

II. SUMMARY

A. PROJECT SITE LOCATION

The MORGAN HILL Specific Plan Area is located southeast of the City of Temecula in the southwestern portion of Riverside County. The project's location within the southern California region is shown on Figure II-1, *Regional Map*. The project's location provides easy access to the communities of Temecula and Murrieta. The metropolitan areas of Los Angeles and San Diego are within 100 miles to the northwest and south respectively. Regional access is provided via Highway 79 in an east/west direction and by Interstate 15 (I-15) in a north/south direction. The MORGAN HILL Specific Plan Area is comprised of approximately 478.3 acres east of Interstate 15 and south of Highway 79 as shown on Figure II-2, *Vicinity Map*. The site is bounded on the north and on the west by the Redhawk Master Planned Community and on the east and south by large lot residential neighborhoods.

B. PROJECT BACKGROUND

Applications for Specific Plan of Land Use, Change of Zone, and General Plan Amendment were submitted to the County of Riverside on October 26, 1998. The MORGAN HILL project site was previously designated as an agricultural preserve (Map No. 54, Rancho California Agricultural Preserve No. 32) consistent with County of Riverside policies and procedures and consistent with the California Land Conservation Act of 1965, or the Williamson Act contract provisions. On October 13, 1998, the County of Riverside Board of Supervisors under Resolution 98-315 voted to rescind the land conservation contract subject to Department of Conservation approval, and approved a diminishment of the Rancho California Agricultural Preserve No. 32 on the MORGAN HILL subject site. Concurrent with this October 1998 action, the Board established an agricultural preserve (Bautista Canyon Agricultural Preserve No. 3) and approved the establishment of an associated agricultural easement on a 469-acre site in Bautista Canyon subject to Department approval to function as a transfer site thereby providing protection to agricultural resources.

According to the Southwest Area Community Plan Growth Management Concept, the subject property is located within and adjacent to areas classified as Urban Areas. Directly adjacent to the Redhawk Specific Plan No. 217 and in close proximity to the Vail Ranch Specific Plan No. 223, the MORGAN HILL Specific Plan is in accordance with the Southwest Area Growth Management Policies. The proposal is compatible with its surroundings; allows for a more predictable future; represents an efficient use of land slated for urban development; and utilizes nearby public services and facilities, thereby allowing the area to develop in a relatively compact urban form. Further, a goal of the Southwest Area Community Plan is for the retention of open space land containing important natural resources such as scenic features and the development of adequate schools and parks. The MORGAN HILL project includes a 12.3 acre elementary school site, 11.1 acres of neighborhood parks, 3.7 acres of community recreation, and 87.9 acres of slope areas and open space.

C. PROJECT SUMMARY

The principal discretionary actions by Riverside County are the adoption of the MORGAN HILL Specific Plan and approval of a Change of Zone and General Plan Amendment request for the subject property. Subsequent discretionary actions include approvals of individual tentative tract maps.

MORGAN HILL residents will enjoy a wide range of amenities in this master planned residential community. Infrastructure and other public facilities will be planned to accommodate the build-out requirements of the MORGAN HILL Specific Plan and will anticipate the needs of other off-site developments. As part of the project proposal, Butterfield Stage Road would be extended southeasterly through the project from its current terminus at Nighthawk Pass. Similarly, Nighthawk Pass would be extended easterly into the

project from its current terminus at Butterfield Stage Road. As part of the project proposal, Anza and El Chimisal Roads would be improved adjacent to the project boundary. In addition, Specific Plan design elements including land use compatibility, architecture, landscaping and signage would be consistently applied to assure a varied, yet fully integrated project.

MORGAN HILL proposes a new Specific Plan for residential uses requiring amendment of the Riverside County Open Space and Conservation Map and the Southwest Area Community Plan. Currently, the subject parcels are zoned A-1-10, A-1-20 and R-R, totaling approximately 478.3 acres in size and are under cultivation in citrus groves. At build-out, the MORGAN HILL Specific Plan proposes 1,121 single-family residential units on 336.3 acres, yielding an average residential density of 3.3 du/acre and an overall project-wide density of 2.3 du/acre. Development of the project will include two parks and an elementary school site. A 6.1-acre park will be located in Planning Area 3 at the intersection of El Chimisal Road and Morgan Hill Drive. This park site is directly adjacent to Planning Area 6 which is proposed for a Temecula Valley Unified School District elementary school site. A second park, comprised of 5.0-acres, will be located in Planning Area 16. This site is situated near the northern property boundary and is surrounded by 211 medium density units within Planning Area 14 north of Morgan Hill Drive. Table II-1, *Proposed Project Summary*, sets forth the land uses within MORGAN HILL.

