II. Summary

A. Project Summary

The Quinta Do Lago Specific Plan, as noted on Figure II-1, Regional Map, and Figure II-2, Vicinity Map, proposes the development of a comprehensive master-planned community located on 470.1 acres in the southerly portion of the French Valley area, within the Temecula sphere of influence, and approximately seven miles north of the City of Temecula. The western portion of the project borders along Winchester Road with portions of the southern and eastern boundaries bordering along Auld Road and Pourroy Road, respectively.

Quinta Do Lago Specific Plan No. 284 is a 470.1-acre Specific Plan Amendment located entirely within the boundaries of Dutch Village Specific Plan 106C (Dutch Village). For clarification purposes, the County of Riverside has requested Quinta Do Lago be assigned a new Specific Plan Number, SP 284. The subject Specific Plan is contiguous to the French Valley Airport at its southern end. The following summarizes the historical background and chain of events which led to a series of Specific Plan Amendments To Dutch Village.

The Dutch Village Specific Plan was adopted on June 9, 1973, as an active retirement community with, at its center, an authentic Dutch "historical" village with supporting land uses. Development of this Specific Plan was, however, without economic and market justification during the ensuing era following its adoption. Consequently, ownership of the Specific Plan's acreage diversified throughout the years. Two Specific Plan Amendments in 1982 and 1986 resulted in reduced and uneven land use intensities and incompatible zoning classifications.

On March 31, 1982, the Planning Commission received testimony which resulted in further delineation of the Specific Plan boundaries. Specifically, the Planning Commission requested that testimony address whether or not various property owners within the 2,880-acre site wanted to be included or excluded from the Dutch Village Specific Plan No. 106C. As a result of the testimony received, the total Specific Plan acreage was reduced to 1,320 acres, of which 1,248 acres were under control of Holland United, Inc. (no affiliation with the applicants of this Specific Plan).

Furthermore, on April 13, 1982, the Board of Supervisors mandated that the Specific Plan cannot exceed one dwelling unit per acre; and must provide a detailed phasing plan to adequately address infrastructure phasing and plan phasing (as stated in Conditions of Approval Numbers 5 and 43-46).
Subsequent to the hearing, a further size reduction was proposed (by the applicant) within the Specific Plan boundaries to the 1,248 acres owned by Holland United, Inc. As a result, the approved Amendment No. 2, Revised, proposed a maximum total of 1,248 dwelling units on 1,248 acres, with an overall residential density of 1 DU/AC.

Following Amendment No. 2, Specific Plan 106C Amendment No. 3 was approved in October, 1986. Amendment No. 3 proposed both land use and administrative revisions. This Amendment changed land use designations within the Specific Plan to provide more compatible zoning with the County adopted guidelines set for the interim influence areas of the French Valley Airport. Amendment No. 3 was also a precursor to Vesting Tract Maps, Numbers 23296 and 21854. As a result, industrial and commercial land uses were expanded; 10 acres of M.S.C. were created to serve as an off-site storage depot for the "Dutch Village"; the previously proposed 25-acre school/park site was eliminated; and the plan reduced the amount of Very Low and Low density residential land uses. Amendment No. 3 was approved with 1,248 dwelling units on a total of 1,248 acres.

Amendment No. 4, proposed in March, 1991, is requesting a change of 28.8 acres from the existing designation of Very Low density residential (0-0.2 DU/AC) in a portion of Planning Area 18 of the Dutch Village Specific Plan 106C to Commercial. In conjunction with Amendment No. 4, a Change of Zone from R-A-5 to C-I/C-P is concurrently being processed.

Amendment No. 5, which lies adjacent to proposed Amendment No. 4, and also within Planning Area 18, of the Dutch Village Specific Plan 106C requests to change the existing land use designation of Very Low density residential to Industrial. This proposed 30-acre amendment will increase the existing Industrial zoning from 145 to 175 acres. This amendment is currently being processed.

The Quinta Do Lago Specific Plan No. 284 and EIR No. 371 seek land use amendment of its properties to allow for comprehensive and proper compatibility with its immediate environment. Such compatibility is necessitated by current standards of land use planning, the real estate markets, the regulatory environment and the economics of Quinta Do Lago itself. The Quinta Do Lago Specific Plan No. 284 is being issued as a new Specific Plan for clarification purposes as requested by the Riverside County Planning Department.

Dutch Village is assessed by Eastern Municipal Water District (EMWD) for high capacity water and sewer lines installed in 1988 in compliance with conditions of approval of Specific Plan 106C. This means that Quinta Do Lago must strive for economic use of its properties to match the utilities' assessment spreads which are based on EMWD's design and land use criteria.

II. Summary

*Quinta Do Lago Specific Plan No.284/E.I.R. No.371*

II-2
Quinta Do Lago fronts Winchester Road (Highway 79) at a length of approximately 1.5 miles representing its western boundary. The County of Riverside anticipates that Winchester Road will become a major traffic and urban corridor. Quinta Do Lago is planned for adequate setbacks to provide for transportation systems which this traffic corridor may need to accommodate current and projected transportation use.

Hence, the Quinta Do Lago Specific Plan offers a logical and orderly planned extension of the urban growth occurring in its vicinity. Such growth follows within the parameters of the County of Riverside’s Growth Management Plan. This Plan classifies Quinta Do Lago as an “Urban Area” with its shared boundaries to French Valley Airport. Urbanization and growth within this area are further exemplified by the 145 acres of light industrial land use adjacent to Winchester Road, west of Quinta Do Lago. Additionally, two Vesting Tract Maps have been approved which lie adjacent to Quinta Do Lago, as shown on the Vicinity Map, Figure II-2. Specifically, V.T. 21854 provides for 156 single family residences and V.T. 23298 provides for 264 single family residences.

The Quinta Do Lago Master Plan represents the logical and orderly extension of urban growth for this area, proposing a total of 1,284 dwelling units. When fully developed, the Quinta Do Lago Specific Plan area will contain a mix of residential housing opportunities with varying lot sizes and densities ranging from 3.6 dwelling units per acre to 13.4 dwelling units per acre, with a gross density average of 2.7 dwelling units per acre. Additionally, commercial, industrial and office uses are incorporated into the Land Use Plan. The commercial/business park, industrial park and office/industrial park uses are located adjacent to major transportation corridors providing accessibility and convenience to local and regional residents. These combined areas total 96.3 acres. Open space areas developed within the project will support both passive and active uses on a total of 46.1 acres. Within the open space area, the development of an 8-acre community park and a 22-acre meadow with a surrounding trail system is proposed along the northwest portion of the site. The meadow, park and trails will be significant amenities to the project, offering a wide variety of recreational opportunities to both residents of Quinta Do Lago and surrounding communities. Additionally, the meadow will be designed to accommodate flood control measures. Two other active park sites, a small greenbelt and three mini-parks totaling 16.1 acres are also planned for the Quinta Do Lago community, supporting active recreational uses. In addition, a 10-acre school site is planned within the community, complementing adjacent park uses.

The residential products to be provided within Quinta Do Lago will meet the market demand in this urbanizing French Valley area of Riverside County, while maintaining a logical and sensitive approach to development relative to existing streets and

II. Summary

Quinta Do Lago Specific Plan No.284/E.I.R. No.371

II-3
anticipated Average Daily Trips (ADTs) that fall within the County Circulation Plan and Master Plan of Highways.

