
ES EXECUTIVE SUMMARY

Pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15123, this section of the Draft Environmental Impact Report (DEIR; Draft EIR) provides a brief summary of the project, significant impacts, and proposed mitigation measures. In addition, this section includes a summary of the areas of controversy regarding the project as presented to the county by agencies and the public during the Notice of Preparation (NOP) comment period.

ES1 PURPOSE AND SCOPE OF THE DRAFT ENVIRONMENTAL IMPACT REPORT

This Draft Environmental Impact Report (Draft EIR; DEIR) has been prepared by Riverside County to evaluate the potential impacts from adoption and implementation of General Plan Amendment No. 1122 General Plan Amendment No. 1122 (project; proposed project).

ES2 PROJECT SUMMARY

The proposed project consists of General Plan Amendment No. 1122 (project; proposed project), which includes a comprehensive review of and updates to Riverside County's Housing Element (2013–2021 Housing Element Update) along with proposed changes to the General Plan Land Use Element and Safety Element, proposed changes to 10 Area Plans, and proposed changes to the Riverside County Land Use Ordinance No. 348 to include two new zone classifications. The proposed project is a countywide project encompassing the unincorporated land in Riverside County. The land use designation and zone classification changes would affect the following Area Plans:

- Eastern Coachella Valley Area Plan
- Elsinore Area Plan
- Harvest Valley/Winchester Area Plan
- Highgrove Area Plan
- Lakeview/Nuevo Area Plan
- Mead Valley Area Plan
- Southwest Area Plan
- Temescal Canyon Area Plan
- The Pass Area Plan
- Western Coachella Valley Area Plan

ES3 PROJECT ALTERNATIVES SUMMARY

California Environmental Quality Act (CEQA) Guidelines Section 15126.6 requires that an EIR describe a range of reasonable alternatives to the project which could feasibly attain the basic objectives of the project and avoid and/or lessen the environmental effects of the project. Further, CEQA Guidelines Section 15126.6(e) requires that a “no project” alternative be evaluated in an EIR. Section 4.0, Project Alternatives, provides a detailed discussion and a qualitative analysis of the following scenario:

- **Alternative 1 – No Project Alternative.** CEQA Guidelines Section 15126.6(e) requires that a No Project alternative be evaluated in an EIR. The No Project analysis must discuss the circumstance under which the project does not proceed. The comparison is that of the proposed project versus what can reasonably be expected to occur on the properties should the proposed project not be approved. The analysis allows decision-makers to compare the impacts of approving the project with the impacts of not approving the project (CEQA Guidelines Section 15126.6(e)(3)(B)).

- **Alternative 2 - Remove All Lands Designated for Agricultural Land Use.** The proposed project would rezone approximately 525 acres of land in the Eastern Coachella Valley Area Plan that are currently both designated and zoned for agriculture uses. Of those, approximately 472 acres are Prime Farmland, with the remaining 52 acres being a mixture of Prime Farmland, Farmland of Statewide Importance, Farmland of Local Importance, Urban and Built-Up Land, and lands designated as 'Other' lands. While other property may be similarly designated, the existing General Plan and the previous General Plan designated the properties for development and made findings of overriding considerations addressing the conversion of agricultural land to nonagricultural purposes. The proposed project would add an additional 131.48 acres of agricultural land that was not previously designated for development. This additional agricultural land conversion is considered a significant and unavoidable impact. Alternative 2 would eliminate the significant impact by removing the 131.48 acres identified for redesignation to nonagricultural purposes. The reduction of 131.48 acres would result in the potential for 4,154 fewer housing units and 19,418 fewer residents than the proposed project. This is a reduction of approximately 17 percent from the potential units and population estimated.
- **Alternative 3 - Remove HHDR on All Lands Affected by MARB Land Use.** On August 17, 2015, the County received a letter from Edward Cooper from the Riverside County Airport Land Use Commission (ALUC). This letter states that the 50 percent Highest Density Residential (HHDR) for both Neighborhoods 1 and 2 are inconsistent with the provisions of the 2014 March Air Reserve Base/Inland Port ALUC Plan. According to the plan, these neighborhoods are located in Airport Compatibility Zone C2, where residential densities are limited to a maximum of six dwelling units per acre. Further, because these neighborhoods are within an airport compatibility zone, they are subject to mandatory ALUC review. The only alternative that would address this potential impact is to reduce density to six dwellings per acre. The two neighborhoods total approximately 88 acres and with a 50 percent proposed HHDR designation represent a potential for 1,320 housing units. Housing could still be permitted in the area subject to the six or fewer units per acre restriction of the Airport Compatibility Zone C-2; however, at this density, the housing would be considered market rate.

ES4 AREAS OF CONTROVERSY/ISSUES TO BE RESOLVED

In accordance with Section 15082 of the state CEQA Guidelines, the County prepared and issued an NOP for the EIR on June 26, 2015. The County solicited comments on the scope and content of the environmental analysis and the EIR for the project from June 26, 2015, through August 10, 2015. The project was subsequently revised to include additional parcels not included in the original project description. Therefore, a Revised NOP was prepared and issued on October 9, 2015 to include the new parcels. The County extended the NOP comment through November 9, 2015.

Areas of controversy/issues to be resolved as presented to the county by agencies and the public during the NOP review period were considered during preparation of the Draft EIR. The complete text of the NOP, Revised NOP and responses by interested parties are presented in **Appendix 1.0-1** and summarized in **Table ES-1**.

ES5 SUMMARY OF NOP COMMENTS

TABLE ES-1
NOP COMMENT SUMMARIES

Commenter Name	Comment Summary
South Coast Air Quality Management District	The commenter gives recommendations regarding the analysis of potential air quality impacts.
Sierra Club, Moreno Valley Group	The commenter states that GPA 960 and the Housing Element environmental documents need to be processed together/same time due to cumulative impacts including traffic, air quality, and housing.
California Department of Conservation	The commenter gives recommendations regarding the analysis of agricultural resources.
Mojave Desert Air Quality Management District	The commenter concurs with the proposed AQ and GHG analysis for project.
Advocated Coalition for Coachella Valley Community and Environmental Health	The commenter is concerned with communities in Eastern Coachella Valley, including residents that live in mobile home communities, including "Polanco" parks that lack basic infrastructure including sanitary sewer collection systems and domestic potable water.
Winchester Town Association	The commenter needs clarification that the communities Downtown Winchester vision and housing element are consistent with each other.
Airport Land Use Commission Riverside County (August 17, 2015)	The commenter states that neighborhoods 1 and 2 are located in Airport Compatibility Zone C2, where residential densities are limited to a maximum of six dwelling units per acre.
Airport Land Use Commission Riverside County (November 9, 2015)	The commenter states that neighborhoods 1 and 2 are located in Airport Compatibility Zone C2, where residential densities are limited to a maximum of six dwelling units per acre.
City of Riverside	Comments on 5 separate areas of concern (as seen to the left) stating that the proposed amendments will substantially increase development intensity of multiple areas surrounding the City of Riverside, and has the potential of creating significant impacts to the City. The DEIR needs to particularly focus on traffic impacts.
Board of Forestry and Fire Protection	The commenter is concerned about the potential for high density development in Very High Fire Hazard Severity Zones (VHFHSZ).
California Rural Legal Assistance, Inc.	The commenter requests that the document analyze impacts on low income residents and communities of color; assess the feasibility of HHDR and MUA designation and rezone on the ability to meet housing needs; conduct a health impact assessment; analyze the impact of drought and water scarcity, and; discuss the methodology used to select the parcels identified for rezoning.

Commenter Name	Comment Summary
City of Lake Elsinore	Comments included applicable goals and policies from the City of Lake Elsinore's for the Lee Lake Community and applicable goals and policies of the North Peak District of the General Plan to the Meadowbrook Town Center.
City of Temecula Community Development	The commenter requests that mitigation measures requiring coordination with the Riverside Transit Agency and the City of Temecula Public Works Department be included in the document.
Coachella Valley Archaeological Society	No comments related to the proposed project.
Coachella Valley Leadership Counsel	The commenter requests that the EIR analyze and address impacts the project will have on low income residents and communities of color.
Coachella Valley Mosquito and Vector Control	The commenter recommends developers follow Best Management Practices (BMPs) for mosquito control in California.
Colton Unified School District	The letter includes general comments related to developer fees and that they are analyzed in the EIR
Department of Fish and Wildlife	The commenter gives recommendations for the DEIR regarding the Biological Resources section.
Caltrans (District 8)	The commenter lists facilities that transit could utilize to provide service to the mixed use areas and suggests transit route plans to provide service from the identified areas for rezone to current and proposed Metrolink and Amtrack stations.
Harper & Burns LLP	Home Gardens Sanitary District (HGSD) notes that additional treatment capacity has been purchased to address current needs in the WRCRWA Plant. Additionally, new development must pay sewer capacity charges to buy-in to the existing sewer capacity.
Jurupa Area Recreation and Park District	This commenter had no project related comments.
Metropolitan Water District	MWD requests review of any design plans associated with the proposed project for any activity in the area of MWDs pipelines or facilities.
Mojave Desert Air Quality Management District	The commenter includes the website for where the significance thresholds can be found.
Morongo Band of Mission Indians	The Project is outside of the tribes current reservation boundaries but within an area considered to be a traditional use area or one in which the Tribe has cultural ties. Therefore, mitigation measures will need to be incorporated.
Pala Tribal Historic Preservation Office	Not within the boundaries of the recognized Pala Indian Reservation and beyond the boundaries of the territory that the tribe considers its Traditional Use Area (TUA).
Riverside County Dept. o Environmental Health	The commenter requests that the EIR address water and wastewater since some of the areas designated do not already have water and wastewater facilities supported by purveyors/water districts.