The MORGAN HILL project will be phased in a logical sequence and in response to market demands. A total of five phases are planned over an approximate 10-year time frame. The parks are phased to be constructed along with early phases of residential development so they will be available for use as project residents move in. Timing of the school facilities will be determined by the Temecula Valley Unified School District (TVUSD) which currently serves the project. Development of the on-site parks will occur concurrently with residential development according to the Public Facilities Phasing Plan section of this Specific Plan.

**TABLE II-1
PROPOSED PROJECT SUMMARY**

LAND USE	ACREAGE	DENSITY	DWELLING UNITS	PERCENTAGE OF ACREAGE
RESIDENTIAL				
Very Low Density Residential	59.4	1.1	63	12.4%
Medium Density Residential	276.9	3.8	1,058	57.9%
<i>Residential Subtotal</i>	<i>336.3</i>	<i>3.3</i>	<i>1,121</i>	<i>70.3%</i>
NON-RESIDENTIAL				
Elementary School	12.3	--	--	2.6%
Parks	11.1	--	--	2.3%
Community Recreation Center	3.7	--	--	0.8%
Open Space/Slopes	87.9	--	--	18.4%
Roadway Paseos	2.2	--	--	0.5%
Roads	24.8	--	--	5.1%
<i>Non-Residential Subtotal</i>	<i>142.0</i>	<i>--</i>	<i>--</i>	<i>29.7%</i>
PROJECT TOTAL	478.3	2.3	1,121	100%

