gavilan Hills Golf Course" to "Gavilan Hills Estates," and would modify LMWAP Figure 4, *Policy Areas*, to reflect the revised boundaries of Specific Plan No. 308.

C. CHANGE OF ZONE NO. 06730

A change of zone request (CZ 06730) has been filed for the entire 1,301.0 acre site. This change of zone request proposes to redesignate the site from "Residential Agricultural (R-A-2)," "Residential Agricultural (R-A-5)," and "Residential Agricultural (R-A-10)" to "Adopted Specific Plan No. 308 (SP 308)" for the 423.7-acre area proposed to be added to the Gavilan Hills Specific Plan, and to reconfigure planning area boundaries, zoning regulations, and development standards for the 877.3 acres within the existing SP 308 boundaries. The Change of Zone (CZ 6730) also is intended to apply zoning and development standards to the 423.7-acre parcel that is proposed to be added to the SP boundary under SP308A1.

D. TENTATIVE TRACT MAP NO. 31554

TTM No. 31554 would implement the uses proposed by the Specific Plan Amendment and would be subject to the design guidelines and development standards contained therein.

S.1.3 ENVIRONMENTAL SETTING**A. EXISTING LAND USE**

The GAVILAN HILLS ESTATES Project site is undeveloped, with the exception of several citrus groves, access roads, irrigation systems, storage sheds, a ranch residence, and numerous wind machines, all located on the western portion of the site. Much of the western portion of the Project site has been disturbed by the past agricultural activities, with the exception of Gavilan Peak which remains largely undisturbed. The eastern portion of the site consists of undeveloped land, with several dirt access roads located throughout the southern portion of the site.

B. SURROUNDING LAND USES AND DEVELOPMENT

The western portion of the site is bounded on the north, west, and south by undeveloped land and rural residential development and on the east by undeveloped land, an existing high-density mobile home community, and rural residential developments. The eastern portion of the site is bounded on the west by the Harford Springs Wildlife Reserve, on the north by mountainous open space, and rural residential land uses and undeveloped land abut the eastern and southern boundaries.

C. SITE TOPOGRAPHY

The topography of the western portion of the Project site is characterized by gently sloping topography, generally increasing in elevation from northeast to southwest, with steep topography characterizing the approximately 76.6-acre Gavilan Peak comprising the central portion of the western boundary of the site. The western portion of the Project site ranges in elevation from approximately 1,920 feet above mean sea level (MSL) in the far northeast corner of the property to approximately 2,412 feet above MSL at the top of Gavilan Peak.

The topography of the eastern portion of the Project site is characterized by irregular hilly terrain. Steep ridgelines and irregular hilly terrain are located in the northernmost portions of the site, where slope angles often exceed 30%. The eastern portion of the Project site ranges in elevation from approximately 2,020 above MSL in the southern portion of the site to approximately 2,220 feet above MSL in the northeastern portions of the site. Overall topographic relief across both portions of the Project sites is approximately 300 feet.

D. VEGETATION/HABITATS

The western portion of the Project site consists of flat or gently sloping terrain surrounding Gavilan Peak that has been mostly disturbed by agricultural activities and citrus orchards. Native vegetation is limited to the eastern and western portions of the property along the length of the eastern and western property boundaries. Natural vegetation communities in these parts of the western portion of the Project site consist of sage scrub, annual grasslands, dense chaparral, southern willow scrub, and oak woodlands.

The northern portion of the eastern portion of the Project site, generally consists of foothills and steep topography surrounding Bird Peak. Vegetation communities within this portion of the property are composed primarily of Riversidean sage scrub and non-native grasslands. The southern portion of eastern portion of the Project site consists of relatively flat terrain supporting annual grasslands, juniper woodlands, and southern willow scrub within the drainages. The Project site supports several sensitive plant communities, including a variety of sage scrub associations, southern willow scrub, and oak woodland.

E. PUBLIC SERVICES AND FACILITIES

The proposed Project site is located in the Western Municipal Water District (WMWD) for sewer and water services, the Riverside County Fire District for fire protection services, and police services are provided by the Riverside County Sheriff's Department. The Project site is located within the service boundary of Southern California Edison (SCE) for electricity service, while natural gas is provided to the Project area by SoCal Gas Company. Waste Management are provided by Waste Management of Riverside County. School services in the Project area are provided by the Corona Norco Unified School District, Perris Elementary School District, and Perris Union High School District.

S.2 SUMMARY OF SIGNIFICANT EFFECTS AND MITIGATION MEASURES THAT REDUCE OR AVOID THE SIGNIFICANT EFFECTS

Table S-1 at the end of this section includes a Mitigation, Monitoring, and Reporting Program (MMRP), which provides a summary of significant environmental impacts resulting from Project implementation, along with proposed mitigation measures recommended to reduce or avoid

identified impacts and the responsible parties identified that would ensure compliance with the measures. A subchapter reference is provided in the table, referring to the detailed EIR analysis for each significant impact. Table S-1 also provides a conclusion as to whether each impact has been mitigated to below a level of significance. The detailed analyses are found in Chapters 4.0 and 5.0 of this EIR document.

S.3 AREAS OF CONTROVERSY

A Notice of Preparation (NOP) for this EIR was distributed on April 12, 2007, for a 30-day public review and comment period. Both written and verbal comments received by the County of Riverside during the NOP process are addressed in this EIR.

Issues raised in the NOP comment letters include the following concerns:

- a. Potential impacts to surface and ground water quality within the Lake Mathews watershed.
- b. Potential direct and cumulative impacts to sensitive biological resources, including sensitive plant communities, sensitive plant and wildlife species, and jurisdictional wetlands.
- c. Potential impacts to sensitive cultural resources and measures to reduce those impacts.
- d. Potential impacts to future project residents from hazardous wastes/substances that may occur on the project site.
- e. Compatibility of the proposed project with the Southern California Association of Governments (SCAG) plans and policies.
- f. Potential impacts resulting from fire hazards and available capacity within the project vicinity for servicing the proposed project site pursuant to the Riverside County Fire Protection Master Plan.
- g. Potential impacts on air quality resulting from project construction and anticipated traffic volumes and the adequacy of mitigation measures designed to reduce those impacts.
- h. Potential impacts to agricultural resources and the adequacy of mitigation measures designed to reduce those impacts.
- i. Potential environmental impacts associated with the construction of utilities and service systems.

These issue areas have been evaluated in this EIR, and none are considered to be “controversial” based on the extensive analyses provided under the appropriate issue area heading throughout this document.

S.4 ISSUES TO BE RESOLVED BY THE DECISION-MAKING BODY

An EIR is an informational document that will inform the public agency decision makers and the public of the significant effects of a project, identify possible ways to minimize the significant effects, and describe reasonable alternatives to the project. The Lead Agency (Riverside County) must respond to each significant effect identified in this EIR by making findings for each significant effect. The issues to be resolved include the choice among alternatives and whether, or how, to mitigate the significant effects. In particular, the County of Riverside must decide whether impacts

to Land Use and Planning, Agricultural Resources, Air Quality, and Circulation and Traffic have been avoided or fully mitigated to below a level of significance. The County must also decide whether the Project conforms to the criteria set forth in land use regulations and policies, including, but not limited to, the Riverside County General Plan, Lake Mathews/Woodcrest Area Plan (LMWAP), Multiple Species Habitat Conservation Program (MSHCP), and applicable policies of the Southern California Association of Governments (SCAG) and South Coast Air Quality Management District (SCAQMD).

S.5 PROJECT ALTERNATIVES

The following scenarios have been identified as potential alternatives to implementation of the proposed Project.

Alternative 1: No Project Alternative

Under this alternative, development of the proposed Project area would be limited to an existing residence and agricultural uses on the western portion of the site with no development permitted in the eastern portion of the site. Because no new residential or commercial development would be allowed, Gavilan Road would be not realigned or improved. The northern portions of the eastern portion of the Project site would remain as open space, but would not be protected as permanent open space. As required by CEQA, the “No Project Alternative,” is included in an EIR to provide decision makers the opportunity to identify impacts that would occur with or without development of the proposed Project.