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Commenter Name	Comment Summary
San Bernardino County Dept. of Public Works	The commenter states that any work encroaching into the San Bernardino Flood Control District ROW is required to obtain a permit.
Sierra Club/ Moreno Valley Group	The commenter states that the DEIR must include a Health Risk Assessment otherwise it is inadequate.
South Coast Air Quality Management District	The commenter included information for which criteria to use for AQ analysis when assessing impacts. To offset potential impacts, resources to develop mitigation measures have been included in the letter.
Southern California Association of Governments	The commenter requested for future documents pertaining to the project.
Strata Equity Group, Inc.	The commenter recommends relocating potential development associated with APNs 310-270-011; -012, -013, -014; and 310-230-027 to areas that would better accommodate the higher intensity/density development such as along major transportation corridors instead of the current locations proposed by the project.
T&B Planning Inc.	The commenter requested to be contacted regarding TTM 36668 (a 65.2-acre site in High Grove Community) which has active applications to develop single family residential and are being scheduled for Planning Commission hearing.
Val Verde Unified School District	The commenter recommends that it be appraised of any traffic flow changes.
DR. F. Hormoza	The commenter owns land in Mecca and would like to know about the potential rezoning of approximately 1,700 parcels addressed in the 3rd paragraph of the NOP.
Ron Roy	The commenter states that the proposed project is in violation of SB 375 and the Sustainable Communities Strategy (SCS) and lists the SCS requirements. The commenter also suggests a joint meeting be held with other local governments and the public to collaboratively identify areas within and on fringes of cities for future land uses, residential densities, and building intensities.
George Hague	Comment regarding how each site will help meet Executive order B-30-15 to reduce Greenhouse Gas (GHG) emissions, especially Lakeview/Nuevo. Comment about horse trails in this area plan, Assembly Bill 32, public services, etc.

ES6 SUMMARY OF ENVIRONMENTAL IMPACTS

Table ES-2 displays a summary of project impacts and proposed mitigation measures that would avoid or minimize potential impacts. In Table ES-2, the level of significance is indicated both before and after the implementation of each mitigation measure. For detailed discussions of all mitigation measures that would provide mitigation for each type of environmental impact addressed in this Draft EIR, refer to the appropriate environmental topic section (i.e., Section 3.0 and Sections 4.1 through 4.10).

CEQA Guidelines Section 15126.2(b) requires an EIR to discuss unavoidable significant environmental effects, including those that can be mitigated but not reduced to a level of insignificance. Section 6.0, Other CEQA Considerations, identifies impacts determined by the analysis in the Draft EIR to be significant and unavoidable (Table 6.3-1).

ES7 AREAS OF NO IMPACT

Table ES-2 includes a summary of environmental impacts that are either reduced to a less than significant level through the application of required mitigation, as well as summaries of impacts where no impact would occur because of the nature of the proposed project. Note that this is a summary table and that the text of the EIR contains a detailed analysis of all of the impact and thresholds that apply to the proposed project and to future development.

NI	No Impact
LS	Less than Significant Impact
LS-M	Less than Significant with Mitigation Measures incorporated
SU	Significant and Unavoidable
LCC	Less than Cumulatively Considerable
LCC-M	Less than Cumulatively Considerable with Mitigation Measures incorporated
CC & SU	Cumulatively Considerable and Significant and Unavoidable
NA-CW	Not Applicable, Countywide impact

TABLE ES-2
SUMMARY OF IMPACTS AND MITIGATION MEASURES

Impact	EIR Section										
	3.0	4.1	4.2	4.3	4.4	4.5	4.6	4.7	4.8	4.9	4.10
I. Aesthetics											
1) Have a substantial adverse effect on a scenic vista.	LCC-M	LS-M	LS-M	LS-M	LS-M	LS-M	LS-M	LS-M	LS-M	LS-M	LS-M
2) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway.	LCC-M	LS	LS	NI	NI	NI	NI	LS	LS	LS	NI
3) Substantially degrade the existing visual character or quality of the site and its surroundings.	LCC-M	LS-M	LS-M	LS-M	LS-M	LS-M	LS-M	LS-M	LS-M	LS-M	LS-M
4) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area.	LCC	LS	LS	LS	LS	LS	LS	LS	LS	LS	LS
Aesthetics Mitigation Measures											
<p>MM 3.1.1 Development projects shall be subject to the requirements of all relevant guidelines, including the community center guidelines, Riverside County supervisorial district guidelines and all applicable standards, policies and/ or regulations of the County of Riverside or other affected entities pertaining to scenic vistas and aesthetic resources. Factors considered in these guidelines include the scale, extent, height, bulk or intensity of development; the location of development; the type, style and intensity of adjacent land uses; the manner and method of construction, including materials, coatings and landscaping; the interim and/or final use of the development; the type, location and manner of illumination and signage; the nature and extent of terrain modification required; and the potential effects to the established visual characteristic of the project site and identified scenic vista or aesthetic resource.</p> <p><i>Timing/Implementation:</i> Prior to and during construction activities</p> <p><i>Enforcement/Monitoring:</i> County of Riverside</p>											

Impact	EIR Section										
	3.0	4.1	4.2	4.3	4.4	4.5	4.6	4.7	4.8	4.9	4.10
II. Agriculture and Forestry Resources											
1) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance, as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resource Agency, to nonagricultural use.	LCC	NI	NI	NI	NI	NI	NI	NI	SU	NI	NI
2) Conflict with existing agricultural zoning, agricultural use or with land subject to a Williamson Act contract or land within a Riverside County Agricultural Preserve.	LCC	NI	LS	NI	NI	LS	LS	NI	SU	NI	NI
3) Conflict with existing zoning for, or cause rezoning of, forestland (as defined in Public Resources Code [PRC] Section 12220(g)), timberland (as defined by PRC Section 4526), or timberland zoned timberland production (as defined by California Government Code Section 51104(g)).	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI
4) Result in the loss of forestland or conversion of forestland to non-forest use.	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI

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Impact	EIR Section										
	3.0	4.1	4.2	4.3	4.4	4.5	4.6	4.7	4.8	4.9	4.10
5) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to nonagricultural use or conversion of forestland to non-forest use.	LCC	NI	LS	NI	NI	LS	LS	NI	SU	NI	NI
III. Air Quality											
1) Conflict with or obstruct implementation of the applicable air quality plan.	CC & SU	NA-CW	NA-CW	NA-CW	NA-CW	NA-CW	NA-CW	NA-CW	NA-CW	NA-CW	NA-CW
2) Violate any air quality standard or contribute substantially to an existing or projected air quality violation.	CC & SU	NA-CW	NA-CW	NA-CW	NA-CW	NA-CW	NA-CW	NA-CW	NA-CW	NA-CW	NA-CW
3) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is nonattainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors).	CC & SU	NA-CW	NA-CW	NA-CW	NA-CW	NA-CW	NA-CW	NA-CW	NA-CW	NA-CW	NA-CW
4) Expose sensitive receptors to substantial pollutant concentrations.	LCC-M	NA-CW	NA-CW	NA-CW	NA-CW	NA-CW	NA-CW	NA-CW	NA-CW	NA-CW	NA-CW

Impact	EIR Section											
	3.0	4.1	4.2	4.3	4.4	4.5	4.6	4.7	4.8	4.9	4.10	
5) Create objectionable odors affecting a substantial number of people.	LCC-M	NA-CW	NA-CW	NA-CW	NA-CW	NA-CW	NA-CW	NA-CW	NA-CW	NA-CW	NA-CW	NA-CW
Air Quality Mitigation Measures												
MM 3.3.1	<p>All individual, future development instigated by the Housing Element are required to prepare an analyses of potential air quality impacts in accordance with SCAQMD promulgated methodology protocols. Projects estimated to exceed SCAQMD significance thresholds are required, per GPA 960 Policy AQ 4.7 (RCIP GP Policy AQ 4.7), to implement mitigation measures in order to reduce air pollutant emissions to the greatest extent possible.</p> <p><i>Timing/Implementation:</i> Prior to construction activities</p> <p><i>Enforcement/Monitoring:</i> County of Riverside</p>											
MM 3.3.2	<p>Implement the following applicable Rule 403 measures:</p> <ul style="list-style-type: none"> • Apply nontoxic chemical soil stabilizers according to manufacturer specifications to all inactive construction areas (previously graded areas inactive for 10 days or more). • Water active sites at least twice 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 2 feet of freeboard in accordance with the requirements of California Vehicle Code Section 23114 (freeboard means vertical space between the top of the load and top of the trailer). • 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. <p><i>Timing/Implementation:</i> During construction activities</p> <p><i>Enforcement/Monitoring:</i> County of Riverside</p>											
MM 3.3.3	<p>Implement the following additional SCAQMD CEQA Air Quality Handbook dust 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. <p><i>Timing/Implementation:</i> During construction activities</p> <p><i>Enforcement/Monitoring:</i> County of Riverside</p>											
MM 3.3.4	<p>Implement the following mitigation measures for construction equipment and vehicles exhaust emissions:</p> <ul style="list-style-type: none"> • The construction contractor shall select the construction equipment used on-site based on low emission factors and high energy efficiency. • The construction contractor shall ensure that construction grading plans include a statement that all construction equipment will be tuned and maintained in accordance with the manufacturer specifications. • The construction contractor shall utilize electric- or diesel-powered equipment, in lieu of gasoline-powered engines, where feasible. 											

