Rio Vista
Environmental Impact Report
Mitigation Monitoring Reporting Program

Prepared for:

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IDENTIFIED IMPACT	RELATED MITIGATION MEASURE	MONITORING			VERIFICATION	
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AESTHETIC RESOURCES						
Potential impacts on Aesthetic resources. Impact 4.1.B will be less than significant with incorporation of Mitigation Measure AES-1.	**AES-1:** Construction documents shall include language that requires all construction contractors to strictly control the staging of construction equipment and the cleanliness of construction equipment stored or driven beyond the limits of the construction work area. Construction equipment shall be parked and staged within the Project site to the extent practical. Staging areas shall be screened from view with green fencing.	Project Proponent	County of Riverside Planning Department	Prior to issuance of grading permit		
AIR QUALITY RESOURCES						
Impacts 4.3.A and 4.3.B remain significant and unavoidable after consideration of feasible mitigation.	**AQ-1:** During grading activities within Phase 1 and the import activities within grading of Phase 2, heavy-duty construction equipment shall be certified to meet or exceed the following United States Environmental Protection Agency (USEPA) standards. Proof of compliance shall be reviewed by the Department of Building and Safety's Grading Division prior to issuance of a grading permit. • Phase 1 Grading: all heavy-duty construction equipment shall meet or exceed USEPA Tier 3 standards; and • Phase 2 Grading Import: all scrapers shall meet or exceed USEPA Tier 3 standards and all other heavy-duty construction equipment shall meet or exceed USEPA Tier 4 interim standards.	Project Proponent	County of Riverside Department of Building and Safety	Prior to issuance of grading permit		
Impacts 4.3.A and 4.3.B remain significant and unavoidable after consideration of feasible mitigation.	**AQ-2:** Where economically and physically feasible, electricity from power poles shall be used instead of temporary diesel or gasoline powered generators. Feasibility shall be determined by the Department of Building and Safety's Grading Division prior to issuance of grading permits.	Project Proponent	County of Riverside Department of Building and Safety	Prior to issuance of grading permit		

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Impacts 4.3.A and 4.3.B remain significant and unavoidable after consideration of feasible mitigation.	**AQ-3:** During construction, ozone precursor emissions from mobile construction equipment shall be controlled by maintaining equipment engines in good condition and in proper tune per manufacturers' specifications to the satisfaction of the Department of Building and Safety. Equipment maintenance records and equipment design specification data sheets shall be kept on-site during construction. Compliance with this measure shall be subject to periodic inspections by the Department of Building and Safety.	Project Proponent	County of Riverside Department of Building and Safety	Prior to and during grading, demolition or construction		
Impacts 4.3.A and 4.3.B remain significant and unavoidable after consideration of feasible mitigation.	**AQ-4:** During grading, the daily disturbance area shall be limited to five acres. The daily disturbance area shall be included in the grading specifications and shall be reviewed by the Department of Building and Safety's Grading Division prior to issuance of grading permits.	Project Proponent	County of Riverside Department of Building and Safety	During grading		
Impacts 4.3.A and 4.3.B remain significant and unavoidable after consideration of feasible mitigation.	**AQ-5:** To reduce maximum daily emissions of NOX, construction activities between Phases shall be consecutive. In addition, to reduce NOX emissions, the following activities within a given Phase shall not be concurrent: 1) Phase 1 Building and Construction and Paving in 2017; 2) Phase 2 Grading-Import and Building Construction in 2019; 3) Phase 2 Building Construction and Paving in 2018; 4) Phase 2 Building Construction, Architectural Coatings, and Paving in 2019; and 5) Phase 2 Building Construction and Paving in 2019. Alternatively, the applicant may provide modeling of the criteria pollutant emissions of NOX (regional emissions from these construction activities) with the proposed fleet of equipment. If the modeling shows that the respective emissions would exceed the SCAQMD's daily regional significance threshold, the maximum daily equipment of the proposed development shall be limited to the extent that could occur without resulting in NOX emissions in excess of SCAQMD's significance thresholds. Proof of compliance shall	Project Proponent	County of Riverside Department of Building and Safety	Prior to and during grading, demolition or construction		

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	be reviewed by the Department of Building and Safety's Grading Division prior to issuance of a building permit for each phase.					
Impacts 4.3.A and 4.3.B remain significant and unavoidable after consideration of feasible mitigation.	**AQ-6:** The Project shall provide circuit and capacity in all garages of residential units as required by the California Green Building Code. Proof of compliance shall be provided to the Department of Building and Safety prior to issuance of occupancy.	Project Proponent	County of Riverside Department of Building and Safety	Prior to issuance of occupancy permit		
Impacts 4.3.A and 4.3.B remain significant and unavoidable after consideration of feasible mitigation.	**AQ-7:** The Project shall coordinate with local transit authorities to determine feasibility of including bus turnouts and other transit accommodations in design plans for future bus service. Proof of compliance shall be provided to the Department of Building and Safety prior to issuance of a building permit.	Project Proponent	County of Riverside Department of Building and Safety	Prior to issuance of building permit		
Impacts 4.3.A and 4.3.B remain significant and unavoidable after consideration of feasible mitigation.	**AQ-8:** The Project shall provide exterior electrical outlets on the front and rear of all buildings to allow for electric landscape maintenance equipment. Proof of compliance shall be provided to the Department of Building and Safety prior to issuance of occupancy.	Project Proponent	County of Riverside Department of Building and Safety	Prior to issuance of occupancy permit		
Impacts 4.3.A and 4.3.B remain significant and unavoidable after consideration of feasible mitigation.	**AQ-9:** The Project shall synchronize two signals at the intersections of Murrieta Road/Nuevo Road as well as Project Driveway 1/Nuevo Road.	Project Proponent and County of Riverside	County of Riverside Planning and Transportation Departments	Prior to issuance of occupancy permit		
BIOLOGICAL RESOURCES						
Impacts 4.4.A, 4.4.B, 4.4.C, and 4.4.D will be less than significant with	**BIO MM-1:** Prior to the issuance of a grading permit by the County of Riverside for permanent impacts to these features, the Project applicant shall	Project Proponent and County of Riverside	County of Riverside Planning Department	Prior to issuance of grading permit		