Quinta Do Lago residents will enjoy the benefits of a master-planned community. Infrastructure and other public facilities will be sufficiently sized to accommodate the needs of the entire community at full build-out. In addition, Specific Plan design elements, including land use compatibility, site design, architecture and landscaping, shall be consistently applied to assure a varied, yet harmonious project.
The Quinta Do Lago Specific Plan can be briefly summarized as follows:

**TABLE I
Land Use Summary**

<table>
<thead>
<tr>
<th>LAND USE</th>
<th>ACREAGE</th>
<th>Dwelling Units/Acre</th>
<th>Maximum Dwelling Units</th>
<th>Percentage</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>RESIDENTIAL</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>High Density Residential</td>
<td>11.0</td>
<td>13.4</td>
<td>147</td>
<td>2%</td>
</tr>
<tr>
<td>Medium High (4,500)</td>
<td>18.0</td>
<td>7.8</td>
<td>140</td>
<td>4%</td>
</tr>
<tr>
<td>Medium High (5,000 s.f.)</td>
<td>33.0</td>
<td>5.6</td>
<td>185</td>
<td>7%</td>
</tr>
<tr>
<td>Medium (6,000 s.f.)</td>
<td>34.5</td>
<td>4.3</td>
<td>147</td>
<td>7%</td>
</tr>
<tr>
<td>Medium (7,200 s.f.)</td>
<td>184.7</td>
<td>3.6</td>
<td>665</td>
<td>39%</td>
</tr>
<tr>
<td>Subtotal</td>
<td>281.2</td>
<td>4.6</td>
<td>1,284</td>
<td>59%</td>
</tr>
<tr>
<td><strong>COMMERCIAL</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Commercial/Business Park</td>
<td>45.3</td>
<td>—</td>
<td>—</td>
<td>10%</td>
</tr>
<tr>
<td>Industrial Park</td>
<td>38.8</td>
<td>—</td>
<td>—</td>
<td>8%</td>
</tr>
<tr>
<td>Office/Industrial Park</td>
<td>12.2</td>
<td>—</td>
<td>—</td>
<td>3%</td>
</tr>
<tr>
<td>Subtotal</td>
<td>96.3</td>
<td>—</td>
<td>—</td>
<td>21%</td>
</tr>
<tr>
<td><strong>OTHER</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>School</td>
<td>10.0</td>
<td>—</td>
<td>—</td>
<td>2%</td>
</tr>
<tr>
<td>Parks</td>
<td>23.7</td>
<td>—</td>
<td>—</td>
<td>5%</td>
</tr>
<tr>
<td>Meadow/Greenbelt</td>
<td>22.4</td>
<td>—</td>
<td>—</td>
<td>5%</td>
</tr>
<tr>
<td>Major Roads</td>
<td>32.3</td>
<td>—</td>
<td>—</td>
<td>7%</td>
</tr>
<tr>
<td>Community Facilities</td>
<td>4.2</td>
<td>—</td>
<td>—</td>
<td>1%</td>
</tr>
<tr>
<td>Subtotal</td>
<td>92.6</td>
<td>—</td>
<td>—</td>
<td>20%</td>
</tr>
<tr>
<td>TOTAL</td>
<td>470.1</td>
<td>2.7</td>
<td>1,284</td>
<td>100%</td>
</tr>
</tbody>
</table>
During the public hearing process, the Riverside County Board of Supervisors and Planning Commission requested certain changes that reduced the land use intensity on the project site. Specifically, the total number of dwelling units was reduced from 1,545 to 1,318; Commercial/Business Park area was reduced from 60.4 acres to 45.3 acres; Industrial Park area was reduced from 42.0 acres to 38.8 acres; Office/Industrial Park area was reduced by two acres; a five-acre Medical Office site was eliminated; two lakes were replaced by a 22.0-acre meadow and 8-acre community park; as well as other minor modifications. This intensity reduction serves to mitigate certain impacts. Nevertheless, the following Draft EIR analyzed a higher intensity version of the Quinta Do Lago Land Use Plan and, as a program EIR, represents a “worst case” analysis of the project.
During the public hearing process, the Riverside County Board of Supervisors and Planning Commission requested certain changes that reduced the land use intensity on the project site. Specifically, the total number of dwelling units was reduced from 1,545 to 1,318; Commercial/Business Park area was reduced from 60.4 acres to 45.3 acres; Industrial Park area was reduced from 42.0 acres to 38.8 acres; Office/Industrial Park area was reduced by two acres; a five-acre Medical Office site was eliminated; two lakes were replaced by a 22.0-acre meadow and 8-acre community park; as well as other minor modifications. This intensity reduction serves to mitigate certain impacts. Nevertheless, the following Draft EIR analyzed a higher intensity version of the Quinta Do Lago Land Use Plan and, as a program EIR, represents a "worst case" analysis of the project.
B. EIR SUMMARY MATRIX/MITIGATION MONITORING PROGRAM FOR QUINTA DO LAGO EIR NO. 371

IMPACTS

MITIGATION MEASURES/
MITIGATION MONITORING

LOCATION OF STANDARDS

I. SEISMIC SAFETY

The Quinta Do Lago Specific Plan will be impacted by seismic activity along the Elsinore Fault Zone located approximately 7.5 miles northeast of the site.

It is possible that during a Richter magnitude 7.0 earthquake along this fault the site will experience a maximum peak acceleration of 0.43 with strong ground shaking exceeding 30 seconds. Repeatable high ground accelerations are estimated at 0.28g.

Without proper mitigation, the in-place alluvial soils on-site may be subject to liquefaction. Additionally, portions of the site may be subject to seismically induced flooding caused by failure of Lake Skinner Dam.

All on-site structures shall be in accordance with the criteria in the Uniform Building Code and County ordinances and shall be designed to withstand groundshaking from the maximum credible earthquake that can be expected.

The site shall be cleared of all obstructions and deleterious material including all miscellaneous trash, debris, and organic materials.

Prior to final tract map or grading plan approval, further geotechnical investigations of the proposed school site (Planning Area 17) shall be performed in order to determine geotechnical feasibility pursuant to Groundshaking Zone II standards.

Potential on-site liquefaction hazards shall be mitigated by removal and recompaition of the alluvium, installation of subsurface drainage and placement of compacted fill.

Mitigation Monitoring

Monitoring of mitigation measures related to seismic safety shall occur through review and approval of monthly inspection reports of grading operations by the County of Riverside Building and Safety Department.

Specific Plan, Land Use Development Standards, pg. III-6(5).

Specific Plan, Grading Plan Development Standards, pg. III-32(1).

Specific Plan, Grading Plan Development Standards, pg. III-34(5).

Specific Plan, Grading Plan Development Standards, pg. III-32(1).
2. SLOPES AND EROSION

Development of the Quinta Do Lago Specific Plan will be tailored to the existing topography being sensitive to natural landforms where practical. Grading will balance on-site with 1,305,000 cubic yards of cut and 1,180,000 cubic yards of fill with an estimated 10 percent shrinkage. On-site materials can be excavated with conventional equipment, with the possible exception of the extreme southern portion of the site. On-site soils possess no or very low expansion potential.

On-site slopes vary from less than 5:1 to nearly level, with the exception of the extreme southern portion of the site. No inherent stability problems are anticipated on-site. Some erosion is expected during grading.

High groundwater and standing water can be anticipated within the French Valley stream channel during the winter and spring seasons of normal rainfall years.