Impact	EIR Section										
	3.0	4.1	4.2	4.3	4.4	4.5	4.6	4.7	4.8	4.9	4.10
	<ul style="list-style-type: none"> The construction contractor shall ensure that construction grading plans include a statement that work crews will shut off equipment when not in use. During smog season (May through October), the overall length of the construction period will be extended, thereby decreasing the size of the area prepared each day, to minimize vehicles and equipment operating at the same time. The construction contractor shall time the 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 construction contractor shall support and encourage ridesharing and transit incentives for the construction crew. Dust generated by the development activities shall be retained on-site and kept to a minimum by following the dust control measures listed below. <ol style="list-style-type: none"> 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. 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 include wetting down such areas in the late morning, after work is completed for the day and whenever wind exceeds 15 miles per hour. 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. Soil stockpiled for more than two days shall be covered, kept moist, or treated with soil binders to prevent dust generation. Trucks transporting soil, sand, cut or fill materials and/or construction debris to or from the site shall be tarped from the point of origin. <p><i>Timing/Implementation:</i> During construction activities <i>Enforcement/Monitoring:</i> County of Riverside</p>										
MM 3.3.5	<p>The construction contractor shall ensure that all disturbed areas and stock piles are watered at least three times per day or soil stabilizers are applied as necessary to prevent visible dust plumes from these areas. Stock piles not in use may be covered with a tarp to eliminate the need for watering or other stabilizers.</p> <p><i>Timing/Implementation:</i> During construction activities <i>Enforcement/Monitoring:</i> County of Riverside</p>										
MM 3.3.6	<p>All construction equipment shall have EPA-rated engines of Tier 3 or better.</p> <p><i>Timing/Implementation:</i> During construction activities <i>Enforcement/Monitoring:</i> County of Riverside</p>										
MM 3.3.7	<p>As soon as electric utilities are available at construction sites, the construction site shall be supplied with electricity from the local utility and all equipment that can be electrically operated shall use the electric utility rather than portable generators.</p> <p><i>Timing/Implementation:</i> During construction activities <i>Enforcement/Monitoring:</i> County of Riverside</p>										
MM 3.3.8	<p>All new development shall ensure that all interior and exterior architectural coatings used are low in reactive organic gases.</p> <p><i>Timing/Implementation:</i> Prior to project approval <i>Enforcement/Monitoring:</i> County of Riverside</p>										
MM 3.3.9	<p>If hearths are included in new residential developments, they shall be energy-efficient natural gas appliances. No wood-burning hearths or stoves shall be permitted in new residential developments.</p>										

Impact	EIR Section									
	3.0	4.1	4.2	4.3	4.4	4.5	4.6	4.7	4.8	4.9
MM 3.3.10	<p><i>Timing/Implementation:</i> Prior to project approval</p> <p><i>Enforcement/Monitoring:</i> County of Riverside</p> <p>New developments shall include the following requirements to reduce emissions associated with toxic air contaminants (TACs):</p> <ul style="list-style-type: none"> a. Electrical outlets shall be included in the building design of any loading docks to allow use by refrigerated delivery trucks. Signage shall also be installed, instructing commercial vehicles to limit idling times to five minutes or less. If loading and/or unloading of perishable goods would occur for more than five minutes and continual refrigeration is required, all refrigerated delivery trucks shall use the electrical outlets to continue powering the truck refrigeration units when the delivery truck engine is turned off. b. Electrical outlets shall be installed on the exterior of new structures for use with electrical landscaping equipment. Further, the property owner(s) shall ensure that the hired landscape companies use electric-powered equipment where available to a minimum of 20 percent of the equipment used. <p><i>Timing/Implementation:</i> Prior to project approval</p> <p><i>Enforcement/Monitoring:</i> County of Riverside</p>									
	MM 3.3.11	<p>The County of Riverside shall require minimum distances between potentially incompatible land uses, as described below, unless a project-specific evaluation of human health risks defines, quantifies, and reduces the potential incremental health risks through site design or the implementation of additional reduction measures to levels below applicable standards (e.g., standards recommended or required by CARB, SCAQMD or MDAQMD).</p> <p>SCAQMD Jurisdiction:</p> <ul style="list-style-type: none"> a. Proposed dry cleaners and film processing services that use perchloroethylene must be sited at least 500 feet from existing sensitive land uses including residential, schools, day care facilities, congregate care facilities, hospitals, or other places of long-term residency for people. b. Proposed auto body repair services shall be sited at least 500 feet from existing sensitive land uses. c. Proposed gasoline dispensing stations with an annual throughput of less than 3.6 million gallons shall be sited at least 50 feet from existing sensitive land uses. Proposed gasoline dispensing stations with an annual throughput at or above 3.6 million gallons shall be sited at least 300 feet from existing sensitive land uses. d. Other proposed sources of TACs, including furniture manufacturing and repair services that use methylene chloride or other solvents identified as a TAC, shall be sited at least 300 feet from existing sensitive land uses. e. Proposed sensitive land uses shall be sited at least 500 feet from existing freeways, major urban roadways with 100,000 vehicles per day or more, and major rural roadways with 50,000 vehicles per day or more. f. Proposed sensitive land uses shall be sited at least 500 feet from existing dry cleaners and film processing services that use perchloroethylene. g. Proposed sensitive land uses shall be sited at least 500 feet from existing auto body repair services. h. Proposed sensitive land uses shall be sited at least 50 feet from existing gasoline dispensing stations with an annual throughput of less than 3.6 million gallons and 300 feet from existing gasoline dispensing stations with an annual throughput at or above 3.6 million gallons. i. Proposed sensitive land uses shall be sited at least 300 feet from existing land uses that use methylene chloride or other solvents identified as a TAC. <p>MDAQMD Jurisdiction:</p> <ul style="list-style-type: none"> a. Proposed industrial projects must be sited at least 1,000 feet from existing sensitive land uses. b. Proposed distribution centers with 40 or more trucks per day shall be sited at least 1,000 feet from existing sensitive land uses. 								

Impact	EIR Section										
	3.0	4.1	4.2	4.3	4.4	4.5	4.6	4.7	4.8	4.9	4.10
<p>c. Proposed dry cleaners using perchloroethylene shall be sited at least 500 feet from existing sensitive land uses.</p> <p>d. Proposed gasoline dispensing facilities shall be sited at least 300 feet from existing sensitive land uses.</p> <p>e. Proposed sensitive land uses shall be sited at least 500 feet from existing freeways, major urban roadways with 100,000 vehicles per day or more, and major rural roadways with 50,000 vehicles per day or more.</p> <p>f. Proposed sensitive land uses shall be sited at least 1,000 feet from existing industrial facilities or distribution centers with more than 40 trucks per day.</p> <p>g. Proposed sensitive land uses shall be sited at least 500 feet from existing dry cleaners using perchloroethylene.</p> <p>h. Proposed sensitive land uses shall be sited at least 300 feet from existing gasoline dispensing stations.</p> <p><i>Timing/Implementation: Prior to project approval</i></p> <p><i>Enforcement/Monitoring: County of Riverside</i></p> <p>MM 3.3.12 Locate potential new odor sources predominantly down- or cross-wind from existing sensitive receptors and potential new sensitive receptors predominantly upwind from existing odor sources. As indicated by the Right-to-Farm ordinance, agricultural uses that have been operated for more than three years cannot be reclassified as a public or private nuisance by new development.</p> <p><i>Timing/Implementation: Prior to project approval</i></p> <p><i>Enforcement/Monitoring: County of Riverside</i></p> <p>MM 3.3.13 Maintain an adequate buffer between potential new odor sources and receptors such that emitted odors are dissipated before reaching the receptors (minimum of 500 feet depending on odor source). As indicated by the Right-to-Farm ordinance, agricultural uses that have been operated for more than three years cannot be reclassified as a public or private nuisance by new development.</p> <p><i>Timing/Implementation: Prior to project approval</i></p> <p><i>Enforcement/Monitoring: County of Riverside</i></p>											
IV. Biological Resources											
<p>1) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special-status species in local or regional plans, policies or regulations, or by the CDFW or the US Fish and Wildlife Service (USFWS).</p>	LCC-M	LS	LS	LS	LS	LS	LS	LS	LS	LS	LS

Impact	EIR Section											
	3.0	4.1	4.2	4.3	4.4	4.5	4.6	4.7	4.8	4.9	4.10	
2) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations, or by the CDFW or USFWS.	LCC-M	LS-M	LS-M	LS-M	LS-M	LS-M	LS-M	LS-M	LS-M	LS-M	LS-M	LS-M
3) Have a substantial adverse effect on federally protected wetlands, as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal wetlands, etc.), through direct removal, filling, hydrological interruption, or other means.	LCC-M	LS-M	LS-M	LS-M	LS-M	LS-M	LS-M	LS-M	LS-M	LS-M	LS-M	LS-M
4) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites.	LCC-M	LS	LS	LS	LS	LS	LS	LS	LS	LS	LS	LS
5) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance.	NI	NA-	NA-CW	NA-CW	NA-CW	NA-CW	NA-CW	NA-CW	NA-CW	NA-CW	NA-CW	NA-CW

Impact	EIR Section										
	3.0	4.1	4.2	4.3	4.4	4.5	4.6	4.7	4.8	4.9	4.10
6) Conflict with the provisions of an adopted habitat conservation plan, natural community conservation plan, or other approved local, regional, or state habitat conservation plan.	LCC	LS	LS	LS	LS	LS	LS	LS	LS	LS	LS
Biological Resources Mitigation Measures											
MM 3.4.1	<p>Prior to discretionary project approval for projects with the potential to substantially adversely affect sensitive (listed, candidate, or special-status) species or habitats, a general biological resource assessment (BRA) shall be performed. The following requirements shall apply:</p> <ol style="list-style-type: none"> a. The BRA shall be performed by a Riverside County-approved biologist pursuant to a Memorandum of Understanding executed between the biologist and the County of Riverside. b. The biology/environmental firm or biologist preparing the BRA must be on Riverside County’s list of qualified consultants. c. Fieldwork must be performed by qualified biologists according to professional standards. d. If included in the BRA, presence/absence surveys for specific plants must be conducted during the applicable blooming season or other conditions as deemed scientifically appropriate and valid. e. Should affected species or habitat occur on the project site, then a “Focused Protocol Survey” must be prepared for those species using existing protocols established by the USFWS or CDFW. If no such protocols exist, the survey must be based on generally accepted biological survey protocols appropriate to the species. <p>The BRA requirement may be waived if any of the following conditions are documented to exist.</p> <ol style="list-style-type: none"> I. The area affected by the proposed project (“footprint” herein) consists entirely of built environment (structures, pavement, etc.) and none of the biota or plant material present (i.e., landscaping) represent likely habitat used by a sensitive species. II. The Riverside County Ecological Resources Specialist (ERS) finds in writing that the proposed footprint does not have any biological resources expected to be used by a protected species or plant. III. The project or activity proposed is to be performed under an existing incidental take permit, habitat conservation plan or other governing permit, license or authorization (i.e., Section 7 consultation) and no new significant effect to the covered species or other protected species or resource is expected to occur. <p>In addition to the items herein, the BRA shall also be prepared in accordance with the Riverside County “Guide to Preparing General Biological Resource Assessments,” as well as any other requirements of the Riverside County Environmental Programs Department, Planning Department, or other County of Riverside agency.</p> <p>Upon receipt of the BRA, the Riverside County ERS shall review it and all supporting documentation. If the Riverside County ERS finds that the project does not have the potential to substantially affect sensitive species or habitat, no further mitigation is required. If the Riverside County ERS finds that the project has the potential to substantially adversely affect sensitive species or habitat, then additional mitigation will be developed and imposed to reduce such impacts</p>										