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adherence to existing regulatory requirements. Impact 4.4.E will be less than significant with the incorporation of Mitigation Measure BIO-1, BIO-2, BIO-3. Impact 4.4.F will be less than significant with the incorporation of Mitigation Measure BIO-4.	provide mitigation for impacts to Riparian/Riverine resources through on-site creation of at least 2.66 acres of higher quality vernal pool habitat or through the purchase of 2.66 acres of credits from a mitigation bank that provides greater functions and values that the habitat impacted, and shall preserve 4.53 acres of vernal pool and 2.48 acres of seasonal pools. In addition, a restriction shall be placed requiring dogs on leashes unless in confined fenced areas and cats are permitted only indoors to reduce impacts to conservation areas.		Environmental Programs Division			
Potential Impacts on Special-Status Species Potential Impacts on Nesting Birds. Potential Impacts on Nesting Birds.	**BIO MM-2:** To avoid impacts to nesting birds and violation of State and federal laws pertaining to birds, on properties where mature trees are present, all construction-related activities (including but not limited to mobilization and staging, clearing, grubbing, vegetation removal, fence installation, demolition, and grading) should occur outside the avian nesting season (generally prior to February 1 or after August 31). If construction and construction noise occurs within the avian nesting season (from February 1 to August 31 or according to local requirements), all suitable habitats located within the project's area of disturbance including staging and storage areas plus a 250-foot (passerines) and 1,000-foot (raptor nests) buffer around these areas shall be thoroughly surveyed, as feasible, for the presence of active nests by a qualified biologist no more than five days before commencement of any site disturbance activities and equipment mobilization. If project activities are delayed by more than five days, an additional nesting bird survey shall be performed. Active nesting is present if a bird is sitting in a nest, a nest has eggs or chicks in it, or adults are observed carrying food to the nest. The results of the surveys shall be documented. If it is determined that birds are actively	Project Proponent	County of Riverside Planning Department Environmental Programs Division	No more than five days before commencement of any site disturbance activities and equipment mobilization		

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	nesting within the survey area, Mitigation Measure BIO-2 shall apply. Conversely, if the survey area is found to be absent of nesting birds, Mitigation Measure BIO-2 shall not be required. If pre-construction nesting bird surveys result in the location of active nests, no site disturbance and mobilization of heavy equipment (including but not limited to equipment staging, fence installation, clearing, grubbing, vegetation removal, fence installation, demolition, and grading), shall take place within 250 feet of non-raptor nests and 1,000 feet of raptor nests, or as determined by a qualified biologist in consultation with the California Department of Fish and Wildlife, until the chicks have fledged. Monitoring shall be required to insure compliance with the provisions of the MBTA and relevant California Fish and Game Code requirements. Monitoring dates and findings shall be documented.					
Impacts 4.4.A, 4.4.B, 4.4.C, and 4.4.D will be less than significant with adherence to existing regulatory requirements. Impact 4.4.E will be less than significant with the incorporation of Mitigation Measure BIO-1, BIO-2, BIO-3. Impact 4.4.F will be less than significant with the incorporation of Mitigation Measure BIO-4.	**BIO MM-3:** All Project sites containing burrowing owl habitat or burrows (based on Step 1 – Habitat Assessment) whether owls were found or not, require pre-construction surveys that shall be conducted within 30 days of any vegetation removal, ground disturbance, or grading activity. If ground disturbance does not occur within 30 days of the survey, an additional survey will be required to avoid direct take of burrowing owls.	Project Proponent	County of Riverside Planning Department Environmental Programs Division	Within 30 days of any vegetation removal, ground disturbance, or grading activity		

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Impacts 4.4.A, 4.4.B, 4.4.C, and 4.4.D will be less than significant with adherence to existing regulatory requirements. Impact 4.4.E will be less than significant with the incorporation of Mitigation Measure BIO-1, BIO-2, BIO-3. Impact 4.4.F will be less than significant with the incorporation of Mitigation Measure BIO-4.	**BIO MM-4:** Prior to issuance of a grading permit by the County of Riverside for permanent impacts to these features, the Project application shall acquire 1602 Stream Alternation Agreement from the California Department of Fish and Wildlife, a Section 401 Water Quality Certification from the Regional Water Quality Control Board (RWQCB), and a permit from the U.S. Army Corps of Engineers (USACE) under Section 404 of the Clean Water Act for impacts to Waters of the State (WS) and Waters of the United States (WUS).	Project Proponent	County of Riverside Planning Department Environmental Programs Division	Prior to issuance of a grading permit		
CULTURAL AND HISTORIC RESOURCES						