Prior to development within any planning area of the Specific Plan, an overall Conceptual Grading Plan for the planning area in process shall be submitted for review and approval by the Building and Safety Department and the Planning Department. The Grading Plan shall include techniques to prevent erosion, sedimentation during and after the grading process, time frames for grading, identification of areas that may be graded during high probability rain months, and preliminary pad and roadway elevations. Finish grades shall blend into adjoining natural grades.

All grading procedures shall be in compliance with the Riverside County Grading Standards including requirements for erosion control during rainy months.

Prior to any grading activities a soil report and geotechnical study will be performed to further analyze on-site soil conditions and slope stability and will include the appropriate measures to control erosion and dust as mentioned under mitigation number 1.

Detailed landscaping and irrigation plans shall be submitted to the Planning Department prior to Grading Plan approval.

County Subdivision Ordinance No. 460 shall be observed regarding setback requirements.

All streets shall have a gradient not to exceed 15%.

The toes and tops of all slopes higher than ten feet shall be rounded with curves with radii designed in proportion to the total height of the slope, where drainage and stability permits such rounding.

All dwelling units shall have a minimum five feet (5') side setback and a minimum ten feet (10') rear setback from the toe of slopes higher than ten feet. County Subdivision Ordinance No. 460 will be observed regarding setback requirements.
<table>
<thead>
<tr>
<th>IMPACTS</th>
<th>MITIGATION MEASURES/MITIGATION MONITORING</th>
<th>LOCATION OF STANDARDS</th>
</tr>
</thead>
<tbody>
<tr>
<td>2. SLOPES AND EROSION (Continued)</td>
<td>Potential brow ditches, terrace drains or other minor swales, determined necessary by the County of Riverside at future stages of project review, shall be lined with natural erosion control materials or concrete.</td>
<td>Grading Plan, pg. III-34(9).</td>
</tr>
<tr>
<td></td>
<td>Grading work on the entire project site shall be balanced on-site whenever possible.</td>
<td>Grading Plan, pg. III-34(10).</td>
</tr>
<tr>
<td></td>
<td>Graded, but undeveloped land shall be maintained weed-free and planted with interim landscaping within ninety (90) days of completion of grading, unless building permits are obtained.</td>
<td>Grading Plan, pg. III-34(11).</td>
</tr>
<tr>
<td></td>
<td>Natural features such as significant rock outcrops shall be protected as practical in the siting of individual lots and building pads.</td>
<td>Grading Plan, pg. III-34(12).</td>
</tr>
<tr>
<td></td>
<td>Mitigation Monitoring</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Monitoring of mitigation measures related to slopes and erosion shall occur through review and approval of monthly inspection reports of grading operations of the County of Riverside Building and Safety Department and through submission of landscaping and irrigation plans to the County of Riverside Planning Department.</td>
<td></td>
</tr>
</tbody>
</table>
### IMPACTS

#### 3. WIND EROSION AND BLOWSAND

Although the project site lies outside the Wind/Erosion and Blowsand Areas designated by the County of Riverside, Construction activities (primarily site preparation and grading) will generate fugitive dust. An average of 1.04 tons per day of particulate emissions is estimated to occur.

### MITIGATION MEASURES/
#### MITIGATION MONITORING

The quality of particulate matter and other pollutants emitted during the grading and construction phase of the proposed project may be reduced through watering graded surfaces and planting ground cover as dust palliatives, in accordance with SCAQMD Rule 403.

**Mitigation Monitoring**

No monitoring required

### LOCATION OF STANDARDS

Specific Plan, Grading Plan Standards, pg. III-34(15).
IMPACTS

4. FLOODING

The Quinta Do Lago Specific Plan is proposed within a floodplain area, resulting in potential flood hazards.

Construction of buildings, roads and other impervious surfaces will result in increased on-site stormwater runoff and the grading of existing on-site drainage courses.

Increased site runoff as well as runoff from 9,248 tributary acres will be accommodated by the proposed Storm Drain Master Plan which includes two proposed interconnected lakes within Planning Areas 12A and 12B. These lakes, occupying a total of 27.6 acres, will function as debris or sedimentation basins, as well as a recreational amenity. Approximately 25.7 million gallons of water will be needed for initial lake fill-up, and an estimated flow rate of 200 gallons per minute will be needed in the long term to allow for minor seepage, evaporation, etc.

Increased flow rates from the project will contribute to cumulative increased flow rates downstream and the potential for flooding in areas with undersized facilities.

The project site lies within the Dam Inundation Area of Lake Skinner, potentially exposing future residents to flooding in the event of dam failure due to a seismic event or other cause.

MITIGATION MEASURES/ MITIGATION MONITORING

Proposed grading and drainage improvements shall meet FEMA standards for 100-year flood protection to all structures (habitable and non-habitable) located in a floodplain.

Storm drain and flood control facilities discharging at the tract boundary shall be designed in order to outlet at the pre-existing velocity and depths in order to minimize impacts to the downstream property owner.

Any impact to blue-line watercourses shall be subject to the requirements for an Army Corps of Engineer 404 permit and a Department of Fish and Game 1601 or 1603 permit.

A Lakes Operational Manual shall be prepared and approved by affected governmental agencies, potentially including the Department of Agriculture, Health Services, Water Quality Control Board, Fish and Game, etc. The Lakes Operational Manual shall incorporate the recommendations contained in the Quinta Do Lago Preliminary Design Development Report.

The proposed lakes shall be designed assuming that no debris dams are installed upstream. Such design will require allowances to be developed in the design of the flood protection requirements.

The project site is within the RCFC&WCD Murrieta Creek Area Drainage Plan and is subject to drainage fees of $530 per acre of development area.

Pursuant to requirements of the State Water Resources Control Board, enacted in November of 1991, a statewide general National Pollution Discharge Elimination System (NPDES) permit will apply to all construction activities. Construction activity includes: cleaning, grading, or excavation that results in the disturbance of at least five acres of total land area. Therefore, the developer or builder shall obtain the appropriate State general permit for NPDES permits prior to commencing grading activities. All development within the Specific Plan boundaries

LOCATION OF STANDARDS

Specific Plan, Land Use Development Standards, pg. III-6(5).

Specific Plan, Drainage Plan Development Standards, pg. III-17(1).

Specific Plan, Land Use Development Standards, pg. III-6(5).

Specific Plan, Drainage Plan Development Standards, pg. III-17(1).

Specific Plan, Drainage Plan Development Standards, pg. III-17(1).

Specific Plan, Drainage Plan Development Standards, pg. III-17(1).

Specific Plan, Drainage Plan Development Standards, pg. III-17(3).
IMPLACETS

4. FLOODING (Continued)

shall be subject to future requirements
adopted by the County, to implement
the NPDES program.

Mitigation Monitoring

Monitoring of mitigation measures
related to flooding shall occur through
approval of drainage plans, improve-
ment plans, grading plans, and
collection of fees by the Riverside
County Flood Control Department and
tract map approval by the Riverside
County Department of Building and
Safety.

5. NOISE

Construction noise represents a short
term impact on ambient noise levels.
Noise generated by construction
equipment can reach high levels.

Portions of the project site lie within
Area II of the Interim Airport-
Influenced Area, potentially resulting
in exposure of future residential, school
and open space uses to aircraft noise
generated by the adjacent French
Valley Airport.

Most of the project site proposed for
residential use may experience traffic
noise levels greater than 60 CNEL
without some form of mitigation,
including lots along Winchester Road,
Street "A", Street "C", Street "D", Street
"E", Pourroy Road, Benton
Road and Thompson Road.

Mitigation measures will be necessary
to ensure that residential areas planned
along these roadways will experience
outdoor noise levels less than 60 CNEL
and indoor noise levels less than 45
CNEL.