REGIONAL LOCATION MAP

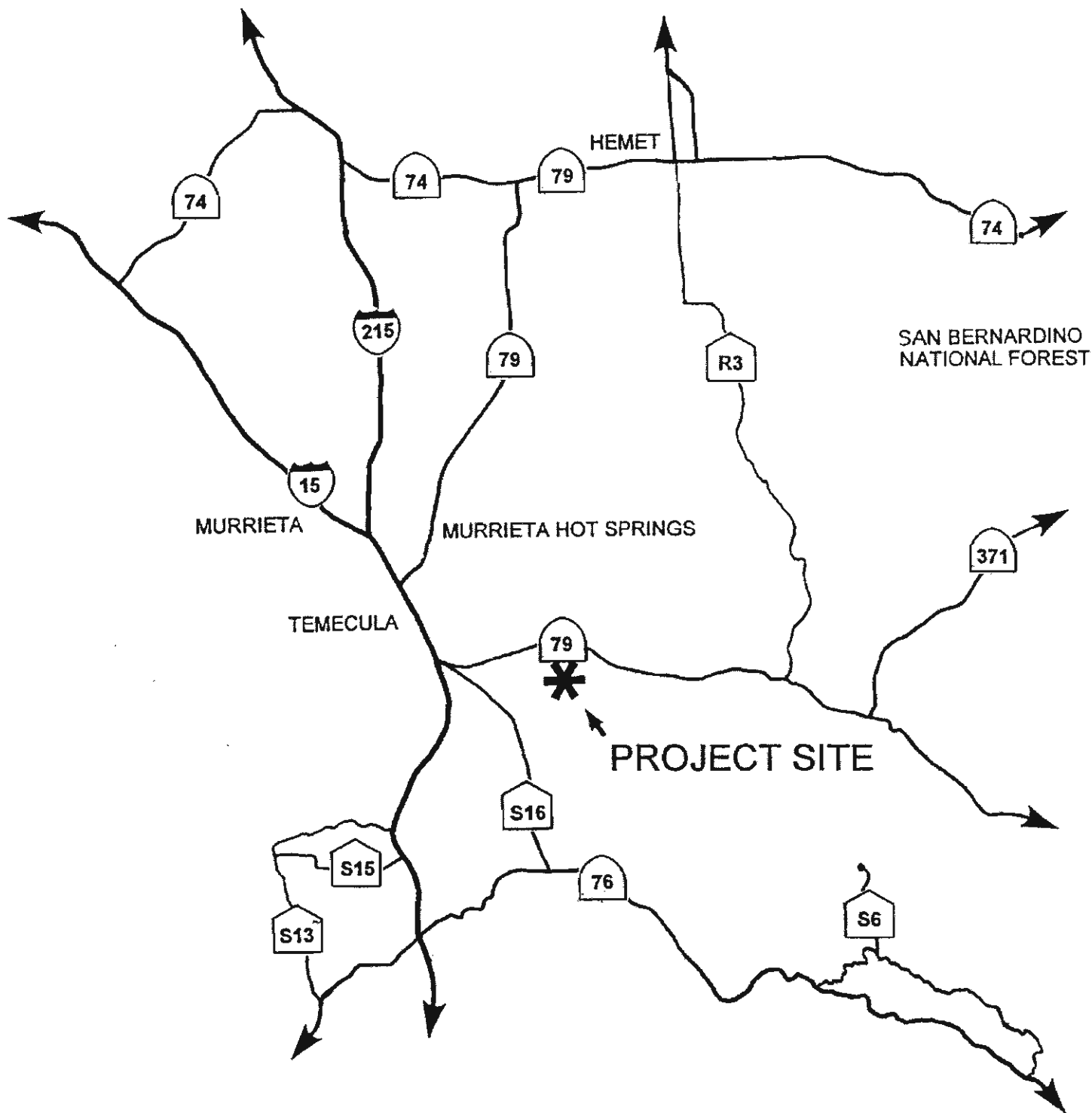


FIGURE II-1

VICINITY MAP

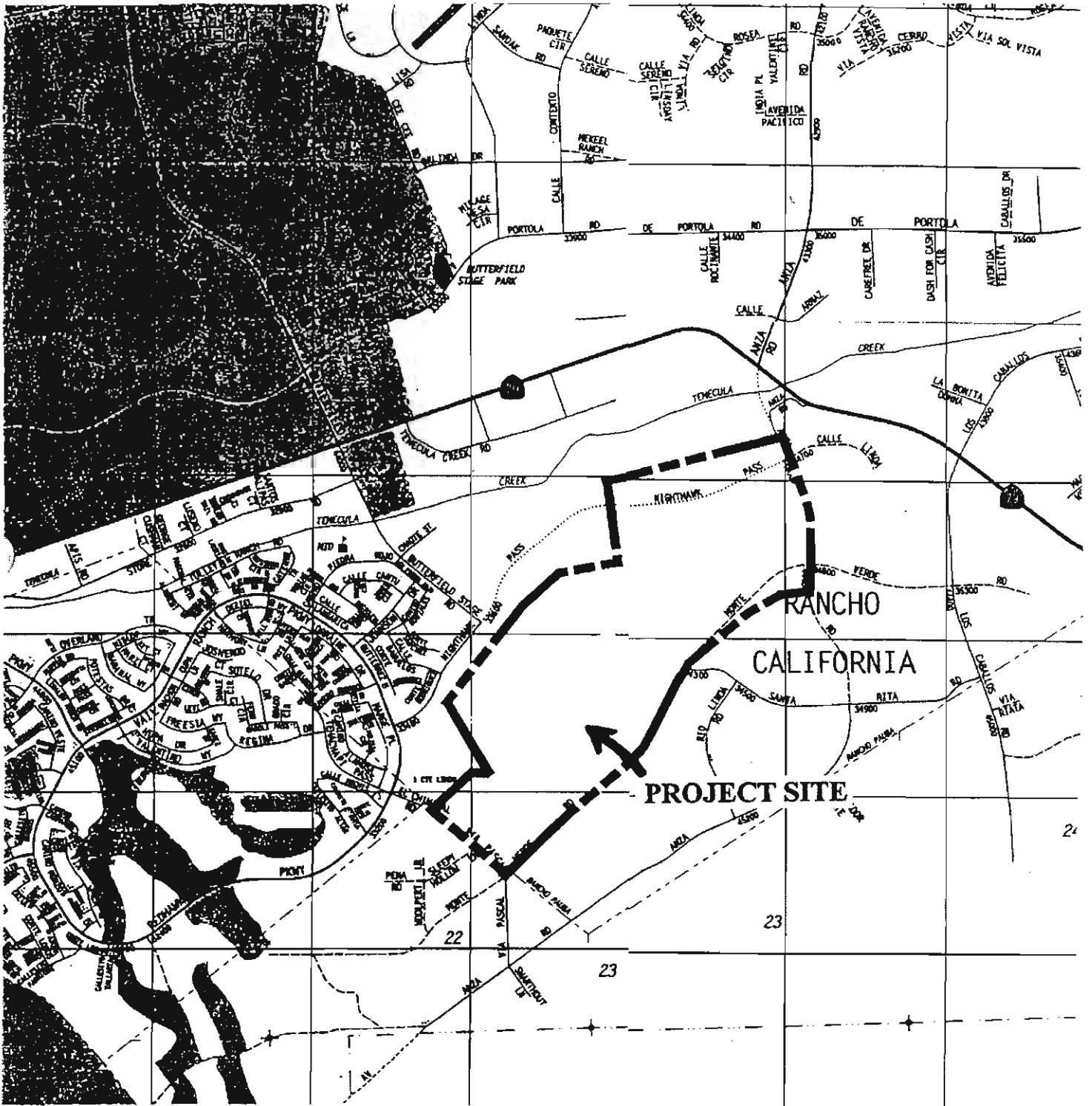


FIGURE II-2



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Morgan Hill

D. ENVIRONMENTAL SETTING

1. Regional Setting

The project site is located in the southwestern area of Riverside County immediately adjacent to the City of Temecula's Sphere of Influence. The northern and western edges of the project abut the Redhawk Specific Plan. Access to the site is available through the Redhawk Specific Plan via Butterfield Stage Road, El Chimisal Road and Nighthawk Pass Road. Highway 79 south runs east/west just north of the site and provides access to Interstate 15 which runs north/south about 3 miles west of MORGAN HILL.

2. Surrounding Land Uses and Development

The project site lies in an urbanizing area of southwestern Riverside County along the southeastern edge of the City of Temecula. The MORGAN HILL Specific Plan encompasses 478.3 acres of land in unincorporated Riverside County abutting the Sphere of Influence of the City of Temecula. The project site is bordered on the north and west by the Redhawk and Vail Ranch Master Planned Communities and to the east and south by large lot residential neighborhoods. North of Highway 79 South lie the Paloma del Sol, Paseo del Sol and Crowne Hill projects. All of the adjacent major projects are under construction. Paloma del Sol, Vail Ranch and Redhawk are nearing completion, whereas Paseo del Sol and Crowne Hill are still in the early phases of development. Figure II-3, *Aerial Photograph*, depicts the MORGAN HILL project site and surrounding properties.

3. Physical Site Conditions

The project site consists primarily of flat to gently rolling terrain with slope gradients generally ranging from 20 to 50%. Locally steeper slope areas exist adjacent to minor drainage areas. Elevations onsite range from about 1375 ± feet in the center of the site to about 1175 ± feet along the northern edge of the property. The site is higher than all adjacent properties. It is accessed from the north, east and west by several dirt roads. Within the site, a network of dirt roads has been established to access the citrus orchards.