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Impacts 4.5.A and 4.5.B will be less than significant with incorporation of Mitigation Measures CUL-1 through CUL-9. Impact 4.5.C and 4.5.D will be less than significant.	**CUL MM-1**: **ARCHAEOLOGICAL AVOIDANCE** CA RIV 3978, 3979, CA RIV 3977, sections of CA RIV 11727 will be preserved in place in an open space to be legally designated and recorded as environmentally sensitive open space that will be preserved in perpetuity. The location, nature, size and boundaries of sites will not be publicly recorded, but the boundary and total footprint of the open space environmentally sensitive area shall be recorded for preservation in perpetuity. During Project development, the sites will be protected from grading impacts, with an appropriate buffer area to protect this site(s) and will be fenced off from construction and ground disturbing activities. These areas will be identified as Environmentally Sensitive Area(s). The Project Applicant will ensure that appropriate temporary fencing is installed (i.e., orange fabric/barrier fencing), with the appropriate signage, to prevent any unintentional disturbances to the area during any earthmoving or ground disturbing activities on the Project site. The fencing will be installed before clearing and grubbing and will not be removed until all earthmoving activities have been completed and the wall has been constructed. The Project Archaeologist and Tribal Monitor will be on site to monitor the fence installation and removal and will conduct regular inspections of the fencing to make sure that it is intact and has not been breached. All other provisions concerning the onsite protocol on avoidance will be in the CRMP.	Project Proponent and County of Riverside	County of Riverside Planning Department and Project Archeologist	Prior to grading permit issuance Recording of Legal Designation: _____ Installation of fencing: _____ Monitoring and inspections of fencing:		

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Impacts 4.5.A and 4.5.B will be less than significant with incorporation of Mitigation Measures CUL-1 through CUL-9. Impact 4.5.C and 4.5.D will be less than significant.	**CUL MM-2**: **CONTROLLED GRADING** Site(s) RIV 003975, 003976 and 11727 will be impacted during construction activities and the soils surrounding them will be disturbed. Controlled grading plan will be developed by the Project Archaeologist in conjunction with the Consulting Tribe(s). The controlled grading plan shall require the systematic slower removal of the soils incorporating smaller cuts to allow for the identification of, and minimize damages to, the resources. Documentation and recovery of any subsurface cultural deposits that are not being relocated to open space shall occur during this controlled grading process until grading reaches a depth, level or state wherein no resources are present, and then standard grading may resume. Results of the controlled grading program shall be included in the Phase IV monitoring report.	Project Proponent	County of Riverside Planning Department and Project Archeologist	Prior to grading permit issuance		
Impacts 4.5.A and 4.5.B will be less than significant with incorporation of Mitigation Measures CUL-1 through CUL-9. Impact 4.5.C and 4.5.D will be less than significant.	**CUL MM-3:** **CRMP REQUIRED** Prior to the issuance of grading permits, the developer/permit holder shall retain and enter into a monitoring and mitigation service contract with a qualified Archaeologist for services. The Project Archaeologist (Cultural Resource Professional) shall develop a Cultural Resources Monitoring Plan (CRMP), in consultation with the Pechanga and Soboba tribes, which must be approved by the County Archaeologist prior to issuance of grading permits. Any newly discovered cultural resources shall be subject to a cultural resource evaluation which will be detailed in CRMP. The CRMP will document the proposed methodology for unanticipated finds including temporary storage, the state law process should human remains be identified, the grading activity observation process, the mitigation measures and conditions of approval for the Project, taking into account the customs and traditions of the Tribe(s). The Project Archaeologist shall manage and oversee monitoring for ground disturbing	Project Proponent and County of Riverside	County of Riverside Planning Department and Project Archeologist	Retain a qualified Archaeologist Submittal of CRMP Prior to issuance of grading permit		

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	activities and excavation of each portion of the Project site including clearing, grubbing, tree removals, grading, trenching, stockpiling of materials, rock crushing, structure demolition and etc. in soils where tribal cultural materials and resources may be found. The Project archeologist or monitor working directly under the Project archeologist shall have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources in consultation with the Tribal monitors. The developer/permit holder shall submit a fully executed copy of the contract and a wet signed copy of the Monitoring Plan to the Riverside County Archaeologist to ensure compliance with this condition of approval.					
Impacts 4.5.A and 4.5.B will be less than significant with incorporation of Mitigation Measures CUL-1 through CUL-9. Impact 4.5.C and 4.5.D will be less than significant.	**CUL MM-4:** **NATIVE AMERICAN MONITOR** At least 30 days prior to the issuance of grading permits, the developer/permit applicant shall enter into an agreement with the Pechanga and Soboba Tribe for Native American Monitors. The Native American Monitor shall be on site during ground disturbing activities and excavation of each portion of the project site including but not limited to clearing, grubbing, tree removals, grading archaeological investigations and trenching. In conjunction with the Archaeological Monitor, the Native American Monitor shall have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources. The developer/permit applicant shall submit a fully executed copy of the agreement to the County Archaeologist to ensure compliance with this condition of approval. Upon verification, the Archaeologist shall clear this condition. This agreement shall not materially modify any condition of approval or mitigation measure.	Project Proponent	County of Riverside Planning Department and Project Archeologist	Prior to the issuance of grading permits		