Alternative 2: No Project/RCIP Alternative

As defined in the CEQA Guidelines, the No Project Alternative includes “what would be reasonably expected to occur in the foreseeable future if the Project were not approved, based on current plans and consistent with available infrastructure and community services” (CEQA Guidelines Section 15126.6(e)(3)(c)). Also, this alternative is considered the Riverside County Vision Alternative, which represents the Riverside County Integrated Project’s (RCIP’s) proposed land use designations of the subject property.

Under this alternative, the existing Specific Plan area would be developed in accordance with the existing County of Riverside zoning designations, “Adopted Specific Plan No. 308.” Although not currently approved, this alternative assumes that the “Future Residential” designation on the site would be implemented pursuant to the approved Specific Plan No. 308 zoning designation, which would permit residential densities up to one dwelling unit for every two acres. The additional 423.7 acres proposed for addition to the boundaries of Specific Plan No. 308 would not be added, and this area would develop in accordance with the land use designations identified in the Lake Mathews/Woodcrest Area Plan (LMWAP) Land Use Plan. The No Project Alternative would include a residential development consisting of 396 residential dwelling units, a 325.4-acre golf course, and 67.8 acres of natural open space on the 1,301.0 acre site (adopted Specific Plan No. 308 erroneously indicates that the western portion of the Project site comprises 880.0 acres, as opposed to the 877.3 acres indicated by the proposed Project)..

Alternative 3: Agricultural Preservation Alternative

Under this alternative, the Project site would be developed with a combination of residential, school and open space land uses. The Agricultural Preservation Alternative would preserve all areas of the

site that are designated as “Farmland of Statewide Importance” or “Unique Farmland” within the 601.4 acres of open space on-site. In addition, this alternative would provide 66.1 acres for a reserve/park and 200.0 acres for a biological reserve. In order to facilitate the preservation of open space lands, this alternative would cluster residential development on 394.7 acres. Proposed minimum residential lot sizes would vary from 0.5 acre to 2-acres, resulting in a net density of 0.4 du/ac. The Agricultural Preservation Alternative would also provide an 18.1 acre school site. The Agricultural Preservation Alternative has been identified as the Environmentally Superior Alternative.

Table S-1 MITIGATION, MONITORING, AND REPORTING PROGRAM (MMRP)

IMPACTS	LEVEL OF SIGNIFICANCE AFTER MITIGATION	MITIGATION MEASURES	RESPONSIBLE PARTY/ MONITORING PARTY	IMPLEMENTATION STAGE
4.3 AGRICULTURAL RESOURCES				
<p>Implementation of the Project would convert approximately 142.7 acres of land designated as Unique Farmland and approximately 60.2 acres of land designated as Statewide Important Farmland to non-agricultural use.</p>	<p>Significant</p>	<p>The Project is required to comply with Riverside County Ordinance No. 625.1. Other than the compliance with this ordinance, there are no feasible mitigation measures for impacts associated with the conversion of designated important farmland to non-agricultural uses. No agricultural mitigation banks exist in Riverside County and in an opinion issued on the County’s General Plan Program EIR (October 2, 2003), the County found that an agricultural land mitigation bank is not a valid form of mitigation for farmland conversion impacts</p>	<p>Not applicable.</p>	<p>Not applicable</p>
4.4 AIR QUALITY				
<p>Construction of the proposed Project would result in emissions of which exceed the SCAQMD thresholds, indicating that the Project would substantially contribute to an existing air quality violation.</p>	<p>Significant</p>	<p>4.4-1 During grading and construction activities, the Project is required to comply with the requirements of SCAQMD Rule 403, Fugitive Dust, as amended on June 3, 2005. Applicable Rule 403 measures include, but are not limited to, the following:</p> <ul style="list-style-type: none"> a. All trucks hauling dirt, sand, soil, or other loose materials are to be covered or shall maintain at least two feet of freeboard (i.e. minimum vertical distance between top of the load and the top of the trailer) in accordance with the requirement of California Vehicle Code Section 23114. b. Nontoxic soil stabilizers shall be applied to all inactive construction 	<p>Construction manager/ Riverside County Building and Safety Department</p>	<p>Concurrent with construction activities</p>

IMPACTS	LEVEL OF SIGNIFICANCE AFTER MITIGATION	MITIGATION MEASURES	RESPONSIBLE PARTY/ MONITORING PARTY	IMPLEMENTATION STAGE
		<p>areas (previously graded areas inactive for ten days or more) according to manufacturers' specifications.</p> <p>c. Locations where grading is to occur shall be thoroughly watered prior to earthmoving. Areas under active grading shall be watered at least three times daily.</p> <p>d. The applicant shall cover construction access roads with gravel, rocks, or a similar material to at least 100 feet onto the site from main roads.</p> <p>e. The applicant shall post appropriate signage on all unpaved roads indicating that traffic speeds shall be reduced to 15 mph or less.</p>		
		<p>4.4-2 In accordance with SCAQMD Rules 431.1 and 431.2, ultra-low sulfur fuel diesel shall be used for stationary construction equipment.</p>	<p>Construction manager/ Riverside County Building and Safety Department</p>	<p>Concurrent with construction activities</p>
		<p>4.4-3 During grading and construction activities, the Project shall comply with the following dust measures as specified in the SCAQMD CEQA Air Quality Handbook:</p> <p>a. Soil disturbing activities, including excavating and grading operations, shall be suspended when wind speeds exceed 25 mph (measured as instantaneous gusts) and make dust control difficult.</p> <p>b. Disturbed areas shall be re-vegetated as quickly as possible.</p>	<p>Construction manager/ Riverside County Building and Safety Department</p>	<p>Concurrent with construction activities</p>

IMPACTS	LEVEL OF SIGNIFICANCE AFTER MITIGATION	MITIGATION MEASURES	RESPONSIBLE PARTY/ MONITORING PARTY	IMPLEMENTATION STAGE
		<p>c. All streets shall be swept once a day if visible soil materials are carried to adjacent streets (recommend water sweepers with reclaimed water).</p> <p>d. "Spill-over" effects shall be minimized by washing dirt from vehicles or installing wheel washers where vehicles enter and exit unpaved roads onto paved roads.</p>		
		4.4-4 The construction contractor shall select the construction equipment used on site based on low emission factors and high energy efficiency.	Construction manager/ Riverside County Building and Safety Department	Concurrent with construction activities
		4.4-5 Prior to construction commencement and throughout Project buildout, on-site equipment emissions shall be controlled through regularly scheduled engine maintenance and low-emissions tune-ups. Construction grading plans shall include a statement that all construction equipment shall be tuned and maintained in accordance with manufactures specifications.	Construction manager/ Riverside County Building and Safety Department	Prior to the issuance of grading or building permits and concurrent with construction activities
		4.4-6 Electric or diesel powered construction equipment shall be used in lieu of gasoline powered engines wherever feasible.	Construction manager/ Riverside County Building and Safety Department	Concurrent with construction activities
		4.4-7 Construction grading plans shall include a statement that work crews shall shut off equipment when not in use.	Project applicant/ Riverside County Building and Safety Department	Prior to the issuance of grading permits