Impact	EIR Section									
	3.0	4.1	4.2	4.3	4.4	4.5	4.6	4.7	4.8	4.9
	<p>to below a level of significance. Such mitigation may include but not be limited to obtaining incidental take permits from the USFWS and/or CDFW, as applicable, and acquisition and conservation of replacement habitat at appropriate ratios.</p> <p><i>Timing/Implementation:</i> Prior to discretionary project approval</p> <p><i>Enforcement/Monitoring:</i> County of Riverside</p>									
MM 3.4.2	<p>A general biological resources assessment (BRA) shall be required as part of the discretionary project review process at Riverside County’s discretion. For example, a BRA would be required if site inspection, aerial or other photos, resource agency data, or any other information indicates potential for sensitive habitat to occur on or be adversely affected by the proposed project. The BRA shall be prepared and reviewed as per the requirements outlined in mitigation measure MM 3.4.1.</p> <p><i>Timing/Implementation:</i> Prior to discretionary project approval</p> <p><i>Enforcement/Monitoring:</i> County of Riverside</p>									
MM 3.4.3	<p>For sites not governed by an existing MSHCP, where site conditions (e.g., topography, soils, vegetation) indicate a project could adversely affect any riparian or riverine resources, an appropriate assessment shall be prepared by a qualified professional. An assessment shall include, but not be limited to, identification and mapping of any riparian/riverine areas and evaluation of species composition, topography/hydrology and soil analysis, as applicable. An assessment shall be completed as part of the environmental review for the development proposal prior to its approval. Upon receipt of an assessment, the Riverside County Ecological Resources Specialist (ERS) shall review the document and make a finding that:</p> <ol style="list-style-type: none"> a. Riparian/riverine areas do not exist on site; or b. Project-specific avoidance measures have been identified that would be sufficient to ensure avoidance of riparian/riverine areas; or c. Impacts to riparian/riverine areas are significant and unavoidable. If avoidance is not feasible, a practicable alternative that minimizes direct and indirect effects to riparian/riverine areas and vernal pools and associated functions and values to the greatest extent possible must be developed. <p>If impacts remain significant and unavoidable, then the ERS will require the project applicant to obtain a Section 404 permit from the US Army Corps of Engineers (USACE) and/or a Fish and Game Code Section 1600 agreement from the CDFW prior to the issuance of any grading permit or other action by the County of Riverside that would lead to the disturbance of the riparian resource.</p> <p><i>Timing/Implementation:</i> Prior to discretionary project approval</p> <p><i>Enforcement/Monitoring:</i> County of Riverside</p>									
MM 3.4.4	<p>For sites not governed by an MSHCP, a general biological resources assessment (BRA) shall be required as part of the discretionary project review process at Riverside County’s discretion. For example, a BRA would be required if site inspection, aerial or other photos, resource agency data, or any other information indicates potential for sensitive habitat to occur on or be adversely affected by the proposed project. The BRA shall be prepared and reviewed as per the requirements outlined in mitigation measure MM 3.4.3.</p> <p><i>Timing/Implementation:</i> Prior to discretionary project approval</p> <p><i>Enforcement/Monitoring:</i> County of Riverside</p>									
MM 3.4.5	<p>If site conditions (for example, topography, soils, vegetation, etc.) indicate that the proposed project could affect riparian/riverine areas or federally protected wetlands as defined by Section 404 of the CWA, then an appropriate assessment shall be prepared by a qualified professional as part of Riverside County’s project review process. An assessment shall include, but not be limited to, identification and mapping of any wetland(s) or riparian resources present; evaluation of plant species composition, topography and hydrology; a soils analysis (where appropriate) and conclusions stating the presence or absence of jurisdictional wetlands. An assessment shall be completed as part of the development review process. Should any grading or construction be proposed within</p>									

Impact	EIR Section											
	3.0	4.1	4.2	4.3	4.4	4.5	4.6	4.7	4.8	4.9	4.10	
<p>or alongside the banks of the watercourse or wetland, the land divider/permit holder shall provide written notification to the Riverside County Planning Department that the alteration of any watercourse or wetland, located either on site or on any required offsite 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.</p> <p><i>Timing/Implementation:</i> During development review process</p> <p><i>Enforcement/Monitoring:</i> County of Riverside</p> <p>MM 3.4.6 If site conditions (e.g., topography, soils, vegetation) indicate that the proposed project could affect riparian/riverine areas or federally protected wetlands as defined by Fish and Game Code Section 1600 et seq., then an appropriate assessment shall be prepared by a qualified professional as part of Riverside County’s project review process. An assessment shall include, but not be limited to, identification and mapping of any wetland(s) or riparian resources present; evaluation of plant species composition, topography, and hydrology; a soils analysis (where appropriate); and conclusions stating the presence or absence of jurisdictional wetlands. An assessment shall be completed as part of the development review process.</p> <p>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 Riverside County Planning Department that the appropriate CDFW notification pursuant to Sections 1601/1603 of the 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 agreements shall be submitted along with the notification.</p> <p><i>Timing/Implementation:</i> During development review process</p> <p><i>Enforcement/Monitoring:</i> County of Riverside</p> <p>MM 3.4.7 Should a wildlife nursery site or native resident or migratory wildlife corridor be uncovered through a biological resources assessment (BRA), then a consultation with a Riverside County Ecological Resources Specialist (ERS) shall occur. The ERS shall make a determination if the site is essential for the long-term viability of the species. If such a determination is made, then the ERS shall work with the project applicant to avoid the effects of development on the resource in question and condition the land use case accordingly. Should significant impacts to a nursery site or corridor not be avoidable, the applicant shall be required to ensure the preservation of comparable nursery or corridor habitat off-site.</p> <p><i>Timing/Implementation:</i> Prior to discretionary project approval</p> <p><i>Enforcement/Monitoring:</i> County of Riverside</p>												
	<p>V. Cultural Resources</p>											
1) Cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5.	LCC-M	NA-CW	NA-CW	NA-CW	NA-CW	NA-CW	NA-CW	NA-CW	NA-CW	NA-CW	NA-CW	NA-CW
2) Cause a substantial adverse change in the significance of an archaeological	LCC-M	NA-CW	NA-CW	NA-CW	NA-CW	NA-CW	NA-CW	NA-CW	NA-CW	NA-CW	NA-CW	NA-CW

Impact	EIR Section										
	3.0	4.1	4.2	4.3	4.4	4.5	4.6	4.7	4.8	4.9	4.10
resource pursuant to Section 15064.5.											
3) Disturb any human remains, including those interred outside of formal cemeteries.	LCC-M	NA-CW	NA-CW	NA-CW	NA-CW	NA-CW	NA-CW	NA-CW	NA-CW	NA-CW	NA-CW
Cultural Resources Mitigation Measures											
MM 3.5.1	<p>Avoidance is the preferred treatment for cultural resources. Where feasible, project plans shall be developed to allow avoidance of cultural resources. Where avoidance of construction impacts is possible, capping of the cultural resource site and avoidance planting (e.g., planting of prickly pear cactus) shall be employed to ensure that indirect impacts from increased public availability to the site are avoided. Where avoidance is selected, cultural resource sites shall be placed within permanent conservation easements or dedicated open space.</p> <p><i>Timing/Implementation:</i> Prior to and during construction activities</p> <p><i>Enforcement/Monitoring:</i> County of Riverside</p>										
MM 3.5.2	<p>If avoidance and/or preservation in place of cultural resources is not feasible, the following mitigation measures shall be initiated for each impacted site:</p> <ol style="list-style-type: none"> Discoveries shall be discussed with the Native American tribal (or other appropriate ethnic/cultural group representative) and the Riverside County Archaeologist, and a decision shall be made with the concurrence of the Planning Director, as to the mitigation (documentation, recovery, avoidance, etc.) appropriate for the cultural resource. Further ground disturbance shall not resume within the area of the discovery until an agreement has been reached by all parties as to appropriate preservation or mitigation measures. <p><i>Timing/Implementation:</i> Prior to and during construction activities</p> <p><i>Enforcement/Monitoring:</i> County of Riverside</p>										
MM 3.5.3	<p>If human remains are encountered during a public or private construction activity, California Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the Riverside County Coroner has made a determination of origin and disposition pursuant to PRC Section 5097.98. The Riverside County Coroner must be notified within 24 hours. If the Coroner determines that the burial is not historic, but prehistoric, the Native American Heritage Commission must be contacted to determine the most likely descendant for this area. The most likely descendant may become involved with the disposition of the burial following scientific analysis.</p> <p><i>Timing/Implementation:</i> During construction activities</p> <p><i>Enforcement/Monitoring:</i> County of Riverside</p>										

Impact	EIR Section										
	3.0	4.1	4.2	4.3	4.4	4.5	4.6	4.7	4.8	4.9	4.10
VI. Geology and Soils											
1) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death, involving: <ul style="list-style-type: none"> a) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault. Refer to California Geological Survey (formerly Division of Mines and Geology) Special Publication 42. b) Strong seismic ground shaking. c) Seismic-related ground failure, including liquefaction. d) Landslides. 	LCC-M	NA-CW	NA-CW	NA-CW	NA-CW	NA-CW	NA-CW	NA-CW	NA-CW	NA-CW	NA-CW
2) Result in substantial soil erosion or the loss of topsoil.	LCC-M	NA-CW	NA-CW	NA-CW	NA-CW	NA-CW	NA-CW	NA-CW	NA-CW	NA-CW	NA-CW