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Impacts 4.5.A and 4.5.B will be less than significant with incorporation of Mitigation Measures CUL-1 through CUL-9. Impact 4.5.C and 4.5.D will be less than significant.	**CUL MM-5:** **CULTURAL SENSITIVITY TRAINING** The Project Archaeologist and a representative designated by the consulting Tribes shall attend the pre-grading meeting with the contractors to provide Cultural Sensitivity Training for all Construction Personnel. Training will include a brief review of the cultural sensitivity of the Project and the surrounding area; what resources could potentially be identified during earthmoving activities; the requirements of the monitoring program; the protocols that apply in the event unanticipated cultural resources are identified, including who to contact and appropriate avoidance measures until the find(s) can be properly evaluated; and any other appropriate protocols. This is a mandatory training and all construction personnel must attend prior to beginning work on the project site. A sign in sheet for attendees of this training shall be included in the Phase IV Monitoring Report.	Project Proponent	County of Riverside Planning Department and Project Archeologist	Prior to demolition, grading or any project-related construction		
Impacts 4.5.A and 4.5.B will be less than significant with incorporation of Mitigation Measures CUL-1 through CUL-9. Impact 4.5.C and 4.5.D will be less than significant.	**CUL MM-6:** **FEATURE RELOCATION** Sites at CA RIV 3976, CA RIV 3975 and a portion of CA-RIV-11727 cannot be avoided through Project redesign. Prior to grading permit issuance, the Project Supervisor, Project Archaeologist and the Tribe shall meet to determine the strategy for relocating the milling features to a permanent open space area predetermined and designated on a confidential map. A relocation plan including controlled grading shall be included as part of the CRMP (MM-TCR-3) and submitted to the County Archaeologist for approval. This plan, to be prepared in conjunction with the Consulting Tribe(s), will include culturally appropriate methods for relocation, onsite assessment meetings, pre-relocation controlled grading and latent artifact recovery, open space and/or permanent avoidance, recordation requirements and confidentiality provision. The current Department of Parks and Recreation forms for the sites shall be updated,	Project Proponent	County of Riverside Planning Department and Project Archeologist	Prior to grading permit issuance		

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	detailing which features were relocated, the process through which this was done, and updated maps using sub meter GIS technology to document the new location of each feature. These shall also be recorded with the Cal CHRIS system.					
Impacts 4.5.A and 4.5.B will be less than significant with incorporation of Mitigation Measures CUL-1 through CUL-9. Impact 4.5.C and 4.5.D will be less than significant.	**CUL MM-7:** **PRESERVATION AND MAINTENANCE PLAN** Prior to Final Grading, the Project Archaeologist, with input from the Tribes, shall develop a Preservation Plan for the long-term care and maintenance of all sites within the Open Space and other avoidance areas. The plan shall indicate at a minimum, the specific areas to be included in and excluded from long term maintenance, prohibited activities, methods of preservation to be employed (fencing, vegetative deterrence, etc.), the party responsible for the long-term maintenance, appropriate avoidance protocols, monitoring by the Consulting Tribes and compensation for services; and necessary emergency protocols. The preservation and maintenance plan shall be included as an appendix to the Phase IV Monitoring report.	Project Proponent and County of Riverside	County of Riverside Planning Department and Project Archeologist	Prior to final grading		
Impacts 4.5.A and 4.5.B will be less than significant with incorporation of Mitigation Measures CUL-1 through CUL-9. Impact 4.5.C and 4.5.D will be less than significant.	**CUL MM-8:** **PHASE IV CULTURAL REQ.** Upon completion of the implementation phase, a Phase IV Cultural Resources Monitoring Report shall be submitted that complies with the Riverside County Planning Department's requirements for such reports for all ground disturbing activities associated with this grading permit. The report shall follow the County of Riverside Planning Department Cultural Resources (Archaeological) Investigations Standard Scopes of Work posted on the TLMA web site. The report shall include results of any feature relocation or residue analysis required as well as evidence of the required cultural sensitivity training for the construction staff held during the required pre-grade meeting.	Project Proponent	County of Riverside Planning Department and Project Archeologist	After completion of demolition, grading, and project-related construction		

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Impacts 4.5.A and 4.5.B will be less than significant with incorporation of Mitigation Measures CUL-1 through CUL-9. Impact 4.5.C and 4.5.D will be less than significant.	**CUL MM-9:** **ARTIFACT DISPOSITION** Prior to Final Grading the landowner(s) shall relinquish ownership of all cultural and/or tribal cultural resources that are unearthed on the Project property during any ground disturbing activities, including previous investigations and/or future Phase III data recovery. The following treatment (in order of preference) shall be applied. a. Reburial of the resources on the Project property. The measures for reburial shall include, at least, the following: Measures to protect the reburial area from any future impacts. Reburial shall not occur until all required cataloguing, analysis and studies have been completed on the cultural resources, with an exception that sacred items, burial goods and Native American human remains are excluded. Any reburial processes shall be culturally appropriate. Listing of contents and location of the reburial shall be included in the confidential Phase IV Report. The Phase IV Report shall be filed with the County under a confidential cover and not subject to a Public Records Request. b. If reburial is not agreed upon by the Consulting Tribes then the resources shall be curated at a culturally appropriate manner at the Western Science Center, which is a Riverside County curation facility that meets State Resources Department Office of Historic Preservation Guidelines for the Curation of Archaeological Resources ensuring access and use pursuant to the Guidelines. The collection and associated records shall be transferred, including title, and are to be accompanied by payment of the fees necessary for permanent curation. Evidence of curation in the form of a letter from the curation facility	Project Proponent	County of Riverside Planning Department and Project Archeologist	Prior to final grading		