IMPACTS	LEVEL OF SIGNIFICANCE AFTER MITIGATION	MITIGATION MEASURES	RESPONSIBLE PARTY/ MONITORING PARTY	IMPLEMENTATION STAGE
		4.4-8 The construction contractor shall time the construction activities so as not to interfere with peak hour traffic and minimize obstruction of through traffic lanes adjacent to the site. If necessary, a flag person shall be retained by the construction supervisor to maintain safety adjacent to existing roadways.	Construction manager/ Riverside County Building and Safety Department	Concurrent with construction activities
		4.4-9 The construction contractor shall support and encourage ridesharing and transit incentives for the construction crew	Construction manager/ Riverside County Building and Safety Department	Concurrent with construction activities
		4.4-10 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.	Construction manager/ Riverside County Building and Safety Department	Concurrent with construction activities
		4.4-11 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 includes wetting down such areas in the late morning, after work is completed for the day, and whenever wind exceeds 15 mph.	Construction manager/ Riverside County Building and Safety Department	Concurrent with construction activities
		4.4-12 Immediately after clearing, grading, earthmoving or excavation is completed, the entire area of disturbed soil shall be treated until the area is paved, landscaped or otherwise developed to reduce dust generation.	Construction manager/ Riverside County Building and Safety Department	Concurrent with construction activities

IMPACTS	LEVEL OF SIGNIFICANCE AFTER MITIGATION	MITIGATION MEASURES	RESPONSIBLE PARTY/ MONITORING PARTY	IMPLEMENTATION STAGE
		<p>4.4-13 Soil stockpiled for more than two days shall be covered, kept moist, or treated with soil binders to prevent dust generation.</p> <p>4.4-14 Trucks transporting soil, sand, cut or fill materials and/or construction debris to or from the site shall be tarped from point of origin.</p> <p>4.4-15 The application of architectural coatings (i.e., paint, etc.) shall be conducted in a phased manner to limit the amount of daily coating emissions (VOC and ROG). Construction contractors shall be required to use zero VOC paint products (assumes no more than 100 gram/liter of VOC).</p> <p>4.4-16 Construction contractors shall be required to have 90-day low-NO_x tune-ups for off-road diesel trucks.</p>	<p>Construction manager/ Riverside County Building and Safety Department</p> <p>Construction manager/ Riverside County Building and Safety Department</p> <p>Construction manager/ Riverside County Building and Safety Department</p> <p>Construction manager/ Riverside County Building and Safety Department</p>	<p>Concurrent with construction activities</p> <p>Concurrent with construction activities</p> <p>Concurrent with construction activities</p> <p>Concurrent with construction activities</p>
<p>Short-term emissions of PM10 and ozone-forming emissions (VOC, NOX and CO), when considered in conjunction with construction-related and operation air emissions from other projects in the SCAB, would result in cumulatively significant impacts because the SCAB is in a non-attainment status for O3 and PM10.</p>	<p>Significant</p>	<p>Mitigation Measures 4.4-1 through 4.4-16 shall apply</p>	<p>See above</p>	<p>See above</p>

IMPACTS	LEVEL OF SIGNIFICANCE AFTER MITIGATION	MITIGATION MEASURES	RESPONSIBLE PARTY/ MONITORING PARTY	IMPLEMENTATION STAGE
<p>Long-term direct and operational impacts associated with VOC and NO_x would result in emissions of which exceed the SCAQMD thresholds, indicating that the Project would substantially contribute to an existing air quality violation.</p>	<p>Significant</p>	<p>4.4-17 Structures shall be constructed to comply with the following California Energy Commission Title 24, Energy Efficiency Standards for Residential and Non-Residential Construction:</p> <ul style="list-style-type: none"> a. Use low-emission water heaters b. Use central water heating systems c. Use energy-efficient appliances (e.g., washers/dryers, refrigerators, stoves, etc.) d. Use automated controls for air conditioners e. Use double-glass paned windows f. Use energy-efficient parking lot lights g. Use lighting controls and energy efficient lighting 	<p>Project applicant/ Riverside County Building and Safety Department</p>	<p>Prior to building permit final inspection</p>
<p>Long-term emissions of PM10 and ozone-forming emissions (VOC, NOX and CO), when considered in conjunction with construction-related and operation air emissions from other projects in the SCAB, would result in cumulatively significant impacts because the SCAB is in a non-attainment status for O3 and PM10.</p>	<p>Significant</p>	<p>Mitigation Measure 4.4-17 shall apply.</p>	<p>See above</p>	<p>See above</p>
<p>4.5 BIOLOGICAL RESOURCES</p>				
<p>Project implementation would result in impacts to approximately</p>	<p>Less than Significant</p>	<p>4.5-1 Prior to the issuance of clearing or grading permits, the Project applicant shall pay</p>	<p>Project applicant/ Riverside County</p>	<p>Prior to the issuance of</p>

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<p>1.3 acres of riparian/riverine habitats, which are protected habitat types under the MSHCP. Project implementation would result in impacts to approximately 35.9 acres of sensitive natural upland communities and approximately 6.6 acres of sensitive natural riparian/woodland communities. In addition, implementation of the proposed Project would result in direct impacts to approximately 56.9% of the on-site habitat potentially providing for the long-term conservation value for the burrowing owl, which would conflict with the requirements of MSHCP Section 6.3.2 requiring the conservation of no less than 90% of on-site habitat providing for the long-term conservation value of the species.</p>		<p>Local Development Mitigation Fees (per County Ordinance No. 810.2) for implementation of the MSHCP.</p> <p>4.5-2 Impacts to southern willow scrub and willow scrub/Mexican elderberry riparian habitat shall be mitigated through the preparation of a 5-year Habitat Mitigation and Monitoring Plan. The plan shall include on-site creation, restoration, and/or enhancement of riparian habitat at a ratio of at least 2:1. In the event the study area does not support sufficient area to create, enhance, and/or restore an adequate amount, off-site creation, restoration, and/or enhancement be necessary to</p>	<p>Planning Department, Riverside County Environmental Programs Department</p> <p>Project applicant/ Riverside County Planning Department, Riverside County Environmental Programs Department</p>	<p>grading permits</p> <p>Prior to the issuance of grading permits</p>

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		achieve the required 2:1 ratio.		
		4.5-3 Invasive plant species listed in Section 6.1.4 of the MSHCP and in the “California Exotic Pest Plant Council, List of Most Invasive Wildland Pest Plants” shall be prohibited in the Project area. The Project’s CC&R’s shall specifically prohibit the planting of these species by future owners and occupants of the Project.	Project applicant, Master Homeowners’ Association/ Riverside County Planning Department, Riverside County Environmental Programs Department	Prior to the issuance of building permits
		4.5-4 The Project shall comply with all applicable standards, regulations and guidelines of the EPA, State, County and local agencies related to the storage, use, and disposal of hazardous waste such that no toxics impacts would occur to the MSHCP Conservation Area.	Project applicant/ Riverside County Building and Safety Department, Riverside County Environmental Programs Department	Prior to the issuance of occupancy permits
		4.5-5 All grading and construction shall adhere to the Standard Best Management Practices outlined in Appendix C of the MSHCP.	Project applicant/ Riverside County Building and Safety Department, Riverside County Environmental Programs Department	Prior to the issuance of grading permits
		4.5-6 The Project’s CC&R’s shall include limitations on the use of landscape fertilization overspray and runoff to avoid toxin impacts to the MSHCP Criteria Area.	Master Homeowners’ Association/ Riverside County Building and Safety Department, Riverside County Environmental Programs Department	Prior to the issuance of building permits
		4.5-7 Land uses located adjacent to the MSHCP Conservation Area that use chemicals or generate byproducts that are potentially	Project applicant/ Riverside County Planning Department,	Prior to the issuance of