The elementary school site proposed in
Planning Area 17 could be exposed to
noise levels of approximately 65 CNEL,
which is considered "conditionally
acceptable" per the California Land
Use/Noise Compatibility Guidelines.

Commercial, light industrial and office
land uses proposed to be built adjacent
to Winchester Road, Benton Road,
Thompson Road, Auld Road, Street
"A", Street "D", and Street "E" could
be exposed to noise levels in excess of
65 CNEL, which is considered
"conditionally acceptable".

Construction hours adjacent to existing
residential development shall be
limited to the hours of 7 a.m. to 7 p.m.
on Monday through Friday and shall
not be allowed on weekends or
holidays.

Residential land uses developed within
Area III of the French Valley Interim
"Airport-Influenced Area" shall achieve
interior noise levels of 45 CNEL. An
acoustic report shall be prepared prior
to grading plan approval which details
the construction measures necessary to
achieve this standard.

Mitigation measures are needed to
reduce traffic noise levels in outdoor
and indoor residential areas exposed to
noise levels greater than 60 CNEL.
Specifically, lots along Winchester
Road, Street "A", Street "C", Street
"D", and "E", Pourroy Road, Benton
Road and Thompson Road will require
a more detailed noise analysis, detailing
noise barrier heights and location,
prior to grading plan approval.

An acoustical report shall be prepared
prior to grading plan approval for
commercial, light industrial and office
land uses as well as the proposed
school site showing mitigation
measures needed to meet the County
of Riverside's interior noise standards.

Mitigation Monitoring

Mitigation of acoustic impacts will
occur during the grading plan approval
and building permit/construction
inspection processes with the County of
Riverside Building and Safety.
### IMPACTS

#### 6. CLIMATE AND AIR QUALITY

Air pollutants will be emitted by construction equipment and dust will be generated during grading and site preparation. An estimated 1.04 tons of dust per working day can be anticipated during grading.

The greatest project-related air quality impact results from the daily vehicle trips the project will generate at buildout. The project will generate an estimated 58,959 vehicle trips per day, generating 5,969 lbs/day of Carbon Monoxide; 1,122 lbs/day of Nitrogen Oxides; 224 lbs/day of Sulfur Dioxide; 268 lbs/day of Particulates; and 458 lbs/day of Reactive Organic Gases.

Additional emissions will be generated in the region by combustion from generating electricity and natural gas to meet project demands.

The commercial, industrial park and office uses proposed by the Quinta Do Lago Specific Plan will generate an estimated 3,250 jobs. A total of 1,545 dwelling units are proposed, resulting in a jobs/housing balance of 2.10, which exceeds the performance ratio for Central Riverside of 83 set forth in the Growth Management Plan.

### MITIGATION MEASURES/ MITIGATION MONITORING

Department and Health Department.

The quality of particulate matter and other pollutants emitted during the grading and construction phase may be reduced through watering graded surfaces and planting ground cover as dust palliatives, in accordance with SCAQMD Rule 403.

An additional 25' transportation easement dedicated to the County may be required along Winchester Road for future traffic mitigation programs.

A portion of the commercial parking area in Planning Area 3 has been recommended for Park-N-Ride use on weekdays between 6:00 a.m. and 6:00 p.m. However, this facility is not provided within the proposed Specific Plan.

Bus Turnouts and Bus Stop Locations are proposed to be constructed in conjunction with street improvements.

**Mitigation Monitoring**

Mitigation measures of construction related impacts will occur during grading plan approval, pursuant to the requirements of the County of Riverside, Department of Building and Safety. Adherence to transportation related recommendations will occur through approval and implementation of project plans with the County of Riverside Planning Department, Road Department and by the Air Quality Management District.

### LOCATION OF STANDARDS

[Planned text]
IMPACTS

7. WATER QUALITY

Implementation of the Quinta Do Lago Specific Plan could result in short-term erosion and sedimentation impacts during project grading, creating the potential for erosion and sedimentation of local drainage courses.

Project implementation will also alter the composition of surface runoff by grading the site surfaces, by construction of impervious streets, roofs and parking facilities and by irrigation of landscaped areas. Runoff entering the storm drain system will contain minor amounts of pollutants typical of urban use, contributing to the incremental degradation of water quality downstream.

The project proposes construction of two interconnected lakes totalling 27.6 acres. The lake feature or an off-site upstream debris dam would act as a debris or sedimentation basin, trapping sediment and debris produced by the tributary watershed, thereby reducing the quantity of debris discharged downstream. In order to maintain acceptable water quality in the lakes, nuisance water run-off from the project and minor storm flows may be carried around the lakes in a peripheral drain system or treated for discharge into the lake in accordance with regulations in effect when the project is constructed.

The water quality in the two proposed lakes may be affected by urban runoff from the proposed development.

The project will create a demand for treatment of sewage, which will require treatment and ultimate disposal by EMWD. Management of the project area's wastewater will be accomplished by EMWD, in accordance with the California State Water Quality Control Board, San Diego Region.

MITIGATION MEASURES/ MITIGATION MONITORING

In accordance with the requirements of the Riverside County Flood Control District, the project will employ erosion control practices during grading, such as temporary berms, culverts, sandbagging or desilting basins.

The project will comply with the requirements of the California State Water Quality Control Board, San Diego Region.

At locations where urban storm water enters the proposed lake system, a low flow interception system shall be installed.

Mitigation Monitoring

Mitigations related to water quality will be implemented during grading and improvement plan approval by the County of Riverside Flood Control Department.

LOCATION OF STANDARDS


Specific Plan Land Use Development Standards, pg. III-6(5).

Specific Plan, Drainage Plan Development Standards, pg. III-17(1).
8. TOXIC SUBSTANCES

The Quinta Do Lago Specific Plan proposes 42 acres of Industrial Park and 14.2 acres of Office/Industrial Park. Uses of the I-P zone will be permitted in these areas. The uses permitted by the I-P zone include some uses which could potentially generate toxic wastes.

The proposed 64.6 acres of Commercial Business Park and Industrial Park uses may contain small quantity generators that produce less than 1,000 kilograms of hazardous waste per month.

MITIGATION MEASURES/
MITIGATION MONITORING

Future development in Industrial Park areas will submit an Industrial Plot Plan requiring plans or reports showing proposed methods for treatment and disposal of sewage and industrial and toxic waste materials.

The Riverside County Health Department shall review proposed commercial or industrial developments to determine the potential for the existence and use of toxic materials.

Mitigation Monitoring

Monitoring of mitigation measures related to toxic substances will be via Plot Plan application processing through the County of Riverside Planning and Health Departments.

LOCATION OF STANDARDS

Specific Plan, Land Use Development Standards, pg. III-8(11).

Specific Plan, Land Use Development Standards, pg. III-8(11).
9. OPEN SPACE AND CONSERVATION

Development of the site with the uses proposed will preclude future use of the site for dryland agricultural use and will eliminate open space and the rural atmosphere currently present on-site. However, the prior approval of S.P. 106-C for the site already precluded such use.

The proposed General Plan Amendment No. 301 will amend a portion of the Adopted Specific Plan 106-C (1,248-acre Dutch Village) designation to Quinta Do Lago Specific Plan 284 on 470.1 acres. Proposed densities exceed those permitted by Specific Plan 106-C.

The Quinta Do Lago Specific Plan includes detailed landscaping design standards intended to mitigate the impacts of the proposed project on off-site land uses.