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	stating that subject archaeological materials have been received and that all fees have been paid, shall be provided by the landowner to the County. There shall be no destructive or invasive testing on sacred items, burial goods and Native American human remains. Results concerning finds of any inadvertent discoveries shall be included in the Phase IV monitoring report.					
Impacts 4.5.A and 4.5.B will be less than significant with incorporation of Mitigation Measures CUL-1 through CUL-9. Impact 4.5.C and 4.5.D will be less than significant.	**CUL MM-10:** **NATIVE PLANTS** Prior to Building Permit Issuance, the Applicant/Landowner shall incorporate at least 25% native plants into the Project's landscaping plans. The preferred "plant list" will be provided by the Pechanga Tribe and an appropriate plant palette will be incorporated into the landscaping plans to be reviewed and approved by Riverside County.	Project Proponent	County of Riverside Planning Department and Project Archeologist	Prior to building permit issuance		
GEOLOGY						
Impact 4.6.A will be less than significant with implementation of Mitigation Measure GEO-1. Impact 4.6.D will be less than significant with implementation of Mitigation Measure GEO-2.	**GEO MM-1:** The project site is mapped in the County's General Plan as having a High potential for paleontological resources. The applicant must comply with DEIR mitigation measures, County of Riverside Project conditions of approval and the Updated Geotechnical Report prepared by Leighton and Associates, Inc.	Project Proponent	County of Riverside Planning Department	Prior to demolition, grading or any project-related construction		
Impact 4.6.A will be less than significant with implementation of Mitigation Measure GEO-1. Impact 4.6.D will be less than	**GEO MM-2:** The project site is mapped in the County's General Plan as having a High potential for paleontological resources. Prior to issuance of grading permits, the applicant shall retain a qualified professional paleontologist and who is approved by the County of Riverside to create and implement	Project Proponent	County of Riverside Planning Department and Project Geologist	Prior to issuance of grading permit		

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significant with implementation of Mitigation Measure GEO-2.	a project-specific plan for monitoring site grading/earthmoving activities (project paleontologist). The project paleontologist retained shall review the approved development plan and grading plan and shall conduct any pre-construction work necessary to render appropriate monitoring and mitigation requirements as appropriate. These requirements shall be documented by the project paleontologist in a Paleontological Resource Impact Mitigation Program (PRIMP). This PRIMP shall be submitted to the County Geologist for review and approval prior to issuance of a Grading Permit. Information to be contained in the PRIMP, at a minimum and in addition to other industry standards and Society of Vertebrate Paleontology standards, are as follows: 1. Description of the proposed site plan and planned grading operations. 2. Description of the level of monitoring required for all earth-moving activities in the project area. 3. Identification and qualifications of the qualified paleontological monitor to be employed for grading operations monitoring. 4. Identification of personnel with authority and responsibility to temporarily halt or divert grading equipment to allow for recovery of large specimens. 5. Direction for any fossil discoveries to be immediately reported to the property owner who in turn will immediately notify the County Geologist of the discovery. 6. Means and methods to be employed by the paleontological monitor to quickly salvage fossils as they are unearthed to avoid construction delays.					

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	7. Sampling of sediments that are likely to contain the remains of small fossil invertebrates and vertebrates. 8. Procedures and protocol for collecting and processing of samples and specimens. 9. Fossil identification and curation procedures to be employed. 10. Identification of the permanent repository to receive any recovered fossil material. Pursuant to the County of Riverside "SABER Policy", paleontological fossils found in the County of Riverside should, be preference, be directed to the Western Science Center in the City of Hemet. A written agreement between the property owner/developer and the repository must be in place prior to site grading. 11. All pertinent exhibits, maps, and references. 12. Procedures for reporting of findings. Identification and acknowledgement of the developer for the content of the PRIMP as well as acceptance of financial responsibility for monitoring, reporting, and curation fees. The property owner and/or applicant on whose land the paleontological fossils are discovered shall provide appropriate funding for monitoring, reporting, delivery, and curating the fossils at the institution where the fossils will be placed and will provide confirmation to the County that such funding has been paid to the institution. All reports shall be signed by the project paleontologist and all other professionals responsible for the report's content (e.g., Professional Geologist), as appropriate. One original signed copy of the report(s) shall be submitted to the office of the County Geologist along with a copy of this condition and the grading plan for appropriate case processing and tracking. These documents should not be submitted to the project					

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	Planner, the Plan Check staff, the Land Use Counter, or any other County office. In addition, the applicant shall submit proof of hiring (i.e., copy of executed contract, retainer agreement, etc.) a project paleontologist for the in-grading implementation of the PRIMP.					
GREENHOUSE GAS						
Impact 4.7.A-B is Less than significant with mitigation incorporated.	**GHG MM-1:** Prior to issuance of building permits, the applicant shall provide documentation to the County of Riverside Building Department as part of the plan check process, demonstrating that the project will implement the above described Project features that will achieve at least 100 points from the Riverside County Greenhouse Gas Emissions Screening Tables. The project may also achieve equivalent emission reductions from other measures approved by the County of Riverside. Implementing these mitigation measures shall be verified by the County of Riverside Building Department prior to the issuance of the final Certificate of Occupancy.	Project Proponent and County of Riverside	County of Riverside Department of Building and Safety	Prior to issuance of building permits		
NOISE						
Impacts 4.11.B through E will be less than significant with the incorporation of Mitigation Measures N-1 through N-3.	**NOISE MM-1:** In addition to adherence to the County of Riverside Code limiting the construction hours of operation, the following measures are required to reduce construction noise and vibrations, emanating from the proposed Project: • During all Project site excavation and grading on-site, construction contractors shall equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers, consistent with manufacturer standards.	Project Proponent	County of Riverside Planning Department	During any project-related construction		

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	• The contractor shall place all stationary construction equipment so that emitted noise is directed away from the noise sensitive receptors nearest the Project site. • Equipment shall be shut off and not left to idle when not in use. • The contractor shall locate equipment staging in areas that will create the greatest distance between construction-related noise/vibration sources and sensitive receptors nearest the Project site during all Project construction. • The Project proponent shall mandate that the construction contractor prohibit the use of music or sound amplification on the Project site during construction. • The construction contractor shall limit haul truck deliveries to the same hours specified for construction equipment. • The Project proponent shall mandate that the construction contractor prohibit the use of music or sound amplification on the Project site during construction. • The construction contractor shall limit haul truck deliveries to the same hours specified for construction equipment. • Portable stationary noise sources shall be shielded, and noise shall be directed away from sensitive receptors. • For the duration of construction activities, the construction manager shall serve as the contact person should noise levels become disruptive to local residents. A sign should be posted at the Project site with the contact phone number.					
Impacts 4.11.B through E will be less	**NOISE MM-2:**	Project Proponent	County of Riverside	Prior to issuance of		