IMPACTS	LEVEL OF SIGNIFICANCE AFTER MITIGATION	MITIGATION MEASURES	RESPONSIBLE PARTY/ MONITORING PARTY	IMPLEMENTATION STAGE
		<p>toxic or adversely affect wildlife species, habitat or water quality shall incorporate measures to ensure that application of such chemicals does not result in discharge to the MSHCP Conservation Area.</p> <p>4.5-8 With exception of improvements associated with the construction of the realigned Gavilan Hills Road and Idaleona Road, no grading permits or improvement plans which propose clearing, grading, or other disturbances within the portions of Planning Areas 7 and 8 that are identified as providing for the long term conservation of the burrowing owl (refer to EIR Figure 4.5-4) may be approved. Conservation within this portion of the proposed Project site shall comprise a minimum of 90% of the habitat providing the long term conservation value for the burrowing owl.</p>	<p>Riverside County Environmental Programs Department</p> <p>Project applicant/ Riverside County Building and Safety Department, Western Riverside County Regional Conservation Authority, Riverside County Environmental Programs Department</p>	<p>building permits</p> <p>Prior to issuance of grading permits and/or improvement plans within Planning Areas 7 and/or 8</p>
<p>Project implementation would result in impacts to endangered, threatened, candidate, sensitive, and special status species, including Stephens' kangaroo rat, burrowing owl, nesting birds, and coastal California gnatcatcher, if these species are present in disturbance areas at the time of clearing and grading.</p>	<p>Less than Significant</p>	<p>4.5-89 The Project shall comply with permitting and other regulations of the U.S. Army Corps of Engineers, California Department of Fish and Game and the Regional Water Quality Control Board relative to water quality to prevent the release of toxins, chemicals, petroleum products, exotic plant material or other elements into the MSHCP Conservation Area that have the potential to harm biological resources during construction.</p> <p>4.5-94 Pursuant to Condition No. 5b of the Federal Fish and Wildlife Permit TE-088609-0 issued in conjunction with the Western</p>	<p>Project applicant/ Riverside County Planning Department, Riverside County Environmental Programs Department</p> <p>Project applicant/ Riverside County Planning Department,</p>	<p>Prior to the issuance of grading permits</p> <p>Prior to the issuance of grading permits</p>

IMPACTS	LEVEL OF SIGNIFICANCE AFTER MITIGATION	MITIGATION MEASURES	RESPONSIBLE PARTY/ MONITORING PARTY	IMPLEMENTATION STAGE
		<p>Riverside County MSHCP, no grading permit may be issued between March 1 and August 15 of any given year unless the applicant for said grading permit provides written documentation to the County Biologist indicating that a focused survey of the Project site has been conducted by a permitted biologist and confirms that habitat occupied by the coastal California gnatcatcher does not exist on said site.</p> <p>4.5-104 Prior to the issuance of grading permits, impacts to Stephens' kangaroo rat shall be mitigated through payment of fees in accordance with the Habitat Conservation Program (HCP) for Western Riverside County as approved by the US Fish and Wildlife Service and the California Department of Fish and Game.</p> <p>4.5-112 During the nesting season and prior to initial vegetation clearing, a qualified biologist shall conduct initial surveys for burrowing owls to determine the status of the burrowing owl on-site. Thirty days prior to vegetation clearing, pre-construction surveys shall be conducted on-site pursuant to Riverside County's 30-day Pre-Construction Burrowing Owl Survey Report Format (August 17, 2006). The surveying biologist shall submit a report to the Riverside County Environmental Programs Department (EPD) documenting the results of the 30-day pre-construction survey for review and approval by the EPD. If burrowing owl individuals are detected on-site as part of</p>	<p>Riverside County Environmental Programs Department</p> <p>Project applicant/ Riverside County Planning Department, Riverside County Environmental Programs Department</p> <p>Project applicant/ Riverside County Planning Department, Riverside County Environmental Programs Department</p>	<p>Prior to the issuance of grading permits</p> <p>Prior to the issuance of grading permits</p>

IMPACTS	LEVEL OF SIGNIFICANCE AFTER MITIGATION	MITIGATION MEASURES	RESPONSIBLE PARTY/ MONITORING PARTY	IMPLEMENTATION STAGE
		<p>the pre-construction survey during the breeding season (February 1 through August 31), the burrows shall be avoided until the end of the breeding season or until a determination is made by a qualified biologist that (1) the birds have not begun egg-laying and incubation or (2) that juveniles from the occupied burrows are foraging independently and are capable of independent survival. If neither of these determinations can be made, the burrow site, along with a 6.5 acre buffer (to provide for foraging habitat), shall be avoided until the end of the breeding cycle as determined by the biological monitor.</p> <p>4.5-123 Any destruction of burrowing owl burrows outside of the breeding season (September 1 – January 31) shall be in accordance with the California Burrowing Owl Consortium (CBOC) guidelines and may include passive relocation of any resident owls. Prior to destruction of any burrow, two natural or artificial burrows shall be provided for each burrow impacted by the proposed project. All burrows shall be excavated using hand tools and refilled to prevent reoccupation.</p> <p>4.5-134 To ensure that no active nests are disturbed during clearing and grading, vegetative removal activities shall be scheduled outside of nesting seasons (February 15 – August 15).</p>	<p>Project applicant/ Riverside County Planning Department, Riverside County Environmental Programs Department</p> <p>Project applicant/ Riverside County Planning Department, Riverside County Environmental Programs Department</p>	<p>Prior to the issuance of grading permits</p> <p>Prior to the issuance of grading permits</p>

IMPACTS	LEVEL OF SIGNIFICANCE AFTER MITIGATION	MITIGATION MEASURES	RESPONSIBLE PARTY/ MONITORING PARTY	IMPLEMENTATION STAGE
		<p>4.5-145 In the event initial vegetation removal occurs during the nesting season (August 16 – February 14), all suitable habitat shall be thoroughly surveyed for the presence of nesting birds by a qualified biologist prior to commencement of clearing activities. If any active nests are detected, a buffer of at least 100 feet (300 feet for raptors) will be delineated, flagged, and avoided until the nesting cycle is complete as determined by the biological monitor to minimize impacts.</p> <p>4.5-156 In the event initial vegetation removal within 300 feet of any oak tree occurs during the nesting season (August 16 – February 14), all suitable habitat shall be thoroughly surveyed for the presence of nesting raptors. If any active raptor nests are identified, a buffer of at least 300 feet will be delineated, flagged, and avoided until the nesting cycle is complete, as determined by the biological monitor, to minimize impacts.</p>	<p>Project applicant/ Riverside County Planning Department, Riverside County Environmental Programs Department</p> <p>Project applicant/ Riverside County Planning Department, Riverside County Environmental Programs Department</p>	<p>Prior to the issuance of grading permits</p> <p>Prior to the issuance of grading permits</p>
<p>Project implementation would result in impacts to approximately 1.3 acres of state-regulated streambed and associated riparian habitat. In addition, the Project would impact approximately 0.5-acre of federally-regulated waters, including approximately 0.1-acre of federal wetlands.</p>	<p>Less than Significant Impact</p>	<p>Mitigation Measures 4.5-1 and 4.5-2 shall apply.</p>	<p>See above</p>	<p>See above</p>

IMPACTS	LEVEL OF SIGNIFICANCE AFTER MITIGATION	MITIGATION MEASURES	RESPONSIBLE PARTY/ MONITORING PARTY	IMPLEMENTATION STAGE
		<p>4.5-167 Prior to the issuance of a grading permit, a Construction Runoff Management Plan shall be developed that addresses management of erosion and minimization of transport of eroded material into the stream system. Best management practices shall be installed and maintained by the construction supervisor to prevent the degradation of receiving waters downstream.</p>	<p>Project applicant/ Riverside County Planning Department</p>	<p>Prior to the issuance of grading permits</p>
		<p>4.5-178 Prior to the issuance of a grading permit, the applicant shall obtain certification under Section 401 of the Clean Water Act from the Regional Water Quality Control Board (RWQCB). The RWQCB requires restrictions to control urban runoff from the site, requires on-site treatment of runoff to improve water quality, and imposes Best Management Practices (BMPs) on the construction.</p>	<p>Project applicant/ Riverside County Planning Department</p>	<p>Prior to the issuance of grading permits</p>
		<p>4.5-189 Prior to the issuance of a grading permit, the applicant shall obtain a permit under Section 404 of the Clean Water Act from the U.S. Army Corps of Engineers (ACOE). The ACOE has a no net loss policy which requires that any unavoidable impacts to wetland values and functions be replaced. Replacement of ACOE jurisdictional waters and wetlands is required to occur at a ratio no less than 1:1.</p>	<p>Project applicant/ Riverside County Planning Department, ACOE</p>	<p>Prior to the issuance of grading permits</p>
		<p>4.5-1920 Prior to the issuance of a grading permit, the applicant shall consult with the California Department of Fish and Game</p>	<p>Project applicant/ Riverside County Planning Department,</p>	<p>Prior to the issuance of grading permits</p>