Impact	EIR Section											
	3.0	4.1	4.2	4.3	4.4	4.5	4.6	4.7	4.8	4.9	4.10	
3) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse.	LCC-M	NA-CW	NA-CW	NA-CW	NA-CW	NA-CW	NA-CW	NA-CW	NA-CW	NA-CW	NA-CW	NA-CW
4) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property.	LCC-M	NA-CW	NA-CW	NA-CW	NA-CW	NA-CW	NA-CW	NA-CW	NA-CW	NA-CW	NA-CW	NA-CW
5) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater.	LCC	NA-CW	NA-CW	NA-CW	NA-CW	NA-CW	NA-CW	NA-CW	NA-CW	NA-CW	NA-CW	NA-CW
6) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature.	LCC	NA-CW	NA-CW	NA-CW	NA-CW	NA-CW	NA-CW	NA-CW	NA-CW	NA-CW	NA-CW	NA-CW
Geology and Soils Mitigation Measures												
MM 3.6.1	<p>Before a project is approved or otherwise permitted within an Alquist-Priolo Zone, County Fault Zone, within 150 feet of any other active or potentially active fault mapped in a published US Geologic Survey or California Geological Survey reports, or within other potential earthquake hazard area (as determined by the County Geologist), a site-specific geologic investigation shall be prepared to assess potential seismic hazards resulting from development of the project site. The site-specific geotechnical investigation shall incorporate up-to-date data from government and nongovernment sources.</p> <p>Based on the site-specific geotechnical investigation, no structures intended for human occupancy shall be constructed across active faults. This site-specific evaluation and written report shall be prepared by a licensed geologist and shall be submitted to the County Geologist for review and approval prior to the</p>											

Impact	EIR Section										
	3.0	4.1	4.2	4.3	4.4	4.5	4.6	4.7	4.8	4.9	4.10
	<p>issuance of building permits. If an active fault is discovered, any structure intended for human occupancy shall be set back at least 50 feet from the fault. A larger or smaller setback may be established if such a setback is supported by adequate evidence presented to and accepted by the County Geologist.</p> <p><i>Timing/Implementation:</i> Prior to project approval</p> <p><i>Enforcement/Monitoring:</i> County of Riverside</p>										
MM 3.6.2	<p>The design and construction of structures and facilities shall adhere to the standards and requirement detailed in the California Building Code (California Code of Regulations, Title 24), County Building Code, and/or professional engineering standards appropriate for the seismic zone in which such construction may occur. Conformance with these design standards shall be enforced through building plan review and approval by the Riverside County Department of Building and Safety prior to the issuance of building permits for any structure or facility.</p> <p><i>Timing/Implementation:</i> During building plan review and prior to project approval</p> <p><i>Enforcement/Monitoring:</i> County of Riverside</p>										
MM 3.6.3	<p>As determined by the County Geologist, a site-specific assessment shall be prepared to ascertain potential ground shaking impacts resulting from development. The site-specific ground shaking assessment shall incorporate up-to-date data from government and nongovernment sources and may be included as part of any site-specific geotechnical investigation required in mitigation measure MM 3.6.1. The site-specific ground shaking assessment shall include specific measures to reduce the significance of potential ground shaking hazards. This site-specific ground shaking assessment shall be prepared by a licensed geologist and shall be submitted to the County Geologist for review and approval prior to the issuance of building permits.</p> <p><i>Timing/Implementation:</i> Prior to issuance of building permits</p> <p><i>Enforcement/Monitoring:</i> County of Riverside</p>										
MM 3.6.4	<p>As determined by the County Geologist, a site-specific assessment shall be prepared to ascertain potential liquefaction impacts resulting from development. The site-specific liquefaction assessment shall incorporate up-to-date data from government and nongovernment sources and may be included as part of any site-specific geotechnical investigation required in mitigation measure MM 3.6.1. This site-specific liquefaction assessment shall be prepared by a licensed geologist and shall be submitted to the County Geologist for review and approval prior to the issuance of building permits.</p> <p><i>Timing/Implementation:</i> Prior to issuance of building permits</p> <p><i>Enforcement/Monitoring:</i> County of Riverside</p>										
MM 3.6.5	<p>Where development is proposed within an identified or potential liquefaction hazard area (as determined by the County Geologist), adequate and appropriate measures such as (but not limited to) design foundations in a manner that limits the effects of liquefaction, the placement of an engineered fill with low liquefaction potential, and the alternative siting of structures in areas with a lower liquefaction risk, shall be implemented to reduce potential liquefaction hazards. Any such measures shall be submitted to the Riverside County Geologist and the County Department of Building and Safety for review prior to the approval of the building permits.</p> <p><i>Timing/Implementation:</i> Prior to issuance of building permits</p> <p><i>Enforcement/Monitoring:</i> County of Riverside</p>										
MM 3.6.6	<p>New development in identified or potential (as determined by the County Geologist) wind hazard areas shall adhere to applicable provisions of Riverside County Ordinance No. 484.2 or other local, state, or federal requirements established to control or limit the windborne erosion of soil. Prior to the approval of development permits, the County Building and Safety Department shall confirm that the design of any proposed structure, facility, or use incorporates appropriate features to control and/or limit the windborne erosion of soil.</p>										

Impact	EIR Section										
	3.0	4.1	4.2	4.3	4.4	4.5	4.6	4.7	4.8	4.9	4.10
MM 3.6.7	<p><i>Timing/Implementation:</i> Prior to issuance of building permits</p> <p><i>Enforcement/Monitoring:</i> County of Riverside</p> <p>Riverside County, where required, and in accordance with issuance of a National Pollutant Discharge Elimination System permit, shall require the construction and/or grading contractor for individual developments to establish and implement specific best management practices at time of project implementation.</p> <p><i>Timing/Implementation:</i> Prior to and during construction activities</p> <p><i>Enforcement/Monitoring:</i> County of Riverside</p>										
MM 3.6.8	<p>Prior to any development in the County, a grading plan shall be submitted to the Riverside County Building and Safety Department and/or Riverside County Geologist for review and approval. As required by the County, the grading plan shall include erosion and sediment control plans. Measures in individual erosion control plans may include, but shall not be limited to, the following:</p> <ol style="list-style-type: none"> a. Grading and development plans shall be designed in a manner which minimizes the amount of terrain modification. b. Surface water shall be controlled and diverted around potential landslide areas to prevent erosion and saturation of slopes. c. Structures shall not be sited on or below identified landslides unless landslides are stabilized. d. The extent and duration of ground-disturbing activities during and immediately following periods of rain shall be limited, to avoid the potential for erosion which may be accelerated by rainfall on exposed soils. e. To the extent possible, the amount of cut and fill shall be balanced. f. The amount of water entering and exiting a graded site shall be limited though the placement of interceptor trenches or other erosion control devices. g. Erosion and sediment control plans shall be submitted to the County for review and approval prior to the issuance of grading permits. <p><i>Timing/Implementation:</i> Prior to issuance of grading permits</p> <p><i>Enforcement/Monitoring:</i> County of Riverside</p>										
MM 3.6.9	<p>Where required, drainage design measures shall be incorporated into the final design of individual projects on-site. These measures shall include, but will not be limited to, the following:</p> <ol style="list-style-type: none"> a. Runoff entering developing areas shall be collected into surface and subsurface drains for removal to nearby drainages. b. Runoff generated above steep slopes or poorly vegetated areas shall be captured and conveyed to nearby drainages. c. Runoff generated on paved or covered areas shall be conveyed via swales and drains to natural drainage courses. d. Disturbed areas that have been identified as highly erosive shall be (re)vegetated. e. Irrigation systems shall be designed, installed, and maintained in a manner which minimizes runoff. f. The landscape scheme for projects within the project site shall utilize drought-tolerant plants. g. Erosion control devices such as rip-rap, gabions, and small check dams may be utilized in gullies and active stream channels to reduce erosion. <p><i>Timing/Implementation:</i> During site plan review and prior to project approval</p> <p><i>Enforcement/Monitoring:</i> County of Riverside</p>										

Impact	EIR Section										
	3.0	4.1	4.2	4.3	4.4	4.5	4.6	4.7	4.8	4.9	4.10
<p>MM 3.6.10 Proponents of new development in Riverside County shall adhere to applicable policies and standards contained in the most recent version of the California Building Code related to the construction of structures and facilities on expansive soils.</p> <p><i>Timing/Implementation:</i> Prior to issuance of building permits</p> <p><i>Enforcement/Monitoring:</i> County of Riverside</p>											
VII. Greenhouse Gas Emissions											
1) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment.	CC & SU	NA-CW	NA-CW	NA-CW	NA-CW	NA-CW	NA-CW	NA-CW	NA-CW	NA-CW	NA-CW
2) Conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases.	CC & SU	NA-CW	NA-CW	NA-CW	NA-CW	NA-CW	NA-CW	NA-CW	NA-CW	NA-CW	NA-CW
VIII. Hazards and Hazardous Materials											
1) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials.	LCC	NA-CW	NA-CW	NA-CW	NA-CW	NA-CW	NA-CW	NA-CW	NA-CW	NA-CW	NA-CW
2) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment.	LCC	NA-CW	NA-CW	NA-CW	NA-CW	NA-CW	NA-CW	NA-CW	NA-CW	NA-CW	NA-CW

Impact	EIR Section											
	3.0	4.1	4.2	4.3	4.4	4.5	4.6	4.7	4.8	4.9	4.10	
3) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school.	LCC	NA-CW	NA-CW	NA-CW	NA-CW	NA-CW	NA-CW	NA-CW	NA-CW	NA-CW	NA-CW	NA-CW
4) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, create a significant hazard to the public or the environment.	LCC	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI
5) For a project located within an airport land use plan or, where such a plan has not been adopted, within 2 miles of a public airport or public use airport, result in a safety hazard for people residing or working in the project area.	LCC	NI	SU	NI	LS	LS	LS	NI	NI	LS	NI	NI
6) For a project in the vicinity of a private airstrip, result in a safety hazard for people residing or working in the project area.	LCC	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI
7) Impair implementation of or physically interfere with an adopted emergency response plan	LCC	NA-CW	NA-CW	NA-CW	NA-CW	NA-CW	NA-CW	NA-CW	NA-CW	NA-CW	NA-CW	NA-CW