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than significant with the incorporation of Mitigation Measures N-1 through N-3.	Prior to issuance of occupancy permits, a solid barrier shall be constructed along the perimeter of the proposed residential area along Nuevo Road and shall be designed to reduce the required level of noise from Nuevo Road. The barrier must be constructed with a top elevation that is seven feet higher than the adjacent elevation of Nuevo Road. The barrier shall be solid with no holes or openings and shall wrap around the side/back yards of the most western and most eastern residential lots proposed along Nuevo Road.		Planning Department and Building and Safety	occupancy permits		
Impacts 4.11.B through E will be less than significant with the incorporation of Mitigation Measures N-1 through N-3.	**NOISE MM-3:** Prior to issuance of building permits, a noise study verifying that the STC ratings of proposed building materials and any additional noise attenuation methods will achieve the interior standard of 45 dBA shall be prepared and submitted. Building plans shall identify building materials and any additional noise attenuation methods to be utilized for the second story of homes adjacent to Nuevo Road. Additional noise attenuation methods may include recessed balconies and windows and architectural design features that will serve as a noise barrier. Building materials and noise attenuation methods shall achieve an exterior to interior noise reduction of at least 26.5 dBA.	Project Proponent	County of Riverside Planning Department and Building and Safety	Prior to issuance of building permits		
TRANSPORTATION AND TRAFFIC						
Impact 4.15.A will be less than significant with incorporation of Mitigation Measures TR-1 and TR-2. All other traffic and transportation related impacts will be less than significant.	**MM TR-1**: Prior to issuance of occupancy permits for Phase I, the Project Developer shall construct or submit payment to the County of Riverside commensurate with its contribution to the need to improve roadway segments and intersections in the Project vicinity (e.g., fair share payment) as identified in the traffic impact analysis (TIA). Fairshare contributions differ from direct impacts as fees are collected for future improvements rather than direct improvements for the implementation of the Project. Fair share contributions shall be deposited by the County in accounts specific to infrastructure expansion and improvements. The	Project Proponent	County of Riverside Planning and Transportation Departments	Prior to issuance of occupancy permits for Phase I		

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	following improvements were identified in the Project TIA requiring mitigation due to potentially significant Phase I impacts: – Murrieta Road/Nuevo Road – Project Developer shall fund the installation of and install a signal. – Menifee Road/Nuevo Road – Project Development shall pay for its fair share through TUMF for the construction of a northbound right turn lane. – Menifee Road/San Jacinto Avenue – Project Development shall pay for its fair share through TUMF for the construction of a northbound left turn lane.					
Impact 4.15.A will be less than significant with incorporation of Mitigation Measures TR-1 and TR-2. All other traffic and transportation related impacts will be less than significant.	**MM TR-2:** Prior to issuance of occupancy permits for Phase II, the Project Developer shall construct or submit payment to the County of Riverside commensurate with its contribution to the need to improve roadway segments and intersections in the Project vicinity (e.g., fair share payment) as identified in the traffic impact analysis (TIA). Fairshare contributions differ from direct impacts as fees are collected for future improvements rather than direct improvements for the implementation of the Project. Fair share contributions shall be deposited by the County in accounts specific to infrastructure expansion and improvements. The following improvements were identified in the Project TIA requiring mitigation due to potentially significant Phase I and II impacts: – Construction of improvements or submittal of fair share payments identified in Mitigation Measure TR-1. – Evans Road/Orange Avenue – Project Developer shall submit fair share payment for the construction of a westbound left turn and right turn lane. – Murrieta Road/Nuevo Road – The Project Developer shall fund the installation of and install a signal. Project Developer shall submit fair share payment for the construction of a northbound left turn and right turn lane.	Project Proponent	County of Riverside Planning and Transportation Departments	Prior to issuance of occupancy permits for Phase II		

IDENTIFIED IMPACT	RELATED MITIGATION MEASURE	MONITORING			VERIFICATION	
		Implementation Entity	Monitoring and Verification Entity	Timing Requirements	Signature	Date
	– Evans Road/Nuevo Road – Project Developer shall submit fair share payment for the construction of a second southbound right turn lane. – Driveway 1/Nuevo Road – Project Developer shall fund the installation of and install a signal. – Driveway 4/Nuevo Road – Project Developer shall fund the installation of and install a signal. – Menifee Road/Nuevo Road – Project Developer shall pay for its fair share through TUMF for the construction of a northbound and an eastbound right turn lane. – Redlands Avenue/San Jacinto Avenue – Project Developer shall submit fair share payment for the installation of a northbound overlapping right turn signal. – Menifee Road/Central Avenue – Project Developer shall pay for its fair share through DIF for the installation of a signal. – Menifee Road/San Jacinto Avenue – Project Developer shall fund the construction of and construct a northbound left turn lane. Project Developer shall pay for its fair share through DIF for the installation of a signal.					
TRIBAL CULTURAL RESOURCES						
Impact 4.16. A&B – Impacts to tribal cultural resources will be less than significant with mitigation incorporated.	**MM TRI-1:** **ARCHAEOLOGICAL AVOIDANCE** CA RIV 3978, 3979, CA RIV 3977, sections of CA RIV 11727 will be preserved in place in an open space to be legally designated and recorded as environmentally sensitive open space that will be preserved in perpetuity. The location, nature, size and boundaries of sites will not be publicly recorded, but the boundary and total footprint of the open space environmentally sensitive area shall be recorded for preservation in perpetuity. During Project development, the sites will be protected from grading impacts, with an appropriate buffer area to protect this site(s) and will be fenced off from construction and ground disturbing activities. These areas will be identified as Environmentally Sensitive Area(s).	Project Proponent and County of Riverside	County of Riverside Planning Department and Project Archeologist	Prior to issuance of a grading permit		