IMPACTS	LEVEL OF SIGNIFICANCE AFTER MITIGATION	MITIGATION MEASURES	RESPONSIBLE PARTY/ MONITORING PARTY	IMPLEMENTATION STAGE										
		to obtain any required streambed alteration agreement pursuant to CDFG Code Section 1600. Restoration and enhancement of CDFG jurisdictional streambed and associated riparian habitat is required to occur on-site at a ratio no less than 3:1.	CDFG											
Project implementation would result in significant impacts to 5 oak trees regulated by Riverside County's Oak Tree Management Guidelines.	Less than Significant	<p>4.5-204 Prior to issuance of grading permits, any oak tree determined to be located within either the limits of grading or significantly affected by the proposed fuel modification zones shall be replaced on site using the ratios provided below.</p> <p style="text-align: center;">Oak Tree Replacement Ratios</p> <table border="1" data-bbox="844 773 1325 979"> <thead> <tr> <th data-bbox="844 773 1083 862">DIAMETER AT BREAST HEIGHT (DBH)</th> <th data-bbox="1083 773 1325 862">REPLACEMENT RATIO FOR REMOVAL</th> </tr> </thead> <tbody> <tr> <td data-bbox="844 862 1083 889"><5 in.</td> <td data-bbox="1083 862 1325 889">3:1</td> </tr> <tr> <td data-bbox="844 889 1083 917">5-12 in.</td> <td data-bbox="1083 889 1325 917">5:1</td> </tr> <tr> <td data-bbox="844 917 1083 945">12-36 in.</td> <td data-bbox="1083 917 1325 945">10:1</td> </tr> <tr> <td data-bbox="844 945 1083 979">>36 in.</td> <td data-bbox="1083 945 1325 979">20:1</td> </tr> </tbody> </table> <p>4.5-212 The oak woodland adjacent to the limits of grading in the northwestern portion of Gavilan Hills West shall be fenced off to prevent construction equipment operating within the dripline or protected zone (as defined in the Riverside County Oak Tree Management Guidelines), whichever is greater</p> <p>4.5-223 Where individual oak trees are to be preserved on individual lots within an open space conservation easement, notice shall be given to prospective buyers of said lots that disturbance to or removal of the</p>	DIAMETER AT BREAST HEIGHT (DBH)	REPLACEMENT RATIO FOR REMOVAL	<5 in.	3:1	5-12 in.	5:1	12-36 in.	10:1	>36 in.	20:1	<p>Project applicant/ Riverside County Planning Department</p> <p>Project applicant/ Riverside County Planning Department</p> <p>Project applicant/ Riverside County Planning Department</p>	<p>Prior to the issuance of grading permits</p> <p>Prior to the issuance of grading permits</p> <p>Prior to building permit final inspection</p>
DIAMETER AT BREAST HEIGHT (DBH)	REPLACEMENT RATIO FOR REMOVAL													
<5 in.	3:1													
5-12 in.	5:1													
12-36 in.	10:1													
>36 in.	20:1													

IMPACTS	LEVEL OF SIGNIFICANCE AFTER MITIGATION	MITIGATION MEASURES	RESPONSIBLE PARTY/ MONITORING PARTY	IMPLEMENTATION STAGE
existing oak tree(s) is prohibited.				
4.6 CIRCULATION AND TRAFFIC				
Implementation of the proposed Project would cause cumulatively significant impacts to numerous off-site intersections during both the near- and long-term scenarios	Less than Significant	4.6-1 Prior to the issuance of building permits for any phase of the proposed Project, the Project applicant or master developer shall participate in the following funding programs to address cumulative traffic impacts in the Project’s study area via the payment of fees and/or in-lieu construction of necessary improvements with fee credit eligibility: Transportation Uniform Mitigation Fees (TUMF); Traffic Signal Mitigation Program fees, additional roadway program fees, if applicable, and DIF fees.	Project Applicant/ Riverside County Building and Safety Department	Prior to the issuance of building permits
Implementation of the proposed Project would result in significant cumulative impacts to nearby segments of Interstate 15 and 215.	Significant	Impacts to freeway segments resulting from buildout of the uses identified by the General Plan were previously addressed as part of the County General Plan EIR. At the time of EIR preparation, Riverside County does not have a funding mechanism in place to address Project impacts to freeway segments. Accordingly, the Project’s cumulatively significant impacts to I-215 and I-15 in the long-term scenario represent a cumulatively significant and unmitigable impact to circulation and traffic.	Not applicable	Not applicable
4.7 CULTURAL RESOURCES				
Implementation of the proposed Project could result in significant direct impacts to previously undiscovered buried resources during ground disturbing activities associated with Project	Less than Significant	4.7-1 Because of the large number of observed cultural resources within the Project site and the fact that past uses or dense ground cover in the drainage areas may have masked additional sites, all brushing and grading within the Project area shall be	Construction manger, Project archaeologist/ Riverside County Planning Department	Concurrent with construction activities

IMPACTS	LEVEL OF SIGNIFICANCE AFTER MITIGATION	MITIGATION MEASURES	RESPONSIBLE PARTY/ MONITORING PARTY	IMPLEMENTATION STAGE
construction.		<p>monitored by the Project Archaeologist and Pechanga Tribal monitors. The monitoring of the brushing and grading shall be conducted by one or more archaeologists and Pechanga Tribal monitors, as dictated by the size of the grading operation. All utility excavations, road grading, or brush removal must be coordinated with the Project Archaeologist and Pechanga Tribes archaeological monitor. Any known resources which are graded must be intensively monitored during grading to ensure that any important sites, features, isolates, or deposits are either recorded and collected, or excavated treated appropriately. Should any resources be encountered during the monitoring of the brushing and grading which were not previously recorded, the action will be temporarily halted or redirected to another area while the nature of the discovery is evaluated, in consultation with the Pechanga Tribe. Any resources that may be encountered will require testing to determine their significance. If the Lead Agency determines testing demonstrates that a resource is significant, then a data recovery program will be necessary appropriate mitigation measures will be determined by the Lead Agency, in consultation with the Project Applicant and the Pechanga Tribe.</p> <p>4.7-2 Prior to grading permit issuance, the applicant shall provide the Planning Director evidence of a fully executed agreement with the Pechanga Tribe that</p>	<p>Project Applicant, Project archaeologist/ Pechanga</p>	<p>Prior to grading permit</p>

IMPACTS	LEVEL OF SIGNIFICANCE AFTER MITIGATION	MITIGATION MEASURES	RESPONSIBLE PARTY/ MONITORING PARTY	IMPLEMENTATION STAGE
		<p><u>addresses the treatment and disposition of all cultural resources impacted as a result of the Project, as well as tribal monitoring. The landowner agrees to relinquish ownership of all cultural resources, including all Luiseño sacred items, burial goods, and all archaeological artifacts that are found on the Project area to the Pechanga Band of Luiseño Indians for proper treatment and disposition.</u></p> <p>4.7-3 <u>The portions of CA-RIV-2676, 5970, 6989, and 6992 located within areas proposed as Open Space Conservation or Reserve/Park by Specific Plan No. 308 shall be protected from Project impacts, avoided, and preserved in place in an open space easement with an adequate buffer surrounding the site or other measures as necessary to prevent disturbances to these areas, or as otherwise agreed upon with the Pechanga Tribe. The open space easement must include language that will prohibit any type of surface modification to the site or intrusion into the site and the site buffer by grading, trenching, or other development-related activities and improvements. In addition, specific terms and conditions shall be placed on the open space designation to prohibit pedestrian access, including a requirement that deterrent plants and landscaping shall be planted in the open space easement.</u></p> <p>4.7-4 <u>Prior to any grading at or near culturally significant areas, the Developer shall meet and confer with the Pechanga Tribe to</u></p>	<p><u>Tribe, Riverside County Planning Department</u></p> <p><u>Project Applicant / Riverside County Planning Department</u></p> <p><u>Project Developer,</u></p>	<p><u>issuance</u></p> <p><u>Prior to Final Map recordation for the affected areas</u></p>