There are no major drainage areas running through the site. Temecula Creek lies offsite to the north, and drainage leaving the site eventually reaches Temecula Creek after traversing the Redhawk project.

Historically, the MORGAN HILL project site has been used for citrus farming, primarily grapefruit. The site was previously designated as an agricultural preserve (Map No. 54, Rancho California Agricultural Preserve No. 32) consistent with County of Riverside policies and procedures and consistent with the California Land Conservation Act of 1965, or the Williamson Act contract provisions. In October 1998, the County Board of Supervisors under Resolution 98-315 rescinded the land conservation contract and approved a diminishment of the Rancho California Agricultural Preserve No. 32 on the MORGAN HILL subject site thereby serving to delete the site's preserve status. Concurrent with this October 1998 action, the Board established an agricultural preserve (Bautista Canyon Agricultural Preserve No. 3) and an associated agricultural easement on a 469-acres site in Bautista Canyon to function as a transfer site thereby providing protection to agricultural resources. The transfer was conducted consistent with the provisions of Section 51256 of the California Government Code which authorizes a county to enter into an agreement with a landowner to rescind a contract in order to simultaneously place other land under an agricultural conservation easement.

AERIAL PHOTOGRAPH



FIGURE II-3

4. Regional Circulation

Southwestern Riverside County is served by a number of major freeways connecting the area to Los Angeles and Orange Counties and to central Riverside County. Major east-west access is provided by the Riverside Freeway (Highway 91) which links the City of Riverside to Los Angeles and Orange Counties. Major north-south access is provided by the Interstate 15 and 215 freeways. These freeways connect the project area to Escondido and San Diego to the south and Riverside, Corona and Ontario to the north. The MORGAN HILL Specific Plan Area is located to the east of Interstate 15 (I-15). On- and off- ramps to I-15 exist at Highway 79 South, a State Highway which acts as an important east-west regional transportation link in the southern portion of the City of Temecula. Primary access to MORGAN HILL will be taken from Butterfield Stage Road off of Highway 79.