IDENTIFIED IMPACT	RELATED MITIGATION MEASURE	MONITORING			VERIFICATION	
		Implementation Entity	Monitoring and Verification Entity	Timing Requirements	Signature	Date
	The Project Applicant will ensure that appropriate temporary fencing is installed (i.e., orange fabric/barrier fencing), with the appropriate signage, to prevent any unintentional disturbances to the area during any earthmoving or ground disturbing activities on the Project site. The fencing will be installed before clearing and grubbing and will not be removed until all earthmoving activities have been completed and the wall has been constructed. The Project Archaeologist and Tribal Monitor will be on site to monitor the fence installation and removal and will conduct regular inspections of the fencing to make sure that it is intact and has not been breached. All other provisions concerning the onsite protocol on avoidance will be in the CRMP.					
Impact 4.16. A&B – Impacts to tribal cultural resources will be less than significant with mitigation incorporated.	**MM TRI-2:** **CONTROLLED GRADING** Site(s) RIV 003975, 003976 and 11727 will be impacted during construction activities and the soils surrounding them will be disturbed. Controlled grading plan will be developed by the Project Archaeologist in conjunction with the Consulting Tribe(s). The controlled grading plan shall require the systematic slower removal of the soils incorporating smaller cuts to allow for the identification of, and minimize damages to, the resources. Documentation and recovery of any subsurface cultural deposits that are not being relocated to open space shall occur during this controlled grading process until grading reaches a depth, level or state wherein no resources are present, and then standard grading may resume. Results of the controlled grading program shall be included in the Phase IV monitoring report.	Project Proponent	County of Riverside Planning Department and Project Archeologist	Prior to issuance of a grading permit		
Impact 4.16. A&B – Impacts to tribal cultural resources will be less than significant with mitigation incorporated.	**MM TRI-3:** **CRMP REQUIRED** Prior to the issuance of grading permits, the developer/permit holder shall retain and enter into a monitoring and mitigation service contract with a qualified Archaeologist for services. The Project Archaeologist (Cultural	Project Proponent	County of Riverside Planning Department and Project Archeologist	Prior to issuance of a grading permit		

IDENTIFIED IMPACT	RELATED MITIGATION MEASURE	MONITORING			VERIFICATION	
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	Resource Professional) shall develop a Cultural Resources Monitoring Plan (CRMP), in consultation with the Pechanga and Soboba tribes, which must be approved by the County Archaeologist prior to issuance of grading permits. Any newly discovered cultural resources shall be subject to a cultural resource evaluation which will be detailed in CRMP. The CRMP will document the proposed methodology for unanticipated finds including temporary storage, the state law process should human remains be identified, the grading activity observation process, the mitigation measures and conditions of approval for the Project, taking into account the customs and traditions of the Tribe(s). The Project Archaeologist shall manage and oversee monitoring for ground disturbing activities and excavation of each portion of the Project site including clearing, grubbing, tree removals, grading, trenching, stockpiling of materials, rock crushing, structure demolition and etc. in soils where tribal cultural materials and resources may be found. The Project archeologist or monitor working directly under the Project archeologist shall have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources in consultation with the Tribal monitors. The developer/permit holder shall submit a fully executed copy of the contract and a wet signed copy of the Monitoring Plan to the Riverside County Archaeologist to ensure compliance with this condition of approval.					
Impact 4.16. A&B – Impacts to tribal cultural resources will be less than significant with mitigation incorporated.	**MM TRI-4:** **NATIVE AMERICAN MONITOR** At least 30 days prior to the issuance of grading permits, the developer/permit applicant shall enter into an agreement with the Pechanga and Soboba Tribe for Native American Monitors. The Native American Monitor shall be on site during ground disturbing activities and excavation of each portion of the project site including but not limited to clearing, grubbing, tree removals, grading archaeological investigations and trenching. In conjunction with the Archaeological Monitor, the Native American Monitor shall have the authority to temporarily divert, redirect	Project Proponent	County of Riverside Planning Department and Project Archeologist	At least 30 days prior to issuance of a grading permit		