IMPACTS	LEVEL OF SIGNIFICANCE AFTER MITIGATION	MITIGATION MEASURES	RESPONSIBLE PARTY/ MONITORING PARTY	IMPLEMENTATION STAGE
		<p><u>develop an appropriate controlled grading plan. The purpose of the controlled grading at and around the site is to afford the opportunity to determine whether any subsurface resources are associated with the site and, if so, the significance of any such resources. All such controlled grading shall be monitored according to the provisions of the Agreement required in Mitigation Measure 4.7-1 and in accordance with Mitigation Measure 4.7-2.</u></p> <p>4.7-5 <u>All sacred sites, should they be encountered within the Project area, shall be avoided and preserved as the preferred mitigation, if feasible. If preservation in place is not feasible due to the location of such sites within the development area, then mitigation for such sites shall occur as described under Mitigation Measure 4.7-1.</u></p> <p>4.7-6 <u>Sites CA-RIV-7003, 7005, 6988, 6990, 6983, and 5969 shall be protected as much as possible from Project impacts, avoided and preserved as much as possible in place in an open space easement with an adequate buffer surrounding the site. The open space easement must include language that will prohibit any type of surface modification to the site or intrusion into the site and the site buffer by grading, trenching, or other development-related activities and improvements. In addition, specific terms and conditions shall be placed on the open space designation to prohibit pedestrian access, including a requirement that deterrent plants and</u></p>	<p><u>Project Archaeologist / Pechanga Tribe, Riverside County Planning Department</u></p> <p><u>Project Developer, Project Archaeologist / Riverside County Planning Department</u></p> <p><u>Project Applicant / Riverside County Planning Department</u></p>	<p><u>Prior to Initiation of Grading Activities</u></p> <p><u>During Grading Activities</u></p> <p><u>Prior to Final Map recordation for the affected areas</u></p>

IMPACTS	LEVEL OF SIGNIFICANCE AFTER MITIGATION	MITIGATION MEASURES	RESPONSIBLE PARTY/ MONITORING PARTY	IMPLEMENTATION STAGE
		<u>landscaping shall be planted in the open space easement.</u>		
Human remains are not known to be present on the property; however, human remains have the potential to be uncovered during grading and excavation activities.	Less than Significant	4.7-27 In the event that human remains are encountered, all work shall stop in the area in which the find(s) are present. Standard procedures for such discoveries will be implemented, including notification of the Riverside County Coroner's Office, the County of Riverside, and the Native American Heritage Commission in Sacramento, and Pechanga Tribe representatives. The Native American representative and the County of Riverside will be consulted to determine a preferred course of action and the burial <u>and/or human remains</u> will be treated accordingly.	Construction manager, Project archaeologist/ Riverside County Planning Department	Concurrent with construction activities
Religious or sacred artifacts are not known to be present on the property; nonetheless, religious or sacred artifacts have the potential to be uncovered during grading and excavation activities.	Less than Significant	Mitigation Measure 4.7-1 shall apply	Construction manager, Project archaeologist/ Riverside County Planning Department	Concurrent with construction activities
Implementation of the proposed Project could result in significant direct impacts to previously undiscovered palontological resources during ground disturbing activities associated with Project construction.	Less than Significant	4.7-38 Prior to the recordation of the first final tract map and/or issuance of the first grading permit, the applicant shall provide a letter of verification to the County of Riverside stating that a qualified paleontologist has been retained to implement the paleontological monitoring program. a. The qualified paleontologist shall attend any preconstruction meetings to	Project Applicant/ Riverside County Planning Department	Prior to the issuance of grading permits

IMPACTS	LEVEL OF SIGNIFICANCE AFTER MITIGATION	MITIGATION MEASURES	RESPONSIBLE PARTY/ MONITORING PARTY	IMPLEMENTATION STAGE
		<p>make comments and/or suggestions concerning the paleontological monitoring program with the construction manager.</p> <p>b. The qualified paleontological monitor shall be present on site full-time during the grading of all Pleistocene or older alluvial valley deposits. The location of these deposits shall be noted on all Project grading plans. The paleontological monitor shall possess copies of the site's paleontological report, geologic map, and the grading plan during on-site monitoring. The paleontological monitor shall have the authority to reduce the duration and intensity of monitoring if subsurface geologic conditions warrant less intense effort. Monitoring may be reduced if the Pleistocene or older alluvial valley deposits are determined upon exposure and examination by the qualified paleontological monitor to have low potential to contain fossil resources.</p> <p>c. When requested by the paleontologist, the Project Engineer shall divert, direct or temporarily halt ground disturbance activities in the area of discovery to allow evaluation of potentially significant paleontological resources. The monitor shall be equipped to speedily collect specimens if they are encountered. The significance of the discovered</p>		

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		<p>resources shall be determined by the paleontologist and a plan shall be developed for collection and study.</p> <p>d. Discovered fossils or samples of such fossils shall be collected by the paleontological monitor, with assistance if necessary. Fossils recovered shall be cleaned and prepared to allow for identification. Specimens recovered shall be donated to a qualified scientific institution for preservation and study.</p> <p>e. A monitoring results report and/or evaluation report, if appropriate, which describes the results, analysis, and conclusions of the paleontological monitoring program (with appropriate graphics) shall be submitted to the County of Riverside.</p>		
4.8 GEOLOGY AND SOILS				
<p>No active faults are located on the Project site, and the Project site is not located within an Earthquake Hazard Zone. However, a significant impact could occur due to the rupture of a known earthquake fault within the Project vicinity which could result in property loss, injury, or death.</p>	<p>Less than Significant</p>	<p>4.8-1 Prior to the issuance of grading permits and in compliance with the requirements of Riverside County ordinances, a detailed design-level geotechnical report(s) shall be submitted to the County’s Engineering Division for review and approval concurrent with each tract map or parcel map application. The report(s) shall identify and address site-specific (a) underlying soil conditions (including corrosive and expansive soil conditions), (b) liquefaction potential, (c) seismic parameters and building requirements, and (d) slope stability and rockfall hazards.</p>	<p>Project Applicant/ Riverside County Building and Safety Department</p>	<p>Prior to the issuance of grading permits</p>

IMPACTS	LEVEL OF SIGNIFICANCE AFTER MITIGATION	MITIGATION MEASURES	RESPONSIBLE PARTY/ MONITORING PARTY	IMPLEMENTATION STAGE
		<p>The measures recommended in the final geotechnical report(s) shall be identified on applicable grading plans and shall be implemented to the satisfaction of the County Geologist. Grading shall be performed in accordance with applicable provisions of the Standard Grading Specifications contained in the design-level geotechnical reports.</p> <p>4.8-2 Prior to the issuance of a grading permit within any planning area or grading phase of the Specific Plan, an overall Conceptual Grading Plan for the planning area or grading phase in process shall be submitted for Planning Department approval. The Grading Plan shall be used as a guideline for subsequent detailed grading plans for individual stages of development within that planning area or grading phase, and shall include 1) techniques employed to prevent erosion and sedimentation during and after the grading process, 2) approximate time frames for grading, 3) identification of areas which may be graded during high probability rain months (January through March) and 4) preliminary pad and roadway elevations.</p> <p>4.8-3 Where cut and fill slopes are created higher than three feet, detailed Landscaping and Irrigation Plans shall be submitted to the Planning Department prior to Grading Plan approval. The plans shall be reviewed for type and density of ground cover, shrubs, and trees to ensure that plant material would be effective as erosion control and</p>	<p>Project Applicant/ Riverside County Planning Department</p> <p>Project Applicant/ Riverside County Planning Department</p>	<p>Prior to the issuance of grading permits</p> <p>Prior to the issuance of grading permits</p>