5. Planning Context

The prominent planning document for the property is the County of Riverside Comprehensive General Plan (i.e., the "General Plan") since the project site is located in an unincorporated portion of Riverside County. Specifically, the site lies within the Southwest Territory Land Use Planning Area (which encompasses the Southwest Area Community Plan) set forth in the General Plan. The Southwest Territory occupies approximately 482 square miles in the southwestern portion of Riverside County. The Southwest Area Community Plan (SWAP) encompasses the project site. The SWAP was adopted by the Riverside County Board of Supervisors on November 28, 1989, and has been amended several times since.

The SWAP implements the goals and programs of the General Plan by setting forth additional land use goals and policies that address the unique concerns and needs existing in the SWAP area. The SWAP seeks to encourage an orderly and efficient growth pattern, development of an atmosphere of cooperation between the County, school districts and agencies, and preserve open space lands as well as encourage the development of a variety of housing types. The SWAP area encompasses approximately 210,700 acres and extends from an area north of the San Diego County line, east of Cleveland National Forest, south of Keller Road and west of the Riverside Extended Mountain Area Plan boundaries.

According to the Southwest Area Community Plan Growth Management Concept, the subject property is located within or adjacent to areas classified as Urban Areas. Directly adjacent to the Redhawk Specific Plan No. 217, with a residential density of 3.0, the MORGAN HILL Specific Plan has been designed in accordance with the Southwest Area Growth Management Policies. The proposal is compatible with its surroundings; allows for a more predictable future; represents an efficient use of land slated for urban development; and utilizes nearby public services and facilities, thereby allowing the area to develop in a relatively compact urban form. Further, a goal of the Southwest Area Community Plan is for the retention of open space land containing important natural resources such as scenic features and the development of adequate schools and parks. The MORGAN HILL project includes a 12.3 acre elementary school site, 11.1 acres of neighborhood parks, a 3.7-acre community recreation center site, and 87.9 acres of slopes and open space.

Approval of the MORGAN HILL Specific Plan will result in the designation of an approved Specific Plan for the entire 478.3-acre project site. Approval of Change of Zone No. 6397 will allow for uses consistent with this Specific Plan to be developed. The Specific Plan was revised during the Planning Commission and Board of Supervisor's hearing process. The accompanying Environmental Impact Report reflects the evaluation of the potential environmental impacts resulting from development of a "worst-case" project at 1,436 dwelling units within the proposed Specific Plan area. The Environmental Impact Report (EIR) is an informational document intended for use by the County of Riverside, decision makers and members of the general public in evaluating the potential environmental effects of the proposed MORGAN HILL project.

E. EIR SUMMARY MATRIX/MITIGATION MONITORING PROGRAM

The Matrix has been updated to be consistent with the approved Board of Supervisors resolution. The project was changed during the hearing process to reduce the number of dwelling units from a maximum of 1,436 to 1,126, to delete the commercial/day care uses, to reduce the park acreage by 1 acre and to increase the amount of open space by 8.1 acres. Tables II-2 through II-8, on the accompanying pages, show the impacts associated with the project approved by the Board of Supervisors. When compared to the tables within Section V, the impacts were less than those evaluated within the EIR. Section V, the EIR, reflects the potential environmental impacts that existed at the time of issuance of the Notice of Preparation. The Specific Plan area was evaluated based on the development of a "worst-case" project at 1,436 dwelling units within the proposed Specific Plan area. Figure II-4, *Land Use Plan For Environmental Evaluation Purposes*, details the original project evaluated by the EIR.

TABLE II-2
PROJECT TRIP GENERATION

LAND USE	PEAK-HOUR ¹				DAILY ²
	AM ¹		PM ²		
	IN	OUT	IN	OUT	
Single Family Residential (1,126 DUs)	214	631	732	405	10,776
Elementary School (700 students)	119	84	7	7	714
TOTAL	333	715	769	412	11,490
PEAK HOUR	1,048		1,181		

TABLE II-3
SUMMARY OF DOMESTIC WATER DEMAND

LAND USE DESIGNATION	AREA ACRES	DWELLING UNITS	DUTY FACTORS (GPD ¹)	AVERAGE FLOW (GPD ¹)
Residential				
Very Low Residential	63.1	68	600 GPD/Unit	40,800
Medium Residential	275.0	1,058	600 GPD/Unit	634,800
Other				
Elementary School	12.3	---	40,000 GPD ²	40,000 GPD
Parks	11.1	--	3,570 GPD/Acre	39,627 GPD
Open Space	89.8	--	1,340 GPD/Acre	120,332 GPD
Roadway Paseos	2.2	--	3,570 GPD/Acre	7,854 GPD
Major Roads	24.8	--	--	--
TOTAL	478.3	1,126		833,413 GPD