IDENTIFIED IMPACT	RELATED MITIGATION MEASURE	MONITORING			VERIFICATION	
		Implementation Entity	Monitoring and Verification Entity	Timing Requirements	Signature	Date
	or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources. The developer/permit applicant shall submit a fully executed copy of the agreement to the County Archaeologist to ensure compliance with this condition of approval. Upon verification, the Archaeologist shall clear this condition. This agreement shall not materially modify any condition of approval or mitigation measure.					
Impact 4.16. A&B – Impacts to tribal cultural resources will be less than significant with mitigation incorporated.	**MM TRI-5:** **CULTURAL SENSITIVITY TRAINING** The Project Archaeologist and a representative designated by the consulting Tribes shall attend the pre-grading meeting with the contractors to provide Cultural Sensitivity Training for all Construction Personnel. Training will include a brief review of the cultural sensitivity of the Project and the surrounding area; what resources could potentially be identified during earthmoving activities; the requirements of the monitoring program; the protocols that apply in the event unanticipated cultural resources are identified, including who to contact and appropriate avoidance measures until the find(s) can be properly evaluated; and any other appropriate protocols. This is a mandatory training and all construction personnel must attend prior to beginning work on the project site. A sign in sheet for attendees of this training shall be included in the Phase IV Monitoring Report.	Project Proponent	County of Riverside Planning Department and Project Archeologist	Prior to issuance of a grading permit		
Impact 4.16. A&B – Impacts to tribal cultural resources will be less than significant with mitigation incorporated.	**MM TRI-6:** **FEATURE RELOCATION** Sites at CA RIV 3976, CA RIV 3975 and a portion of CA-RIV-11727 cannot be avoided through Project redesign. Prior to grading permit issuance, the Project Supervisor, Project Archaeologist and the Tribe shall meet to determine the strategy for relocating the milling features to a permanent open space area predetermined and designated on a	Project Proponent and County of Riverside	County of Riverside Planning Department and Project Archeologist	Prior to issuance of a grading permit		

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	confidential map. A relocation plan including controlled grading shall be included as part of the CRMP (MM-TCR-3) and submitted to the County Archaeologist for approval. This plan, to be prepared in conjunction with the Consulting Tribe(s), will include culturally appropriate methods for relocation, onsite assessment meetings, pre-relocation controlled grading and latent artifact recovery, open space and/or permanent avoidance, recordation requirements and confidentiality provision. The current Department of Parks and Recreation forms for the sites shall be updated, detailing which features were relocated, the process through which this was done, and updated maps using sub meter GIS technology to document the new location of each feature. These shall also be recorded with the Cal CHRIS system.					
Impact 4.16. A&B – Impacts to tribal cultural resources will be less than significant with mitigation incorporated.	**MM TRI-7:** **PRESERVATION AND MAINTENANCE PLAN** Prior to Final Grading, the Project Archaeologist, with input from the Tribes, shall develop a Preservation Plan for the long-term care and maintenance of all sites within the Open Space and other avoidance areas. The plan shall indicate at a minimum, the specific areas to be included in and excluded from long term maintenance, prohibited activities, methods of preservation to be employed (fencing, vegetative deterrence, etc.), the party responsible for the long-term maintenance, appropriate avoidance protocols, monitoring by the Consulting Tribes and compensation for services; and necessary emergency protocols. The preservation and maintenance plan shall be included as an appendix to the Phase IV Monitoring report.	Project Proponent and County of Riverside	County of Riverside Planning Department and Project Archeologist	Prior to final grading		
Impact 4.16. A&B – Impacts to tribal cultural resources will be less than significant with mitigation incorporated.	**MM TRI-8:** **PHASE IV CULTURAL REQ.** Upon completion of the implementation phase, a Phase IV Cultural Resources Monitoring Report shall be submitted that complies with the Riverside County Planning Department's requirements for such reports	Project Proponent and County of Riverside	County of Riverside Planning Department and Project Archeologist			

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	for all ground disturbing activities associated with this grading permit. The report shall follow the County of Riverside Planning Department Cultural Resources (Archaeological) Investigations Standard Scopes of Work posted on the TLMA web site. The report shall include results of any feature relocation or residue analysis required as well as evidence of the required cultural sensitivity training for the construction staff held during the required pre-grade meeting.					
Impact 4.16. A&B – Impacts to tribal cultural resources will be less than significant with mitigation incorporated.	**MM TRI-9:** **ARTIFACT DISPOSITION** Prior to Final Grading the landowner(s) shall relinquish ownership of all cultural and/or tribal cultural resources that are unearthed on the Project property during any ground disturbing activities, including previous investigations and/or future Phase III data recovery. The following treatment (in order of preference) shall be applied. a. Reburial of the resources on the Project property. The measures for reburial shall include, at least, the following: Measures to protect the reburial area from any future impacts. Reburial shall not occur until all required cataloguing, analysis and studies have been completed on the cultural resources, with an exception that sacred items, burial goods and Native American human remains are excluded. Any reburial processes shall be culturally appropriate. Listing of contents and location of the reburial shall be included in the confidential Phase IV Report. The Phase IV Report shall be filed with the County under a confidential cover and not subject to a Public Records Request. b. If reburial is not agreed upon by the Consulting Tribes then the resources shall be curated at a culturally appropriate manner at the Western Science Center, which is a Riverside County curation facility that meets State Resources Department Office of Historic Preservation	Project Proponent	County of Riverside Planning Department and Project Archeologist	Prior to final grading		

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	Guidelines for the Curation of Archaeological Resources ensuring access and use pursuant to the Guidelines. The collection and associated records shall be transferred, including title, and are to be accompanied by payment of the fees necessary for permanent curation. Evidence of curation in the form of a letter from the curation facility stating that subject archaeological materials have been received and that all fees have been paid, shall be provided by the landowner to the County. There shall be no destructive or invasive testing on sacred items, burial goods and Native American human remains. Results concerning finds of any inadvertent discoveries shall be included in the Phase IV monitoring report.					
Impact 4.16. A&B – Impacts to tribal cultural resources will be less than significant with mitigation incorporated.	**MM TRI-10:** **NATIVE PLANTS** Prior to Building Permit Issuance, the Applicant/Landowner shall incorporate at least 25% native plants into the Project's landscaping plans. The preferred "plant list" will be provided by the Pechanga Tribe and an appropriate plant palette will be incorporated into the landscaping plans to be reviewed and approved by Riverside County.	Project Proponent	County of Riverside Planning Department and Project Archeologist	Prior to Building Permit Issuance		