IMPACTS	LEVEL OF SIGNIFICANCE AFTER MITIGATION	MITIGATION MEASURES	RESPONSIBLE PARTY/ MONITORING PARTY	IMPLEMENTATION STAGE
		<p>that all slopes would be landscaped per County Ordinance 457.</p> <p>4.8-4 Graded, but undeveloped land shall be maintained weed-free and planted with interim landscaping within 90 days of completion of grading activities, unless building permits are obtained.</p> <p>4.8-5 The project geotechnical engineer or his qualified representative shall be notified at appropriate times to provide observation and testing services during clearing operations and to verify compliance with the recommendations made by the project geotechnical report. In addition, any buried structures or unusual or adverse soil conditions encountered that are not described or anticipated in the geotechnical report prepared by LGC shall be brought to the immediate attention of the geotechnical consultant.</p>	<p>Construction manager/ Riverside County Building and Safety Department</p> <p>Construction manager, Project geotechnical engineer/ Riverside County Building and Safety Department</p>	<p>Prior to the issuance of building permits</p> <p>Prior to the issuance of building permits</p>
		<p>4.8-6 All existing low-density and potentially collapsible soil materials, such as loose manmade fill and alluvium, shall be removed to underlying competent bedrock from each area to receive compacted fill. Prior to placing structural fills, the exposed bottom surfaces in each removal area shall first be scarified to a depth of 6 inches or more, watered or air-dried as necessary to achieve near-optimum moisture conditions, and then recompactd in-place to a minimum relative compaction of 90 percent. Actual depths and horizontal limits of any removals shall be determined</p>	<p>Project Engineer, Construction Manager/ Riverside County Building and Safety Department</p>	<p>Prior to the issuance of building permits</p>

IMPACTS	LEVEL OF SIGNIFICANCE AFTER MITIGATION	MITIGATION MEASURES	RESPONSIBLE PARTY/ MONITORING PARTY	IMPLEMENTATION STAGE
		<p>during grading on the basis of in-grading observations and testing performed by the project geotechnical consultant and/or engineering geologist.</p>		
		<p>4.8-7 In the event import soils are needed to achieve final design grades, all potential import materials shall be free of deleterious/oversize materials, non-expansive, and approved by the project geotechnical consultant prior to commencement of delivery onsite.</p>	<p>Construction Manager, Project Geotechnical Engineer/ Riverside County Building and Safety Department</p>	<p>Prior to the issuance of building permits</p>
		<p>4.8-8 An observation of clearing operations, removal of unsuitable surficial materials, and general grading procedures shall be performed by the project geotechnical consultant or his representative. Fill shall not be placed without prior approval from the geotechnical consultant. The project geotechnical consultant or his representative shall also be present on-site during all grading operations to verify proper placement and adequate compaction of all fill materials, as well as to verify compliance with the other recommendations presented in the project geotechnical report.</p>	<p>Project geotechnical consultant/ Riverside County Building and Safety Department</p>	<p>Prior to the issuance of building permits</p>
		<p>4.8-9 The final design plans for the proposed Project shall incorporate, at a minimum, the seismic design criteria, site development and grading recommendations as presented in the geotechnical report. Final seismic design criteria recommendations to be implemented by the Project shall be</p>	<p>Project engineer/ Riverside County Building and Safety Department</p>	<p>Prior to the issuance of grading permits</p>

IMPACTS	LEVEL OF SIGNIFICANCE AFTER MITIGATION	MITIGATION MEASURES	RESPONSIBLE PARTY/ MONITORING PARTY	IMPLEMENTATION STAGE
		<p>identified in the design-level report for each tract map or parcel map.</p> <p>4.8-10 Prior to issuance of a grading permit, the County shall verify that the Grading Plan includes erosion and sediment control measures as required by the Project's NPDES Permit and SWPPP.</p> <p>4.8-11 Slopes steeper than 2:1 or higher than ten feet shall be clearly indicated on all grading plans. Such slopes must be determined to be safe in the slope stability report prepared by the soils engineer or engineering geologist. The slope stability report shall also contain recommendations for landscaping and erosion control.</p> <p>4.8-12 Potential brow ditches, terrace drains, or other minor swales, determined necessary by the County of Riverside at future stages of project review, shall be lined with natural erosion control materials or concrete.</p> <p>4.8-13 The locations of potentially compressible soils shall be identified on all Grading Plans. Where development is proposed in areas of compressible soils, deep foundation systems shall be used, or compressible soils shall be completely overexcavated and compacted.</p>	<p>Project engineer/ Riverside County Building and Safety Department</p> <p>Project engineer/ Riverside County Building and Safety Department</p> <p>Project engineer/ Riverside County Building and Safety Department</p> <p>Project engineer/ Riverside County Building and Safety Department</p>	<p>Prior to the issuance of grading permits</p> <p>Prior to the issuance of grading permits</p> <p>Prior to the issuance of grading permits</p> <p>Prior of the issuance of grading permits</p>
<p>Portions of the site contain soils that are characterized as low-</p>	<p>Less than Significant</p>	<p>Mitigation Measures 4.8-1 through 4.8-13 shall apply.</p>	<p>See above</p>	<p>See above</p>

IMPACTS	LEVEL OF SIGNIFICANCE AFTER MITIGATION	MITIGATION MEASURES	RESPONSIBLE PARTY/ MONITORING PARTY	IMPLEMENTATION STAGE
density and potentially collapsible.				
Portions of the site are underlain by soils with “medium” and “high” expansion indices, which could result in substantial risks to life or property.	Less than Significant	Mitigation Measures 4.8-1 through 4.8-13 shall apply.	See above	See above
4.9 HAZARDS AND HAZARDOUS MATERIALS				
Removal of known onsite structures and disturbance of unknown subsurface items and/or soils has the potential to contaminate the site with hydrocarbons, metals, pesticides, and PCBs.	Less than Significant Impact	<p>Regulatory Requirements</p> <p>4.9-1 All existing site improvements shall be disposed of off-site, in accordance with current local, state, and federal disposal regulations. Any petroleum contaminated materials, lead-based paints or products, mercury, asbestos-containing materials and/or buried trash/debris encountered during removal and/or grading shall be evaluated by an experienced environmental consultant prior to removal.</p> <p>4.9-2 Users of hazardous materials such as paints, roofing materials and solvents during construction shall comply with applicable federal, state, and local regulation requiring elimination and reduction of waste at the source by prevention of leakage, by segregation of hazardous waste, and by process of materials change.</p> <p>4.9-3 If the on-site school site receives State funding for acquisition or construction,</p>	<p>Construction manager/ Riverside County of Environmental Health</p> <p>Construction manager/ Riverside County Department of Environmental Health</p> <p>Corona Norco Unified School District/ State of</p>	<p>Concurrent with construction activities</p> <p>Concurrent with construction activities</p> <p>Prior to the issuance of</p>