¹ GPD = gallons per day

² 40,000 GPD preliminary estimate for school

TABLE II-4
SUMMARY OF ESTIMATED WASTEWATER FLOWS

LAND USE DESIGNATION	AREA ACRES	DWELLING UNITS	DUTY FACTORS (GPD)	AVERAGE FLOW (GPD)	EQUIVALENT DWELLING UNITS (EDUs)
Very Low Residential	63.1	68	330 GPD/Unit	2,244	68
Medium Residential	275.0	1,058	330 GPD/Unit	349,140	1,058
Elementary School	12.3	N/A	12 GPD/Student	8,400	25
Parks	11.1	N/A	1,700 GPD/Acre	18,870	57
TOTAL:				398,850	1,208

1 Average daily flow based on 700 student approximation

TABLE II-5
ENROLLMENT, CAPACITY AND STUDENT GENERATION FOR SCHOOLS SERVING THE PROJECT SITE

SCHOOL NAME AND ADDRESS	GRADES SERVED	PERMANENT CAPACITY	CURRENT TOTAL ENROLLMENT	REMAINING CAPACITY	STUDENT GENERATION RATE	DUs	NO. OF STUDENTS
Temecula Valley Unified School District							
Sparkman Elementary (multi-track)	K-5	450	813	0	0.4258	1,126	479
Vail Ranch Middle School (multi-track)	6-8	864	1,125	0	0.1804	1,126	203
Temecula Valley High School	9-12	1944	2,593	0	0.1893	1,126	213
Total Number of Students Generated by the MORGAN HILL project							895

Source: Janet Dixon, Coordinator of Facilities Services, Temecula Valley Unified School District

**TABLE II-6
ESTIMATED PROJECT ELECTRICAL DEMAND**

LAND USE	DEVELOPMENT INTENSITY	GENERATION RATE (KWH/YR) ¹	DEMAND (KWH/YR)
Residential	1,126	6,081	6,847,206
Schools ² (12.3-acre elementary)	158,123 s.f.	6.3	996,175
TOTAL			7,842,381

¹kWh/yr = kilowatt hour per year.

²Proposed school square footage assume a 30 percent lot coverage to reflect a “worst-case” scenario.

**TABLE II-7
ESTIMATED NATURAL GAS CONSUMPTION**

LAND USE	DEVELOPMENT INTENSITY	GENERATION RATE (C.F./MO.) ¹	CONSUMPTION (C.F./MO.)
Residential	1,126	6,665	7,504,790
School ² (12.3-acre elem.)	158,123 s.f.	2.0	316,246
TOTAL			7,821,036

¹c.f./mo. = cubic feet per month

²Proposed school square footage assume a 30 percent lot coverage to reflect a “worst-case” scenario.

**TABLE II-8
ESTIMATED SOLID WASTE GENERATION**

LAND USE	DEVELOPMENT INTENSITY	GENERATION RATE	GENERATION
<i>Development Impacts</i>			
Residential	1,126 du	1.42 tons/year	4.38 tons/day or 1,598.9 tons/year
<i>Construction Impacts</i>			
Residential	2,252,000 s.f.	16 pounds/s.f.	36,032,000 lbs
<i>Sludge Generation</i>			
Residential	2,916 residents	0.2 pounds/capita/day	583.2 pounds/day

Source: County of Riverside Waste Management Department

¹Assumes an average of 2,000 square feet for each dwelling unit in MORGAN HILL.

LAND USE PLAN FOR ENVIRONMENTAL EVALUATION PURPOSES

LAND USE SUMMARY

LAND USE	ACREAGE	DENSITY	DUs
VERY LOW (Estate Lots)	59.4	1.1	63
MEDIUM	276.9	3.8	1058
PARKS	11.1	-	-
COMMUNITY RECREATION	3.7	-	-
OPEN SPACE & SLOPES	87.9	-	-
ROADWAY PASEOS	2.2	-	-
ELEMENTARY SCHOOL	12.3	-	-
MAJOR ROADS	24.8	-	-
PROJECT TOTALS	478.3	2.3	1121

SEE TABLE III A-1 FOR DETAILED PLANNING AREA SUMMARY



SQUARE FOOT (S.F.) AVERAGES SHOWN ON EACH RESIDENTIAL PLANNING AREA ARE SUBJECT TO MODIFICATION BASED ON MORE DEFINITIVE TENTATIVE MAP SUBMITTAL INFORMATION AND DATA.
REVISED 1-20-03