Mitigation Monitoring

No monitoring required.

10. AGRICULTURE

Implementation of the Quinta Do Lago Specific Plan will remove from production a maximum of 470 acres of dryland farming (wheat), contributing to the decline of such uses in Riverside County. It should be noted, however, that the project site is shown as an "Adopted Specific Plan" on the Open Space and Conservation Map of the General Plan. Discontinuance of dryland agricultural uses on the project site was considered and allowed for by the previous Dutch Village Specific Plan approval.

Project implementation will result in urban development on "Locally Important Farmland".

<table>
<thead>
<tr>
<th>Mitigation Monitoring</th>
<th>Location of Standards</th>
</tr>
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<tbody>
<tr>
<td>No mitigation proposed.</td>
<td>Specific Plan, Landscape Plan, Development Standards, pg. III-39(1-10).</td>
</tr>
<tr>
<td>Mitigation Monitoring</td>
<td>N/A</td>
</tr>
<tr>
<td>No monitoring required.</td>
<td>No monitoring required.</td>
</tr>
</tbody>
</table>
11. WILDLIFE/VEGETATION

Impacts to vegetation and wildlife are expected to occur as the result of the removal or alteration of physical habitats through earthwork and other disturbances related to man's activities. Plant and wildlife resources will be lost as a result of construction activities and other forms of harassment due to project development. However, the prior approval of S.P. 106-C for the site already considered the loss of vegetation and wildlife habitats, which would have been similar to impacts anticipated to occur with the current Quinta Do Lago Specific Plan.

Development of the 470.1-acre Quinta Do Lago site will result in the loss of plant and animal life throughout the entire site, including agricultural lands and 2.4 acres of wetland/willow riparian woodland habitat in spite of the fact that this riparian area was created by excess agricultural runoff. Loss of the open field agricultural habitat is considered a significant, adverse impact due to the dependence upon this habitat by wintering and resident raptors, especially Golden Eagles, Prairie Falcons, and Ferruginous Hawks. Conversion of the riparian woodland habitat is also considered a significant adverse biological impact due to the limited nature of wetland habitat in southern California.

Given the lack of Stephens kangaroo rat (SKR) observed on the project, little in the way of significant impact upon this Federally-listed Endangered Species is anticipated.

In concert with construction activities within the on-site wetland/willow riparian woodland habitat, the California Department of Fish and Game will be notified and consulted pursuant to the California Fish and Game Code Sections 1601 - 1603 and the U.S. Army Corps of Engineers in conjunction with their 404 permit process. This permit process will result in the provision of suitable replacement habitat to mitigate the habitat loss on-site.

As the SKR is on the Federal Endangered Species list, project development will require a Section 10(a) permit from the U.S. Fish and Wildlife Service. Consequently, the project will be required to participate in the County's Interim Mitigation Plan, requiring payment of $1,950 per acre of land developed.

Mitigation Monitoring

Mitigation measures related to vegetation and wildlife will be implemented through grading plan and tract map approval by the County of Riverside, Department of Building and Safety as well as involved State and Federal Agencies.

Specific Plan, Land Use Development Standards, pg. III-6(5).

12. MINERAL RESOURCES

Topic identified as "not significant" by Notice of Preparation for project; therefore, no impacts are identified and no mitigations are proposed.

No mitigations proposed. N/A

Mitigation Monitoring

No monitoring required.

II. Summary

Quinta Do Lago Specific Plan No.284/E.I.R. No.371

II-18
### 13. ENERGY RESOURCES

The Specific Plan will increase consumption of energy for motor vehicle movement, space and water heating, lighting, cooking, refrigeration and air conditioning, operation and construction equipment, use of miscellaneous home appliances, and energy required to produce the construction materials and all other material aspects of the project. However, an incremental increase in the use of energy would also occur if the site were developed with the uses permitted by approval of Specific Plan 106-C.

On-site natural gas demand for the proposed project is estimated at 13,126,425 cubic feet per month. On-site electricity consumption is estimated at 24,729,145 kwh per year.

Passive solar heating techniques will be encouraged whenever possible within the project. Passive systems involve orienting buildings properly, planting trees to take advantage of the sun, seeing that roof overhangs are adequate, making sure that walls are property insulated and installing simple heat storage systems.

Building energy conservation shall largely be achieved by compliance with Title 20 and 24 of the California Administrative Code.

The project proposes a 25' setback for a transportation easement to lessen dependence on cars and energy resources.

#### Mitigation Monitoring

Monitoring of mitigation measures related to individual structural design shall occur during site inspection by the County of Riverside, Building and Safety Department.

<table>
<thead>
<tr>
<th>Specific Plan, Land Use Development Standards, pg. III-8(15).</th>
</tr>
</thead>
<tbody>
<tr>
<td>Specific Plan, Land Use Development Standards, pg. III -6(5).</td>
</tr>
</tbody>
</table>

### 14. SCENIC HIGHWAYS

Topic identified as "not significant" by Notice of Preparation for project; therefore, no impacts are identified and no mitigations are proposed.

No mitigation proposed.  
N/A

#### Mitigation Monitoring

No monitoring required
15. CULTURAL AND SCIENTIFIC

Project development is anticipated to directly impact five existing archaeological sites (D.V.-1, D.V.-3, D.V.-4, RIV-2257 and RIV-3409) located within project boundaries.

Although no paleontological resources were encountered on-site, the contents of on-site soils possess potential fossil bearing qualities.

As the existing archaeological sites (D.V.-1, D.V.-3, D.V.-4, RIV 2257, and RIV-3409) are anticipated to be directly impacted, site specific mitigation measures will be required. Mitigations will include surface mapping and collection of artifacts, subsurface testing, possible site relocation and salvage excavation.

Several of these sites may require no more than the testing required for mitigation to be complete. Others which may prove to be significant subsurface deposits may warrant further data collection phases to achieve final mitigation.

In addition to the existing resources, potential archaeological materials could be encountered during grading activities, requiring a qualified archaeologist to be present to evaluate the significance of the resource prior to further grading.

Given the potential for paleontological resources on-site, paleontological monitoring of grading shall be required. Full-time and part-time monitoring shall occur during earthmoving. The intensity of the monitoring shall be at the discretion of the paleontologist retained to supervise the monitoring program.

The paleontologic monitor shall be empowered to temporarily hold or redirect excavation equipment of fossils are found to allow evaluation and removal of them if necessary.

Mitigation Monitoring

Monitoring of mitigation measures related to excavation and possible preservation of scientific resources shall occur prior to site grading activities through an agreement with a qualified archaeologist and/or paleontologist. Mitigation measures related to grading monitoring shall occur during project grading under the authority of the County of Riverside Building and Safety Department.

Specific Plan, Grading Plan Standards, pg. III-34(14).

Specific Plan, Grading Plan Standards, pg. III-34(14).

Specific Plan, Grading Plan Standards, pg. III-34(14).

Specific Plan, Grading Plan Standards, pg. III-34(14).

Specific Plan, Grading Plan Standards, pg. III-34(14).
16. CIRCULATION

The proposed project will generate a total of 58,959 vehicle trips per day, with 3,111 trips occurring during the morning peak hour and 5,665 trips occurring during the evening peak hour.

Precise assessment of project-related and cumulative traffic impacts and related mitigation measures shall be contained in the Airport Community Transportation Study (ACTS). It is anticipated that the ACTS study will provide the comprehensive traffic modelling effort necessary to define traffic demand from currently proposed Specific Plans upon the regional traffic system. The ACTS model will also provide a tool for evaluation of development proposals and a guide for design of specific roadways within each Specific Plan.