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		<p>materials on-site (i.e., within proposed roadways). This mitigation measure may only be used as a remedial measure for heavy hydrocarbons (i.e., diesel or oil, as is typical of the equipment storage areas), and only if approved by the County of Riverside Department of Environmental Health.</p>		
		<p>4.9-5 In the event that any subsurface hazardous materials are found during grading or construction, including soil and/or groundwater contamination, all activity in the area of discovery and/or in an appropriate radius of the area of discovery shall temporarily cease and the County of Riverside Department of Environmental Health shall be notified. Prior to the resumption of any construction activity in the area of discovery, the site shall be deemed safe by the appropriate entity prior to the resumption of grading and/or constructions activities.</p>	<p>Construction Manager/ Riverside County of Environmental Health</p>	<p>Concurrent with construction activities</p>
		<p>4.9-6 In the event that any under-ground storage tanks (USTs) are discovered during grading or construction, all activity in the area of discovery and/or in an appropriate radius of the area of discovery shall temporarily cease until the situation can be evaluated by an experienced environmental consultant. In the case that USTs are discovered, they shall be removed and properly disposed of according to the requirements of their contents.</p>	<p>Construction manager/ Riverside County of Environmental Health</p>	<p>Concurrent with construction activities</p>
		<p>4.9-7 If soil is to be imported or exported to or</p>	<p>Construction manager/</p>	<p>Concurrent with</p>

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		<p>from the site during grading or other construction activities, the transported soil shall be sampled for contaminants prior to use or disposal. Exported soil, if contaminated, shall be handled in accordance with prevailing environmental laws and regulations, including Land Disposal Restrictions, if applicable.</p> <p>4.9-8 The Master Developer shall supply a copy of the "Homeowner's and Renter's Guide to Residential Environmental Hazards," to all residential home purchasers and tenants in the Project. The document is available through a member of the California Association of Realtors (CAR).</p> <p>4.9-9 Prior to issuance of building permits for structures adjacent to natural open space, the Project applicant or Master Developer shall prepare a fire protection plan consistent with the requirements of the Gavilan Hills Estates Specific Plan, subject to review and approval by the Riverside County Fire Department. Building permit plot plans shall call-out all lots that require special fuel modification zones due to site constraints, and shall list enhanced fuel modification activities required for each respective lot.</p>	<p>Riverside County of Environmental Health</p> <p>Master Developer/ Riverside County of Building and Safety</p> <p>Project Applicant/ Riverside County Fire Department, Riverside County Building and Safety Department</p>	<p>construction activities</p> <p>Prior to purchase of residential units</p> <p>Prior to the issuance of building permits</p>
4.10 HYDROLOGY AND WATER QUALITY				
<p>The Project would result in a significant direct impact to water quality in the absence of</p>	<p>Less than Significant</p>	<p>Regulatory Requirements</p> <p>4.10-1 Proposed grading and drainage improvements shall conform to Section</p>	<p>Project applicant/ Riverside County</p>	<p>Prior to the issuance of</p>

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Construction BMPs.		<p>2907 and 7012 of the Uniform Building Code (UBC).</p> <p>Project Mitigation</p> <p>4.10-2 Drainage and flood control facilities and improvements shall be provided in accordance with Riverside County Flood Control and Water Conservation District requirements.</p> <p>4.10-3 Prior to issuance of a grading permit, the Project shall obtain coverage under the General Permit for Stormwater Discharges Associated with Construction Activities (Order No. 99-08-DWQ, NPDES Permit No. CAS 000002).</p>	<p>Building and Safety Department</p> <p>Project applicant/ Riverside County Flood Control and Water Conservation District</p> <p>Project applicant/ Riverside County Building and Safety Department</p>	<p>grading permits</p> <p>Prior to the issuance of grading permits</p> <p>Prior to the issuance of grading permits</p>
		<p>4.10-4 Prior to the issuance of grading permits, the Project applicant or master developer shall prepare a Stormwater Pollution Prevention Program (SWPPP) which identifies potential on-site pollutants and provides for an effective combination of erosion control and sediment control measures to reduce or eliminate discharge of pollutants to surface water from storm water and non-storm water discharges during construction activities.</p> <p>4.10-5 Prior to the first building permit final inspection, the County shall verify that the Project's CC&R's contain any activity restrictions and property owner education awareness materials for water quality, as specified in the Project's Water Quality</p>	<p>Project applicant/ Riverside County Building and Safety Department</p> <p>Project applicant/ Riverside County Building and Safety Department</p>	<p>Prior to the issuance of grading permits</p> <p>Prior to the first building permit final inspection</p>

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Management Plan.				
4.11 NOISE				
<p>The proposed Project would result in temporary increases in ambient noise levels in the Project vicinity due to Project-related construction activities.</p>	<p>Less than Significant</p>	<p>4.11-1 During all Project site excavation and grading on-site, the construction contractors shall equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers, consistent with manufacturers' standards. The construction contractor shall place all stationary construction equipment so that emitted noise is directed away from the noise sensitive receptors nearest the Project site.</p> <p>4.11-2 The construction contractor shall locate all stationary construction equipment a minimum of 300 feet from noise sensitive areas during all Project construction.</p> <p>4.11-3 The construction contractor shall limit all construction-related activities that would result in high noise levels between the hours of 8:00 a.m. and 6:00 p.m. Monday through Saturday. No construction shall be allowed on Sundays and public holidays.</p> <p>4.11-4 The construction contractor shall limit haul truck deliveries to the same hours specified for construction equipment. To the extent feasible, haul routes shall not pass sensitive land uses or residential dwellings.</p>	<p>Construction manager/ Riverside County Building and Safety Department</p> <p>Construction manager/ Riverside County Building and Safety Department</p> <p>Construction manager/ Riverside County Building and Safety Department</p> <p>Construction manager/ Riverside County Building and Safety Department</p>	<p>Concurrent with construction activities</p> <p>Concurrent with construction activities</p> <p>Concurrent with construction activities</p> <p>Concurrent with construction activities</p>
<p>The proposed Project would expose residences immediately</p>	<p>Less than Significant</p>	<p>4.11-5 In the event that the CNUSD develops PA 10 as a school site, a 6-foot privacy wall</p>	<p>Corona Norco Unified School District/ State of</p>	<p>Prior to development of</p>

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<p>adjacent to the proposed school site to exterior noise levels that could exceed 65 dBA Ldn. In addition, the Project may expose residences to internal noise levels that exceed 45 dBA Ldn.</p>		<p>shall be provided along the perimeter of the school site where it abuts with adjacent residential development, unless a subsequent noise analysis is conducted to demonstrate that the County’s exterior noise standard of 65 dBA can be achieved on all adjacent residential lots.</p> <p>4.11-6 Prior to the issuance of a building permit, a noise study shall be prepared to demonstrate that interior noise levels are reduced to 45 dBA Ldn or less. The noise study shall be reviewed and approved by the Riverside County Department of Industrial Hygiene.</p>	<p>California</p> <p>Project applicant/ Riverside County Department of Industrial Hygiene</p>	<p>the school site</p> <p>Prior to the issuance of building permits</p>
4.13 PUBLIC FACILITIES				
<p>Ultimate Project development would result in an increased demand for solid waste services. Impacts to public facilities and services are identified as significant cumulative impacts.</p>	<p>Less than Significant</p>	<p>4.13-1 Prior to building permit final inspection, the Project applicant shall participate in established County-wide programs to reduce solid waste generation.</p> <p>4.13-2 The master Homeowners’ Association and/or landscape maintenance district or association shall either mulch (shred and leave on landscaped areas), compost on-site, or separate from other types of waste to send to a composting facility within the local area, green waste (i.e., trimmings from grass, shrubs, or trees) from common Project landscaped areas and the community park.</p> <p>4.13-3 The Project developer shall pursue and</p>	<p>Project applicant/ Riverside County Waste Management Department</p> <p>Master Homeowners’ Association/ Riverside County Waste Management Department</p> <p>Project developer/</p>	<p>Prior to building permit final inspection</p> <p>Prior to building permit final inspection</p> <p>Prior to building permit</p>

IMPACTS	LEVEL OF SIGNIFICANCE AFTER MITIGATION	MITIGATION MEASURES	RESPONSIBLE PARTY/ MONITORING PARTY	IMPLEMENTATION STAGE
		implement any available and feasible source reduction programs for the disposal of construction materials to the satisfaction of the Riverside County Waste Management Department.	Riverside County Waste Management Department	final inspection