ES EXECUTIVE SUMMARY

Impact	EIR Section										
	3.0	4.1	4.2	4.3	4.4	4.5	4.6	4.7	4.8	4.9	4.10
or emergency evacuation plan.											
8) Expose people or structures to a significant risk of loss, injury, or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands.	LCC	NI	NI	NI	NI	LS	NI	NI	NI	NI	NI
IX. Hydrology and Water Quality											
1) Violate any water quality standards or waste discharge requirements.	LCC-M	NA-CW	NA-CW	NA-CW	NA-CW	NA-CW	NA-CW	NA-CW	NA-CW	NA-CW	NA-CW
2) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted).	<u>Groundwater Supplies</u> CC & SU	LS-M	LS-M	LS-M	LS-M	LS-M	LS-M	SU	LS-M	LS-M	SU
	<u>Groundwater Recharge</u> LCC-M										
3) Substantially alter the existing drainage pattern of the site or area, including through the	LCC-M	NA-CW	NA-CW	NA-CW	NA-CW	NA-CW	NA-CW	NA-CW	NA-CW	NA-CW	NA-CW

Impact	EIR Section											
	3.0	4.1	4.2	4.3	4.4	4.5	4.6	4.7	4.8	4.9	4.10	
alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site.												
4) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site.	LCC-M	NA-CW	NA-CW	NA-CW	NA-CW	NA-CW	NA-CW	NA-CW	NA-CW	NA-CW	NA-CW	NA-CW
5) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff.	LCC-M	NA-CW	NA-CW	NA-CW	NA-CW	NA-CW	NA-CW	NA-CW	NA-CW	NA-CW	NA-CW	NA-CW
6) Otherwise substantially degrade water quality.	LCC-M	NA-CW	NA-CW	NA-CW	NA-CW	NA-CW	NA-CW	NA-CW	NA-CW	NA-CW	NA-CW	NA-CW
7) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map.	LCC-M	NI	LS-M	NI	LS-M	NI	LS-M	NI	LS-M	LS-M	NI	

Impact	EIR Section										
	3.0	4.1	4.2	4.3	4.4	4.5	4.6	4.7	4.8	4.9	4.10
8) Place within a 100-year flood hazard area structures which would impede or redirect flood flows.	LCC-M	NI	LS-M	NI	LS-M	NI	LS-M	NI	LS-M	LS-M	NI
9) Expose people or structures to a significant risk of loss, injury, or death involving flooding, including flooding as a result of the failure of a levee or dam.	LCC	NI	NI	LS	NI	NI	LS-M	NI	NI	LS-M	NI
10) Inundation by seiche, tsunami, or mudflow.	LCC	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI
Hydrology and Water Quality Mitigation Measures											
MM 3.9.1	The development of septic systems shall be in accordance with applicable standards established by Riverside County and other responsible authorities. <i>Timing/Implementation:</i> Prior to and during construction activities <i>Enforcement/Monitoring:</i> County of Riverside										
MM 3.9.2	Point source pollution reduction programs shall fully adhere to applicable standards required by federal, state, and local agencies. Prior to the approval of individual projects, Riverside County shall verify that the provisions of applicable point source pollution programs have been satisfied. <i>Timing/Implementation:</i> Prior to project approval <i>Enforcement/Monitoring:</i> County of Riverside										
MM 3.9.3	Where development may contribute to a worsening of local or regional ground or surface water quality (as determined by the RCDEH and/or applicable RWQCB), a water quality analysis shall be prepared. The water quality analysis shall include but not be limited to: an analysis of existing surface and subsurface water quality; an assessment of how the proposed development would affect existing water quality; an assessment of how the proposed development would affect beneficial uses of the water; and specific measures to limit or eliminate potential water quality impacts and/or impacts to beneficial uses of ground/surface water. Where determined necessary by the County of Riverside or other responsible entities, the water quality analysis shall include, at an equal level of detail, potential impacts to tributary or downstream areas. The water quality analysis shall be submitted to the County of Riverside and the applicable RWQCB for review and shall be approved prior to the issuance of any entitlement that would result in the physical modification of the project site. <i>Timing/Implementation:</i> Prior to issuance of any entitlement that would result in the physical modification of the project site <i>Enforcement/Monitoring:</i> County of Riverside										

Impact	EIR Section										
	3.0	4.1	4.2	4.3	4.4	4.5	4.6	4.7	4.8	4.9	4.10
MM 3.9.4	<p>The project applicant shall submit to the County of Riverside and the applicable RWQCB, for review and approval, evidence that the specific measures to limit or eliminate potential water quality impacts resulting from the entire development process will be implemented as set forth in the water quality analysis. Said evidence shall be submitted and approved prior to the issuance of any entitlement that would result in the physical modification of the project site.</p> <p><i>Timing/Implementation:</i> Prior to issuance of any entitlement that would result in the physical modification of the project site</p> <p><i>Enforcement/Monitoring:</i> County of Riverside</p>										
MM 3.9.5	<p>Riverside County shall enforce compliance with federal, state, and local standards for water conservation within residential, commercial, or industrial projects. Prior to approval of any development within the County of Riverside, the applicant shall submit evidence to Riverside County that all applicable water conservation measures have been met.</p> <p><i>Timing/Implementation:</i> Prior to project approval</p> <p><i>Enforcement/Monitoring:</i> County of Riverside</p>										
MM 3.9.6	<p>In areas where it is not practical to conserve soils suitable for recharge (as determined by the Riverside County Flood Control and Water Conservation District), water harvesting and recharge facilities shall be built within the same groundwater basin in which the recharge area is lost. The construction of replacement recharge areas shall equal the amount of recharge area lost and/or shall incorporate equipment or facilities capable of replacing (at an equal volume) the amount of groundwater recharge capacity lost as a result of development. The identification, designation, location, or installation of replacement groundwater recharge capacity shall be reviewed and approved by the Riverside County Flood Control and Water Conservation District prior to the issuance of grading permits.</p> <p><i>Timing/Implementation:</i> Prior to issuance of grading permits</p> <p><i>Enforcement/Monitoring:</i> County of Riverside</p>										
MM 3.9.7	<p>New development that includes more than 1 acre of impervious surface area (e.g., roofs, parking areas, streets, sidewalk) shall incorporate features to facilitate the on-site infiltration of precipitation and/or runoff into groundwater basins. Such features shall include but not be limited to: natural drainage systems (where economically feasible); detention basins incorporated into project landscaping; and the installation of porous areas within parking areas. Where natural drainage systems are utilized for groundwater recharge, they shall be managed using natural approaches (as modified to safeguard public health and safety). Groundwater recharge features shall be included on development plans and shall be reviewed by the Riverside County Building and Safety Department and/or Riverside County Flood Control and Water Conservation District prior to the issuance of grading permits.</p> <p><i>Timing/Implementation:</i> Prior to issuance of grading permits</p> <p><i>Enforcement/Monitoring:</i> County of Riverside</p>										
MM 3.9.8	<p>For each new development project, the following principles and policies shall be considered and implemented:</p> <ol style="list-style-type: none"> a. Avoid or limit disturbance to natural water bodies and drainage systems (including ephemeral drainage systems) when feasible. Provide adequate buffers of native vegetation along drainage systems to lessen erosion and protect water quality. b. Appropriate BMPs must be implemented to lessen impacts to waters of the United States and/or waters of the state resulting from development. Drainages should be left in a natural condition or modified in a way that preserves all existing water quality standards where feasible. Any discharges of sediment or other wastes, including wastewater, to waters of the United States or waters of the state must be avoided to the maximum extent practicable. All such discharges will require an NPDES permit issued by applicable RWQCB. c. Small drainages shall be preserved and incorporated into new development, along with adequate buffer zones of native vegetation, to the maximum extent practicable. 										

Impact	EIR Section										
	3.0	4.1	4.2	4.3	4.4	4.5	4.6	4.7	4.8	4.9	4.10
	<p>d. Any impacts to waters of the United States require a Section 401 Water Quality Standards Certification from the RWQCB. Impacts to these waters shall be avoided to the maximum extent practicable. Where avoidance is not practicable, impacts to these waters shall be minimized to the maximum extent practicable. Mitigation of unavoidable impacts must, at a minimum, replace the full function and value of the affected water body. Impacts to waters of the United States also require a Clean Water Act Section 404 Permit from the USACE and a Streambed Alteration Agreement from the CDFW.</p> <p>e. The County of Riverside shall encourage the use of pervious materials in development to retain absorption and allow more percolation of stormwater into the ground. The use of pervious materials, such as grass or permeable/porous pavement, for runoff channels and parking areas shall also be encouraged. Lining runoff channels with impermeable surfaces, such as concrete or grouted riprap, will be discouraged.</p> <p>f. The County of Riverside shall encourage construction of detention basins or holding ponds and/or constructed wetlands within a project site to capture and treat dry weather urban runoff and the first flush of rainfall runoff. These basins should be designed to detain runoff for a minimum time, such as 24 hours, to allow particles and associated pollutants to settle and to provide for natural treatment.</p> <p>g. The County of Riverside shall encourage development to retain areas of open space as natural or landscaped to aid in the recharge and retention of runoff. Native plant materials shall be used in replanting and hydroseeding operations, where feasible.</p> <p>h. The County of Riverside shall require that environmental documents for proposed projects in areas tributary to Canyon Lake Reservoir, Lake Elsinore, sections of the Santa Ana River, Fulmar Lake, and Mill Creek (as a result of the proposed 2002 303 (d) listing of these water bodies) include discharge prohibitions, revisions to discharge permits, or management plans to address water quality impacts in accordance with the controls that may be applied pursuant to state and federal regulation. Environmental documents shall acknowledge that additional requirements may be imposed in the future for projects in areas tributary to the water bodies listed above.</p> <p>i. The County of Riverside shall ensure that in new development, post development stormwater runoff flow rates do not differ from the predevelopment stormwater runoff flow rates.</p> <p>j. All construction projects should be designed and implemented to protect, and if at all possible, to improve the quality of the underlying groundwater.</p> <p>k. The County of Riverside shall encourage the enhancement of groundwater recharge wherever possible. Measures such as keeping stream/river channels and floodplains in natural conditions or with pervious surfaces, as well as keeping areas of high recharge as open space, will be considered.</p> <p>l. The County of Riverside shall prohibit the discharge of waste material resulting from any type of construction into any drainage areas, channels, streambeds, streams, lakes, wetlands, or rivers. Spoil sites shall be prohibited within any streams or areas where spoil material could be washed into a water body.</p> <p>m. The County of Riverside shall require that appropriate BMPs be developed and implemented during construction efforts to control the discharge of pollutants, prevent sewage spills, and to avoid discharge of sediments into the streets, stormwater conveyance channels, or waterways.</p> <p><i>Timing/Implementation: Prior to issuance of any entitlement that would result in the physical modification of the project site</i></p> <p><i>Enforcement/Monitoring: County of Riverside</i></p>										
MM 3.9.9	<p>Where development may interfere with, disrupt, or otherwise affect surface or subsurface hydrologic baseline conditions (as determined by the Riverside County Flood Control and Water Conservation District, the USACE, the CDFW, and/or the RWQCB), preparation of a project-specific hydrologic study shall be required. The hydrologic study shall include but shall not be limited to: an inventory of surface and subsurface hydrologic conditions existing at the time of the study; an analysis of how the proposed development would affect these hydrologic baseline conditions; and specific measures to limit or eliminate the interference or disruption of the on-site hydrologic process. The hydrologic study shall evaluate the feasibility of incorporating bioengineering measures into any project that may alter the hydrologic process. Where required by the County of Riverside, the hydrologic study shall include analysis of, at an equal level</p>										