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FIGURE II-4

Morgan Hill

E. EIR SUMMARY MATRIX/MITIGATION MONITORING PROGRAM

IMPACTS	MITIGATION MEASURES	RESPONSIBLE PARTY/ MONITORING PARTY	IMPLEMENTATION STAGE	LEVEL OF SIGNIFICANCE AFTER MITIGATION
SECTION V.B.1 - LANDFORM AND TOPOGRAPHY/SLOPES AND EROSION				
<p>The proposed project lies on terrain predominated by ridges and valleys, therefore, there are some topographic constraints for development. Grading would encroach into slopes with a gradient greater than 25 percent throughout the site. The project would result in the creation of manufactured slopes throughout the development area. Some project manufactured slopes would be greater than 30-feet in height, and all areas proposed for development would be potentially affected by moderate erosion susceptible soils.</p>	<ol style="list-style-type: none"> 1. A Conceptual Grading Plan for the planning area in process shall be submitted for Planning Department approval. The Grading Plan shall include: a) techniques employed to prevent erosion and sedimentation during the grading process; b) appropriate time frames for grading; c) identification of areas which may be graded during high probability rain months (January through March), and d) preliminary pad and roadway elevations. 2. All grading procedures shall be in compliance with the Riverside County Grading Standards including requirements for erosion control during rainy months. The requirement for compliance with Riverside County standards shall be noted on all grading plans. 3. A soils report and geotechnical study shall be performed to further analyze on-site soil conditions and slope stability and shall include the appropriate measures to control erosion and dust. 4. Where cut and fill slopes are created higher than three feet, detailed Landscaping and Irrigation Plans shall be submitted to the Planning Department. The plans shall be reviewed for type and density of ground cover, shrubs, and trees to ensure that plant material will be effective as erosion control and that all slopes will be landscaped per County Ordinance 457. 5. Slopes steeper than 2:1 or higher than ten feet will be allowed provided they are recommended to be safe in the slope stability report prepared by the soil engineer or engineering geologist. The slope stability report shall also contain recommendations for landscaping and erosion control. The Uniform Building Code, County Ordinance No. 457, and all other relevant laws, rules and regulations governing grading in Riverside County shall be observed. 6. 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. 7. Grading work on the entire project site shall be balanced. 8. Graded, but undeveloped land shall be maintained weed-free and planted with interim landscaping within 90 days of completion of grading, unless building permits are obtained. 9. Planting of developed land shall comply with the National Pollutant Discharge Elimination System (NPDES) Best Management Practices Construction Handbook Section 6.2. 10. All grading shall be conducted in conformance with recommendations contained within the Geotechnical Report included as Appendix B to this EIR. 	<p>County of Riverside, Planning Department</p> <p>Planning Department</p> <p>County of Riverside, Building and Safety Department</p> <p>Planning Department</p> <p>Building and Safety Department</p> <p>Building and Safety Department</p> <p>Building and Safety Department</p> <p>Building and Safety Department</p> <p>Building and Safety Department</p>	<p>Prior to development within planning area in process</p> <p>Prior to the issuance of grading permits</p> <p>Prior to the issuance of grading permits</p> <p>Prior to the issuance of grading permits</p> <p>Prior to grading plan approval</p> <p>Prior to the issuance of grading permits</p> <p>Prior to the issuance of building permits</p> <p>Prior to the issuance of grading permits</p> <p>Prior to the issuance of occupancy permits</p> <p>Prior to the issuance of grading permits</p>	<p>Less than significant</p>