MITIGATION MEASURES/ MITIGATION MONITORING

Traffic signals are warranted at 12 intersections in the project vicinity.

The project shall provide a system of sidewalks or pathways in residential and commercial areas that provide a safe environment for pedestrians.

Bus turnout and potential future bus stop locations shall be provided, per the recommendations of the Traffic Engineer.

A portion of the commercial parking area has been recommended by the Traffic Engineer for designation as Park-N-Ride use on weekdays. The Quinta Do Lago Specific Plan provides a one-acre Park-n-Ride facility in Planning Area 4.

The project applicant will be a participant in the following regional transportation programs: ACTS Network and Southwest Road Bridge Benefit District. This participation will include either construction of or financial participation in the provision of regional transportation facilities and adherence to all other recommendations contained in these programs. According to the Memorandum of Understanding dated June 11, 1991 between the ACTS group and the County Transportation Department, the Quinta Do Lago Specific Plan can be approved conditioned upon implementation of the conclusions offered by the ACTS study.

Mitigation Monitoring

Mitigation of traffic related impacts will occur through participation in regional transportation programs noted above. The timing and extent of participation shall be determined by the County of Riverside, Director of Transportation through Conditions of Approval related to the proposed action.

LOCATION OF STANDARDS

Specific Plan Circulation Development Standards, pg. III-13(9).

Specific Plan, Circulation Plan Development Standards, pg. III-12(1).

Specific Plan, Circulation Plan Development Standards, pg. III-12(1).


Specific Plan, Land Use Development Standards, pg. III-6(5).

II. Summary
### IMPACTS

#### 17. WATER AND SEWER

Project development will increase the demand on water service in the area. The total average annual demand for the project is estimated to be 1.53 million gallons daily (MGD). In addition to domestic water demands, approximately 25.7 million gallons is required to fill the proposed lakes.

Existing water transmission lines are owned and operated by EMWD. The District’s existing lines in conjunction with the additional proposed water distribution mains will provide the backbone water infrastructure to serve the site. The water mains and storage were sized to convey maximum fire flow during maximum day demand.

Average day sewer generation from the project is estimated to be 0.92 MGD.

In addition to existing on-site sewer lines, additional lines are proposed to deliver sewage flows to existing wastewater facilities. EMWD’s policy for available treatment plant capacity is based on a first-come, first-served basis.

EMWD is currently in the process of planning a backbone reclaimed water system throughout the District. Since potential future use of reclaimed water for irrigation purposes exists, the project proposes 4-inch reclaimed water lines on-site.

### MITIGATION MEASURES/
#### MITIGATION MONITORING

- All water and sewer lines will be designed per EMWD’s requirements.
- The infrastructural system will be installed to the requirements of the Riverside County Engineering Department.
- Water and sewage disposal facilities shall be installed in accordance with the requirements and specifications of the Riverside County Health Department of EMWD.
- The project will comply with EMWD requirements for installation of on-site reclaimed water lines.
- The project will comply with Title 20 and 24 of the California Administrative Code, Health and Safety Code Section 17921.3 and 4047, and Government Code Section 7800.
- Further investigation shall be conducted relative to water sources for the proposed lakes.

**Mitigation Monitoring**

Monitoring of mitigation measures related to provision of water and sewer facilities shall occur through the Eastern Municipal Water District Assessment District No. 6 during project construction.

### LOCATION OF STANDARDS

- Specific Plan, Land Use Development Standards, pg. III-6(5).
- Specific Plan, Land Use Development Standards, pg. III-8(11).
18. FIRE SERVICES

Project development will increase the demand for fire protection services. The project applicant will be required to participate in fire protection measures necessary to adequately protect the project site.

The project is classified as Category II, requiring a fire station within three miles (6 minute response time) and receipt of the full first alarm within 15 minutes. Once the proposed French Valley Station is constructed, this station and the Rancho California Station #73 will provide Category II protection in conformance with the Fire Protection Master Plan.

The project has an ISO (Insurance Service Office) rating of 9. As development occurs (road and water systems) the rating will be reduced to Class 4. In addition, the project lies within a hazardous fire area as indicated by the Comprehensive General Plan.

The Quinta Do Lago Specific Plan includes 27.6 acres of lakes. The water in the lakes presents an opportunity for use in fire fighting.

The applicant will participate in an existing Fire Protection Impact Mitigation Program ($400.00 per dwelling unit and $.25 per square foot of commercial/industrial use) that provides funds for the purchase of equipment, remodel or construction of fire stations when necessary as development occurs.

In accordance with the California Administrative Code all on-site structure shall be built with fire retardant roofing material.

Mitigation Monitoring

Monitoring of mitigations related to fire services shall occur through payment of fees to the County of Riverside as well as building inspection by the County Building and Safety Department.

Specific Plan, Land Use Development Standards, pg. III-6(5).

Specific Plan, Land Use Development Standards, pg. III-6(5).
19. SHERIFF SERVICES

The increase in population due to project development will incrementally increase criminal activity such as burglaries, thefts, auto theft and vandalism. As the population and use of an area increase, additional financing of equipment and manpower needs are required to meet the increased demand. Project development could result in the need for an additional 9.2 sworn officers, 1.3 civilian personnel, and 3.06 patrol cars to provide protection to the site.

In addition, the Riverside County Sheriff Department is currently in the planning process of constructing the Southwest Justice Center located on approximately 50 acres near Auld Road and State Highway 79. This facility will consist of a substation employing approximately 150 deputies as well as a 289 bed jail. Upon completion, this facility will be the primary station serving the site.

The project applicant will cooperate with the Riverside County Sheriff Department to assure adequate police protection for future residents which may include participating in a funding program.

The County Planning Department will inform the Crime Prevention Unit of the Sheriffs Department of all New Homeowners Associations. These associations can be used as the foundation for establishing Neighborhood Watch Programs.

For future security and safety, the following crime prevention measures will be considered during site and building layout design: 1) circulation for pedestrians, vehicles and police patrols; 2) lighting of streets, walkways and bikeways; 3) visibility of doors and windows from the street and between buildings; 4) fencing (height and material); 5) the number identification system shall be visible and readily apparent to emergency response agencies; and 6) encourage the installation of burglar alarm systems.

Mitigation Monitoring

Monitoring of mitigations related to sheriff services shall occur through fees to the County of Riverside, as well as building inspections by the County Building and Safety Department.

Specific Plan, Land Use Development Standard, III-6(5).


20. SCHOOLS

Development of the project could result in the generation of 874 students to the MVUSD. The District is currently overcrowded and maintains double sessions for existing schools to increase the capacity of sites to accommodate the growing enrollment.

The project proposes a 10-acre elementary school adjacent to a 5-acre park. Although the school site is centrally located within the project, busing may be required dependent upon MVUSD's standards. Bus stops are proposed for public transit which can also be utilized for school bus stops if deemed necessary.

The project applicant will adhere to Section 65995 of the Government Code or then existing legislation and/or local ordinances adopted pursuant thereto or any applicable Mitigation Agreement entered into by the developer and the District.

Conveyance of school sites shall occur in accordance with MVUSD policies in effect at the time of development. School sites shall meet the requirements of the MVUSD in terms of size, location, access and absence from environmental constraints. Initial determination of school siting and other District Criteria for location within the project shall occur prior to the recordation of Tentative Tract Maps.