Impact	EIR Section										
	3.0	4.1	4.2	4.3	4.4	4.5	4.6	4.7	4.8	4.9	4.10
	<p>of detail, potential impacts to tributary or downstream areas. The hydrologic study shall be submitted to the County or responsible entity for review and shall be approved prior to the issuance of any entitlement that would result in the physical modification of the project site.</p> <p><i>Timing/Implementation:</i> Prior to issuance of any entitlement that would result in the physical modification of the project site</p> <p><i>Enforcement/Monitoring:</i> County of Riverside</p>										
MM 3.9.10	<p>The project applicant shall submit to the County of Riverside, for review and approval, evidence that the specific measures to limit or eliminate the disruption or interference to the hydrologic process resulting from the entire development process will be implemented as set forth in the hydrologic study. Such evidence may take the form of but shall not be limited to: a development agreement; land banking; the provision of adequate funds to guarantee the construction, maintenance, or restoration of hydrologic features; or any other mechanism that will achieve said goals. Said evidence shall be submitted and approved prior to the issuance of any entitlement that would result in the physical modification of the project site.</p> <p><i>Timing/Implementation:</i> Prior to issuance of any entitlement that would result in the physical modification of the project site</p> <p><i>Enforcement/Monitoring:</i> County of Riverside</p>										
MM 3.9.11	<p>Where determined feasible by Riverside County or a responsible entity, bioengineering measures shall be incorporated into any project that may alter the hydrologic process.</p> <p><i>Timing/Implementation:</i> Prior to issuance of any entitlement that would result in the physical modification of the project site</p> <p><i>Enforcement/Monitoring:</i> County of Riverside</p>										
MM 3.9.12	<p>Riverside County shall not necessarily require all land uses to withstand flooding. These may include land uses such as agricultural, golf courses, and trails. For these land uses, flows shall not be obstructed, and upstream and downstream properties shall not be adversely affected by increased velocities, erosion backwater effects, concentration of flows, and adverse impacts to water quality from point and nonpoint sources of pollution.</p> <p><i>Timing/Implementation:</i> Prior to issuance of any entitlement that would result in the physical modification of the project site</p> <p><i>Enforcement/Monitoring:</i> County of Riverside</p>										
MM 3.9.15	<p>Riverside County shall require that all structures (residential, commercial, and industrial) be flood-proofed from the 100-year storm flows. In some cases, this may involve elevating the finished floor more than 1 foot.</p> <p><i>Timing/Implementation:</i> Prior to issuance of building permit</p> <p><i>Enforcement/Monitoring:</i> County of Riverside</p>										
MM 3.9.16	<p>Riverside County shall require that fully enclosed areas that are below finished floors have openings to equalize the forces on both sides of the walls.</p> <p><i>Timing/Implementation:</i> Prior to issuance of building permit</p> <p><i>Enforcement/Monitoring:</i> County of Riverside</p>										
MM 3.9.17	<p>Provided the applicant does hydrological studies, engineers structures to be safe from flooding, and provides evidence that the structures will not adversely impact the floodplain, Riverside County may allow development into the floodway fringe.</p> <p><i>Timing/Implementation:</i> Prior to issuance of building permit</p> <p><i>Enforcement/Monitoring:</i> County of Riverside</p>										
X. Land Use and Planning											

ES EXECUTIVE SUMMARY

Impact	EIR Section										
	3.0	4.1	4.2	4.3	4.4	4.5	4.6	4.7	4.8	4.9	4.10
1) Physically divide an established community.	LCC	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI
2) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect.	LCC	LS	LS	LS	LS	LS	LS	LS	LS	LS	LS
3) Conflict with any applicable habitat conservation plan or natural community conservation plan.	LCC	LS	LS	LS	LS	LS	LS	LS	LS	LS	LS
XI. Mineral Resources											
1) Loss of availability of a known mineral resource that would be of value to the region and the residents of California.	LCC	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI
2) Loss of the availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan.	LCC	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI

Impact	EIR Section											
	3.0	4.1	4.2	4.3	4.4	4.5	4.6	4.7	4.8	4.9	4.10	
XII. Noise												
1) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies.	CC & SU	SU	SU	SU	SU	SU	SU	SU	SU	SU	SU	SU
2) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels.	LCC-M	NA-CW	NA-CW	NA-CW	NA-CW	NA-CW	NA-CW	NA-CW	NA-CW	NA-CW	NA-CW	NA-CW
3) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project.	CC & SU	SU	SU	SU	SU	SU	SU	SU	SU	SU	SU	SU
4) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project.	LCC-M	NA-CW	NA-CW	NA-CW	NA-CW	NA-CW	NA-CW	NA-CW	NA-CW	NA-CW	NA-CW	NA-CW
5) For a project located within an airport land use plan or, where such a plan has not been adopted, within 2 miles of a public airport or public use airport, exposure of people residing or working in the project	LCC	NI	LS	NI	LS	LS	LS	LS	NI	NI	LS	NI

Impact	EIR Section										
	3.0	4.1	4.2	4.3	4.4	4.5	4.6	4.7	4.8	4.9	4.10
area to excessive noise levels.											
6) For a project within the vicinity of a private airstrip, exposure of people residing or working in the project area to excessive noise levels.	LCC	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI
Noise Mitigation Measures											
MM 3.12.1	<p>All new residential developments in Riverside County shall conform to a noise exposure standard of 65 dBA L_{dn} for outdoor noise in noise-sensitive outdoor activity areas and 45 dBA L_{dn} for indoor noise in bedrooms and living/family rooms. New development that does not and cannot be made to conform to this standard shall not be permitted.</p> <p><i>Timing/Implementation:</i> Prior to project approval</p> <p><i>Enforcement/Monitoring:</i> County of Riverside</p>										
MM 3.12.2	<p>Acoustical studies, describing how the exterior and interior noise standards will be met, shall be required for all new residential developments with a noise exposure greater than 65 dBA L_{dn}. The studies shall also satisfy the requirements set forth in Title 24, Part 2 of the California Building Code (Noise Insulation Standards), for multiple-family attached homes, hotels, motels, etc. No development permits or approval of land use applications shall be issued until an acoustic analysis is received and approved by the Riverside County Planning Department.</p> <p><i>Timing/Implementation:</i> Prior to issuance of any development permit and/or approval of any land use application</p> <p><i>Enforcement/Monitoring:</i> County of Riverside</p>										
MM 3.12.3	<p>Acoustical studies shall be required for all new noise-sensitive projects that may be affected by existing noise from stationary sources.</p> <p><i>Timing/Implementation:</i> Prior to issuance of any development permit and/or approval of any land use application</p> <p><i>Enforcement/Monitoring:</i> County of Riverside</p>										
MM 3.12.4	<p>To permit new development of residential and noise-sensitive land uses where existing stationary noise sources exceed Riverside County's noise standards, effective mitigation measures shall be implemented to reduce noise exposure to or below the allowable levels of the zoning code/noise control ordinance.</p> <p><i>Timing/Implementation:</i> Prior to issuance of any development permit and/or approval of any land use application</p> <p><i>Enforcement/Monitoring:</i> County of Riverside</p>										
MM 3.12.5	<p>Prior to the issuance of any grading permit for new development involving vibration-sensitive land uses (which shall include, but not be limited to, hospitals, residential areas, concert halls, libraries, sensitive research operations, schools and offices), the project proponent shall provide evidence to the County of Riverside that placement of such uses within the area would not exceed ground borne vibration or ground borne noise impact criteria identified by the FTA (for example, the standards shown in Table 3.12-1 of this EIR) or as otherwise deemed appropriate for the situation by the County of Riverside.</p>										