Mitigation Monitoring

Mitigation of school impacts shall occur through adherence to existing legislation and/or local ordinance adopted pursuant thereto or any applicable Mitigation Agreement between the developer and the District.

Specific Plan, Land Use Development Standard, pg. III-6(5).

Specific Plan, Land Use Development Standard, pg. III-6(5).
21. PARKS AND RECREATION

Project development will place additional demands on existing recreational facilities. The project proposes 10 acres of neighborhood parks, a 25 acre recreation center, 36 acres of open space featuring a 27.6 acre lake with an adjacent fourteen foot and twelve foot wide trail system, in order to satisfy the County Parks Department, the Valley-Wide Park and Recreation District, and the State Quimby Act requirements.

The project applicant shall provide adequate park, open space and recreational facilities and/or the payment of "in-lieu" of fees to satisfy the County Parks Department, Valley-Wide Park and Recreation District and the State Quimby Act requirements.

All recreational facilities shall provide parking in accordance with Riverside County standards.

A permanent master maintenance organization shall be established prior to, or concurrent with, the issuance of the first Certificate of Occupancy to assume ownership and maintenance responsibilities for all common recreation, open space and landscaped areas.

Areas designated as open space within parcel boundaries of individual property owners shall be deed restricted so as to create open space easements and prohibit grading, construction or other development activity within the open space.

Mitigation Monitoring

Mitigation of park impacts shall occur through the provision of adequate park facilities and/or the payment of fees.

Specific Plan, Land Use Development Standards, pg. 111-9(19); Open Space and Recreation Plan Development Standards, pg. 111-38(5).

Specific Plan, Open Space and Recreation Plan Development Standards, pg. 111-38(3).

Specific Plan, Landscape Plan Development Standards, pg. 111-40(8).

Specific Plan, Land Use Development Standards, pg. 111-9(18).
22. UTILITIES

Provided that there are no unexpected outages to major sources of electrical supply and the demand for electrical generating capacity does not exceed the Southern California Edison Company's estimates, it is anticipated that electrical requirements will be met over the next several years.

Project implementation will also result in an increased demand for natural gas. The primary use of natural gas by the project will be for combustion to produce space heating, water heating and other miscellaneous heating and/or air condition. The Southern California Gas Company has indicated that they can provide service to the project site in accordance with the Company's policies and extension rules on file with the California Public Utilities Commission at the time contractual arrangements are made.

Natural gas consumption for the project is estimated at 13,126,425 cubic feet per month. Electricity consumption is estimated at 24,729,145 kwh per year.

While the project will place additional demand upon the telephone services, these demands are within the parameters of the General Telephone Company. GTE will need 6-12 months notice prior to any major construction beginning of the project.

Development plans will be provided to Southern California Edison, the Southern California Gas Company and General Telephone as they become available in order to facilitate engineering, design and construction of improvements necessary to provide electrical service to the project site.

The applicant will comply with guidelines provided by Southern California Edison, Southern California Gas Company and General Telephone in regard to easement restriction, construction guidelines, protection of pipeline easement and potential amendments to rights-of-way in the areas of any existing SCE, SCG or GTE easements.

Building energy conservation will be largely achieved by compliance with Title 20 and 24 of the Energy Conservation Code.

Mitigation Monitoring

Monitoring of mitigations related to utilities shall occur through provision of development plans to involved utility agencies by the project applicant. Energy conservation measures shall be monitored by the County of Riverside Building and Safety Department during site inspection.

Specific Plan, Land Use Development Standards, pg. 111-6(5).

Specific Plan, Land Use Development Standards, pg. 111-6(5).

Specific Plan, Land Use Development Standards, pg. 111-6(5).
23. SOLID WASTE

Project implementation will increase the amount of solid waste generated on-site, in turn increasing demand upon waste haulers in the area. The project is anticipated to generate an estimated 38,819 pounds or 19 tons of solid waste per day.

The Double Butte Landfill, which serves the project area, is currently in the process of evaluating five different locations for the construction of a replacement facility. The new facility would consist of a transfer station/materials recovery facility (with a possible composting option) which will effectively service the existing Double Butte landfill service area upon completion.

The County Waste Management District believes that efforts made toward waste reduction and recycling will reduce the quantity of waste disposal and lower future annual percentage increase in daily per capita waste generation.

The County Solid Waste Management Plan includes programs to reduce the quantities of waste being sent to landfills. These programs include source reduction, separation of recoverables, composting and high technology resources recovery. Implementation of these programs can reduce the increase in solid waste generation associated with new development, which in turn will aid in the extension of the life of affected disposal sites.

The County is required to address the Integrated Waste Management Act of 1989 which became law on January 1, 1990. The Act requires all cities and counties to develop a waste stream source reduction and recycling plan by July 1, 1991. Assembly Bill requires landfill waste streams to be reduced by 25% by 1995 and 50% by the year 2000.

The project applicant shall work with the County Waste Management District and participate in efforts to achieve the mandated goals of the Integrated Waste Management Act. Additionally, the proposed refuse hauler for the project shall be advised of the efforts the developer will be pursuing relating to recycling and waste reduction (i.e. curbside recycling, buy back centers, etc.).

Mitigation Monitoring

Monitoring of solid waste mitigations shall occur through adherence to County and State mandated solid waste programs.
### 24. LIBRARIES

The Riverside City/County Public Library indicates that the library serving the project area is currently providing an inadequate level of service. Development of the proposed project will further impact the library system. The project shall be subject to a library facilities and collection fee to mitigate impacts to the library district.

The project applicant will cooperate with the Riverside City/County Library System to assure adequate library facilities and service is provided for future project residents. Impacts, as a result of project development, shall be mitigated by the assessment of a library facilities and collection fee of $381.00 per residential unit to maintain the current level of service, or $401.00 per residential unit to provide the desired level of service.

**Mitigation Monitoring**

Mitigation of library related impacts shall occur through a one-time library facilities and collection fee per each residential unit.

Specific Plan, Land Use Development Standards, pg. III-6(5).

### 25. HEALTH SERVICES

No adverse impacts are expected to occur to health service facilities from development of the Quinta Do Lago Specific Plan, although project implementation will increase the need for medical services and facilities. The medical community generally increases commensurate with the increase in population associated with new development.

Although no adverse impacts are anticipated from project development, Quinta Do Lago proposes a 5.5 acre Medical Office site which will reduce the impact to surrounding existing medical facilities.

**Mitigation Monitoring**

No monitoring required.
26. LIGHT AND GLARE

Project development will result in the placement and installation of street lights as required by Riverside County. Additionally, entry monumentation and signage may also require illumination. The lighting requirements could potentially result in a condition known as "skyglow", which interferes with the use of the telescope at the Mt. Palomar Observatory.

Due to the property's location with respect to Mt. Palomar Observatory, low-pressure sodium vapor lamps for street lighting will be employed.

Other potentially lighted areas (i.e. entry monumentation and signage) shall orient light downward and shield it to prevent direct upward illumination.

The project will be subject to County Ordinance No. 665 regulating light pollution.

Landscape buffers will partially mitigate potential light and glare impacts.

**Mitigation Monitoring**

Monitoring of mitigation measures related to light and glare shall occur through site inspection by the County of Riverside Building and Safety Department during project construction.

Specific Plan, Land Use Development Standards, pg. III-6(4).

Specific Plan, Land Use Development Standards, pg. III-6(4).

Specific Plan, Land Use Development Standards, pg. III-6(5).