Impact	EIR Section										
	3.0	4.1	4.2	4.3	4.4	4.5	4.6	4.7	4.8	4.9	4.10
<p>MM 3.12.6</p> <p><i>Timing/Implementation:</i> Prior to issuance of grading permit <i>Enforcement/Monitoring:</i> County of Riverside</p> <p>Prior to the issuance of any grading plans, the County of Riverside shall condition approval of subdivisions adjacent to any developed/occupied noise-sensitive land uses by requiring applicants to submit a construction-related noise mitigation plan to the County for review and approval. The plan should depict the location of construction equipment and how the noise from this equipment will be mitigated during construction of the project through use of such methods as the following:</p> <ul style="list-style-type: none"> • The construction contractor shall use temporary noise attenuation fences where feasible, to reduce construction noise impacts on adjacent noise-sensitive land uses. • 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 manufacturer standards. The construction contractor shall place all stationary construction equipment so that emitted noise is directed away from sensitive receptors nearest the project site. • The construction contractor shall locate equipment staging in areas that will create the greatest distance between construction-related noise sources and noise-sensitive receptors nearest the project site during all project construction. • The construction contractor shall limit all construction-related activities that would result in high noise levels to between the hours of 7:00 a.m. and 7:00 p.m. Monday through Saturday. No construction shall be allowed on Sundays and public holidays. <p><i>Timing/Implementation:</i> Prior to issuance of grading permit <i>Enforcement/Monitoring:</i> County of Riverside</p>											
<p>MM 3.12.7</p> <p><i>Timing/Implementation:</i> Prior to issuance of grading permit <i>Enforcement/Monitoring:</i> County of Riverside</p> <p>The construction-related noise mitigation plan required shall also specify that haul truck deliveries be subject to the same hours specified for construction equipment. Additionally, the plan shall denote any construction traffic haul routes where heavy trucks would exceed 100 daily trips (counting those both to and from the construction site). To the extent feasible, the plan shall denote haul routes that do not pass sensitive land uses or residential dwellings. Lastly, the construction-related noise mitigation plan shall incorporate any other restrictions imposed by Riverside County staff.</p> <p><i>Timing/Implementation:</i> Prior to issuance of grading permit <i>Enforcement/Monitoring:</i> County of Riverside</p>											
XIII. Population and Housing											
<p>1) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure).</p>	CC& SU	LS	SU	SU	SU	SU	SU	SU	SU	SU	SU

ES EXECUTIVE SUMMARY

Impact	EIR Section											
	3.0	4.1	4.2	4.3	4.4	4.5	4.6	4.7	4.8	4.9	4.10	
2) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere.	LCC	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI
3) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere.	LCC	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI
XIV. Public Services												
1) Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for any of the public services: a. Fire protection b. Police protection c. Schools d. Parks e. Other public facilities	LCC	LS	LS	LS	LS	LS	LS	LS	LS	LS	LS	LS

Impact	EIR Section											
	3.0	4.1	4.2	4.3	4.4	4.5	4.6	4.7	4.8	4.9	4.10	
XV. Parks and Recreation												
1) Result in growth that increases the use of existing neighborhood parks, regional parks, or other recreational facilities resulting in or accelerating substantial physical deterioration of the facility.	LCC	LS	LS	LS	LS	LS	LS	LS	LS	LS	LS	LS
2) Result in the need for construction or expansion of recreational facilities which might have an adverse physical effect on the environment.	LCC	LS	LS	LS	LS	LS	LS	LS	LS	LS	LS	LS
XVI. Transportation/Traffic												
1) Conflict with an applicable plan, ordinance, or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit.	CC & SU	SU	SU	SU	SU	SU	SU	SU	SU	SU	SU	SU

ES EXECUTIVE SUMMARY

Impact	EIR Section											
	3.0	4.1	4.2	4.3	4.4	4.5	4.6	4.7	4.8	4.9	4.10	
2) Conflict with an applicable congestion management program, including but not limited to level of service standards and travel demand measures, or other standards established by the County congestion management agency for designated roads or highways.	CC & SU	SU	SU	SU	SU	SU	SU	SU	SU	SU	SU	SU
3) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks.	LCC	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI
4) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment).	LCC	NA-CW	NA-CW	NA-CW	NA-CW	NA-CW	NA-CW	NA-CW	NA-CW	NA-CW	NA-CW	NA-CW
5) Result in inadequate emergency access.	LCC	NA-CW	NA-CW	NA-CW	NA-CW	NA-CW	NA-CW	NA-CW	NA-CW	NA-CW	NA-CW	NA-CW
6) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities.	LCC	NA-CW	NA-CW	NA-CW	NA-CW	NA-CW	NA-CW	NA-CW	NA-CW	NA-CW	NA-CW	NA-CW

Impact	EIR Section											
	3.0	4.1	4.2	4.3	4.4	4.5	4.6	4.7	4.8	4.9	4.10	
Transportation/Traffic Mitigation Measures												
MM 3.16.1	<p>As part of its review of land development proposals, the County of Riverside shall require project proponents to make a fair share contribution to required intersection and/or roadway improvements. The required intersection and/or roadway improvements shall be based on maintaining the appropriate level of service (LOS D or better). The fair share contribution shall be based on the percentage of project-related traffic to the total future traffic.</p> <p><i>Timing/Implementation:</i> Prior to issuance of any development permit and/or approval of any land use application</p> <p><i>Enforcement/Monitoring:</i> County of Riverside</p>											
MM 3.16.2	<p>As part of its review of land development proposals, the County of Riverside shall ensure sufficient right-of-way is reserved on critical roadways and at critical intersections to implement the approach lane geometrics necessary to provide the appropriate levels of services.</p> <p><i>Timing/Implementation:</i> Prior to issuance of any development permit and/or approval of any land use application</p> <p><i>Enforcement/Monitoring:</i> County of Riverside</p>											
XVII. Utilities and Service Systems												
1) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board.	LCC-M	NA-CW	NA-CW	NA-CW	NA-CW	NA-CW	NA-CW	NA-CW	NA-CW	NA-CW	NA-CW	NA-CW
2) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects.	<u>Water</u> CC & SU <u>Wastewater</u> r LCC	<u>Water</u> LS-M <u>Waste</u> <u>water</u> LS	<u>Water</u> LS-M <u>Wastewater</u> <u>er</u> LS	<u>Water</u> LS-M <u>Wastewater</u> <u>er</u> LS	<u>Water</u> LS-M <u>Wastewater</u> <u>er</u> SU	<u>Water</u> LS-M <u>Wastewater</u> <u>er</u> SU	<u>Water</u> LS-M <u>Wastewater</u> <u>er</u> LS	<u>Water</u> SU <u>Wastewater</u> <u>er</u> LS	<u>Water</u> LS-M <u>Wastewater</u> <u>er</u> LS	<u>Water</u> LS-M <u>Wastewater</u> <u>er</u> LS	<u>Water</u> LS-M <u>Wastewater</u> <u>er</u> LS	<u>Water</u> SU <u>Wastewater</u> <u>er</u> SU
3) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects.	LCC-M	NA-CW	NA-CW	NA-CW	NA-CW	NA-CW	NA-CW	NA-CW	NA-CW	NA-CW	NA-CW	NA-CW

ES EXECUTIVE SUMMARY

Impact	EIR Section										
	3.0	4.1	4.2	4.3	4.4	4.5	4.6	4.7	4.8	4.9	4.10
4) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed.	CC & SU	LS-M	LS-M	LS-M	LS-M	LS-M	LS	SU	LS-M	LS-M	SU
5) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments.	LCC	LS	LS	LS	NI	NI	LS	LS	LS	LS	NI
6) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs.	LCC-M	LS-M	LS-M	LS-M	LS-M	LS-M	LS-M	LS-M	LS-M	LS-M	LS-M
7) Comply with federal, state, and local statutes and regulations related to solid waste.	LCC-M	LS-M	LS-M	LS-M	LS-M	LS-M	LS-M	LS-M	LS-M	LS-M	LS-M
Utilities and Service Systems Mitigation Measures											
MM 3.17.1	Conventional septic tanks/subsurface disposal systems shall be prohibited within any designated Zone A of an EPA wellhead protection area. Where a difference between Riverside County and EPA septic tank setback distance requirements exists, the more restrictive standard shall apply. <i>Timing/Implementation:</i> Prior to issuance of any development permit and/or approval of any land use application <i>Enforcement/Monitoring:</i> County of Riverside										
MM 3.17.2	The development of septic systems shall be in accordance with applicable standards established by Riverside County and other responsible authorities. <i>Timing/Implementation:</i> Prior to issuance of any development permit and/or approval of any land use application <i>Enforcement/Monitoring:</i> County of Riverside										

Impact	EIR Section										
	3.0	4.1	4.2	4.3	4.4	4.5	4.6	4.7	4.8	4.9	4.10
<p>MM 3.17.3 Development within unincorporated areas of Riverside County shall not use water of any source of quality suitable for potable domestic use for nonpotable uses, including cemeteries, golf courses, parks, highway landscaped areas, industrial and irrigation uses, or other nondomestic use if suitable recycled water is available as provided in Sections 13550-13566 of the California Water Code and/or PRC Sections 65591-65600 and 65601-65607. Prior to the issuance of any land use permit, the County shall determine to what extent and in which manner the use of recycled water is required for individual water projects. Future development shall be designed, constructed, and maintained in accordance with the recycled water measures mandated by the County.</p> <p><i>Timing/Implementation:</i> Prior to project approval <i>Enforcement/Monitoring:</i> County of Riverside</p>											
<p>MM 3.17.4 The County of Riverside shall require all future commercial, industrial, and multifamily residential development to provide adequate areas for the collection and loading of recyclable materials (i.e., paper products, glass, and other recyclables) in compliance with the State Model Ordinance, implemented on September 1, 1994, in accordance with AB 1327, Chapter 18, California Solid Waste Reuse and Recycling Access Act of 1991.</p> <p><i>Timing/Implementation:</i> Prior to issuance of any development permit and/or approval of any land use application <i>Enforcement/Monitoring:</i> County of Riverside</p>											
<p>MM 3.17.5 The County of Riverside shall require all development projects to coordinate with appropriate County departments and/or agencies to ensure that there is adequate waste disposal capacity to meet the waste disposal requirements of the project. The County shall recommend that all development projects incorporate measures to promote waste reduction, reuse, recycling and composting.</p> <p><i>Timing/Implementation:</i> Prior to issuance of any development permit and/or approval of any land use application <i>Enforcement/Monitoring:</i> County of Riverside</p>											
XVIII. Energy Consumption											
<p>1) Develop land uses and patterns that cause wasteful, inefficient, and unnecessary consumption of energy or construct new or retrofitted buildings that would have excessive energy requirements for daily operation.</p>	LCC	NA-CW	NA-CW	NA-CW	NA-CW	NA-CW	NA-CW	NA-CW	NA-CW	NA-CW	NA-CW

NI No Impact
LS Less than Significant Impact
LS-M Less than Significant with Mitigation Measures incorporated Significant and Unavoidable

LCC Less than Cumulatively Considerable
LCC-M Less than Cumulatively Considerable with Mitigation Measures incorporated
CC & SU Cumulatively Considerable and Significant and Unavoidable

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