27. AIRPORTS

The Quinta Do Lago site is affected by the Interim Airport-Influenced Area, both as shown in the Riverside County Comprehensive General Plan and as expanded by the January 1, 1990 legislation. As a result, the project was reviewed and approved with conditions and findings by the Airport Land Use Commission (ALUC) on August 15, 1991.

The industrial/office park and commercial uses proposed in Area II of the 1985 Interim Airport-Influenced Area are compatible with Airport Land Use Policies, provided that no use or storage of flammable products occurs. Residential uses and a park site are proposed within Area III. These uses are permitted provided that future housing be soundproofed to achieve interior annual noise levels not to exceed 45 dBA CNEL in any habitable room with the windows closed.

Many of the land uses proposed by the Quinta Do Lago Specific Plan are not compatible with the Area I and II designations affecting the majority of the site under the "Expanded" Interim Airport-Influenced Area, as a result of the January 1, 1990 legislation. It should also be noted that many of the land uses permitted by approved Specific Plan 106-C are also not compatible with the "expanded" Airport-Influenced Area.

28. DISASTER PREPAREDNESS

Potential impacts to the proposed Quinta Do Lago Specific Plan, such as seismic safety, slopes and erosion, flooding and fire hazard are discussed in their respective sections of this document.

For commercial and industrial land uses proposed within the "Area of Significant Safety Concern (Area II), the applicant shall submit a list to the County Planning Department of all state, federal and local agencies responsible for regulating or permitting the storage, handling, or transportation of hazardous materials, including the properties and quantities of these materials. Written clearance is required of all affected state and federal agencies, the County Departments of Health, Fire, Building and Safety, and the ALUC prior to occupancy.

Avigation easements shall be provided within Area III of the Interim Airport-Influenced Area, notifying prospective buyers of land within the area that aircraft will be in the area and that some may be noisy or produce other ancillary effects such as glare or vibration. Avigation easements are permitted and defined by the Public Utilities Code, Section 21652.

Mitigation Monitoring

Mitigation measures related to airport impacts shall be implemented through approval and implementation of project plans with the Riverside County Planning Department.

Refer to mitigations contained in Sections V.C.1, Seismic Safety, V.C.2, Slopes and Erosion, V.C.4, Flooding, and V.D.3, Fire Services.

Mitigation Monitoring

Monitoring of mitigations related to Disaster Preparedness will involve coordination between the applicant and the County Disaster Preparedness Agency and will be implemented during tract map approval by the Riverside County Department of Building and Safety.

See Location of Standards for Summary Sections 1, Seismic Safety, 2, Slopes and Erosion; 4, Flooding; and 18, Fire Services.
C. Development Monitoring Program for Traffic Impacts for Specific Plan No. 284

The Development Monitoring Program will be an on-going informational process. Its purpose is to establish a formal process whereby the Riverside County Transportation Department can collect and assimilate data regarding proposed development within the area covered by Specific Plan No. 284, which was approved by the Board of Supervisors on __________. The program will remain in force until full buildout of the Specific Plan occurs, or may terminate sooner if the Director of Transportation determines it is no longer necessary. The parties who will be involved in the development monitoring program will be:

1) The Riverside County Transportation Department, who will maintain current records and information during the program. The County will collect data normally obtained by County forces, and will make this information available to all participants of the program on request.

2) Any entity, public or private, which from time to time proposes to develop any portion of the property included under the jurisdiction of Specific Plan No. 284. The extent of the involvement of the developer entities shall be limited to those occasions identified in these procedures, and shall be occasioned only by the presentation of an active development plan to Riverside County, in which case the developer shall be responsible for preparing and submitting to the Riverside County Transportation Department the information specified in these procedures.

The Development Monitoring Program will accomplish its intended purpose with regards to traffic impacts by including the requirement that each development proposal within the Specific Plan boundary be accompanied by a traffic impact study. The traffic impact study will provide information regarding the type of development as well as specific data sufficient for the Transportation Department to readily evaluate the cumulative impact of the proposal. In addition to the following, the study will clarify the proposal's conformance to the Specific Plan and whether the proposed traffic facilities are in substantial agreement with the pertinent elements of the Specific Plan approved for the area. In general, the traffic impact study should compile as much information as possible regarding the facilities within the development proposal, including an analysis of the impact on regional transportation facilities in the area. An important part of the traffic impact study will be the applicant's determination of the following:

3) The cumulative existing and committed traffic impact and levels of service at all intersections, prior to consideration of the development increment in question.
The cumulative impact will include all those developments which have received approval for development.

4) The cumulative existing traffic impact and levels of service at all affected intersections including the proposed development added to existing conditions as defined above. This will present the actual effect of the subject development and reflect an accurate determination of the traffic impact.

The inputs to the process shall consist of:

- A Traffic Impact Study Report to be filed on each increment of development at the time any activity requiring subsequent County approval is initiated, i.e., tentative tract map, or land use approvals.

- Information relating to traffic improvements within the Specific Plan area, whether public or private, will be maintained on file by the Riverside County Transportation Department. This information will be available to participants of the monitoring program.

The outputs from the process shall consist of:

- A composite plan of the Specific Plan area will be maintained by the Transportation Department to identify which portions of land have been processed through the monitoring program. A copy of this plan will be available to participants of the program when initiating a new development proposal.

The composite plan will be initially supplied to the Transportation Department by the property owner at 1"=200' scale, and will accurately show the following items as identified in the Specific Plan:

- Proposed street locations, including right-of-way widths.

- Drainage facilities (existing and proposed).

- Existing street improvements.

- Street facilities as required by the Specific Plan.

- Street facilities which are already required by other development proposals, but construction is not yet guaranteed.
Street facilities to be built by the proposed Development submittal.

The cycle of activity in the traffic impact monitoring process is as follows:

As a project or development proposal with the Specific Plan area is initiated, the Transportation Department will make the determination as to whether or not the formal monitoring process is applicable. If it is, then the following steps will proceed:

- The Transportation Department provides the applicant with the printed guidelines for the monitoring program with one (1) copy of the composite map and the required standard impact report forms for traffic studies.

- The applicant completes the appropriate reports with professional engineering input to identify all pertinent aspects of the development proposal. This draft report, accompanied by supporting technical data is submitted for review to the County.

- The Transportation Department reviews the draft for completeness and content and returns comments to the applicant. At this point, the Transportation Department's review can only be preliminary, and conformance with the comments returned will establish only approval of the concept proposed by the applicant. The Transportation Department's comments may very well contain a request to gather further information or to more specifically identify mitigation to a known deficiency, in which case, an amended draft review would be required.

- After the applicant has received concurrence from the Transportation Department on the scope of improvements to be included within the development proposal, the Transportation Department will issue a letter identifying such and the applicant will proceed with the Development review process in the normal manner.

- As an attachment to the subsequent development plan submittal to the County, the applicant will supply a final impact report which will reflect the precise character of the development proposal as approved.

It should be noted that the monitoring process is intended to enhance communication with the County during development phasing within the Specific Plan area. The applicant's statements contained in the impact reports, as well as the County's letter of concurrence, both are to be regarded as
intentions rather than binding commitments. The final impact report will arrive at the Transportation Department at the same time as the detailed development plan submittal. Only then will all the required information be available for Transportation Department review on the development which may lead to modifications of subjects covered in the preliminary impact reports.

Upon approval of the development proposal, the applicant will update the composite map to reflect the area being developed, designating which improvements to street facilities are planned, which are conditions of approval for various projects, which are guaranteed by bonding or other forms of security, and which are actually constructed.