IMPACTS	MITIGATION MEASURES	RESPONSIBLE PARTY/ MONITORING PARTY	IMPLEMENTATION STAGE	LEVEL OF SIGNIFICANCE AFTER MITIGATION
SECTION V.B.2 - SOILS AND AGRICULTURE				
<p>The erosion susceptibility of project soils is considered to be moderate, creating a need to control erosion during grading operations.</p> <p>Project implementation would result in urban development in an area identified as "Unique and Local Important Farmland". Impacts to agricultural soils would not be significant because the project site is no longer economically viable for citrus agriculture.</p>	<p>See mitigation measures # 3, 4, 5, 6 and 8.</p> <p>Not applicable</p>	<p>Riverside County, Planning and Building and Safety Departments</p> <p>Not applicable</p>	<p>Prior to the issuance of grading permits</p> <p>Not applicable</p>	<p>Less than significant</p> <p>Not applicable</p>
SECTION V.B.3 - BIOLOGICAL RESOURCES				
<p>No sensitive biological resources would be impacted by the proposed project. There are no coastal sage scrub, wetland resources, or Quino checkerspot larval host plants species on the project site.</p> <p>Waters of the United States occur on the project site. Based upon preliminary estimates 1.06 acres of Jurisdictional Waters may be impacted dependent upon tract map grading plans.</p>	<p>Not applicable</p> <p>11. The project applicant shall obtain a U.S. Army Corps of Engineers (ACOE) Section 404 permit, a State Water Quality 401 Certification, and a California Department of Fish and Game (CDF&G) Streambed Alteration Agreement (Section 1603) as applicable.</p>	<p>Not applicable</p> <p>ACOE, Regional Water Quality Control Board, and the CDF&G</p>	<p>Not applicable</p> <p>Prior to the issuance of grading permits</p>	<p>Not applicable</p> <p>Less than significant</p>
SECTION V.B.4 - CULTURAL RESOURCES				
<p>Project grading within Planning Area 13 could impact the one archaeological site located within the project site.</p>	<p>12. A Phase II surface collection shall be conducted at the one archaeological site found on the property. The Phase II collection shall include a 100 percent surface collection of the site coupled with subsurface test units to determine site boundaries, approximate site chronology, and cultural affiliations. Phase III testing of the archaeological site shall occur dependent upon Phase II findings. Native American monitors shall be present during project ground disturbing activities within Planning Area 13. On-site reburial of Native American human remains would be allowed if any are discovered during the project.</p>	<p>Riverside County, Building and Safety Department</p>	<p>Prior to the issuance of grading permits</p>	<p>Less than significant</p>

IMPACTS	MITIGATION MEASURES	RESPONSIBLE PARTY/ MONITORING PARTY	IMPLEMENTATION STAGE	LEVEL OF SIGNIFICANCE AFTER MITIGATION
SECTION V.B.4 - CULTURAL RESOURCES (CONTINUED)				
<p>The geotechnical study done on the property indicates that some strata of the Pauba Formation located on the property are of the type known to yield vertebrate fossils.</p>	<p>13. A paleontological monitor shall be present during the construction phase of the project.</p> <p>14. The paleontological monitor retained for the project shall evaluate any fossils which have been discovered to determine if they are significant and, if so, to develop a plan to collect and study them for the purpose of mitigation.</p> <p>15. The paleontological monitor shall be empowered to temporarily halt or redirect excavation equipment if fossils are found to allow evaluation and removal of them if necessary. The monitor shall be equipped to collect specimens if they are encountered.</p> <p>16. The monitor, with assistance if necessary, should collect individual fossils and/or samples of fossil bearing sediments.</p> <p>17. Fossils recovered during earthmoving or as a result of processing sediment samples should be cleaned and prepared sufficiently to allow identification. This allows the fossils to be described in a report of findings and reduces the volume of matrix around specimens prior to storage, thus reducing storage costs.</p> <p>18. A report of findings shall be prepared and submitted to the public agency responsible for overseeing developments and mitigation of environmental impacts upon completion of mitigation. This report shall minimally include a statement of the types of paleontological resources found, the methods and procedures used to recover them, an inventory of the specimens recovered, and a statement of their scientific significance.</p> <p>19. Paleontological specimens recovered as a result of mitigation shall be donated to a qualified scientific institution where they would be afforded long term preservation to allow future scientific study.</p>	<p>Riverside County, Building and Safety Department</p> <p>Building and Safety Department</p> <p>Building and Safety Department</p> <p>Building and Safety Department</p> <p>Building and Safety Department</p> <p>Building and Safety Department</p> <p>Building and Safety Department</p>	<p>Prior to the issuance of grading permits</p> <p>Prior to the issuance of building permits</p> <p>Prior to the issuance of grading permits</p> <p>Prior to the issuance of building permits</p> <p>Prior to the issuance of building permits</p> <p>Prior to the issuance of building permits</p> <p>Not applicable</p>	<p>Less than significant</p>

IMPACTS	MITIGATION MEASURES	RESPONSIBLE PARTY/ MONITORING PARTY	IMPLEMENTATION STAGE	LEVEL OF SIGNIFICANCE AFTER MITIGATION
SECTION V.B.5 - GEOLOGY AND SEISMICITY				
<p>The project site is not listed in a State of California Earthquake fault zone or within an Liquefaction Hazard Area. No active faults are known to exist at the project site. Potentially active fault zones are located throughout the region, and groundshaking could result in damage to proposed structures.</p>	<p>20. Detailed geologist reports shall be submitted in compliance with the requirements of Riverside County Ordinances. The report(s) will evaluate: underlying soil conditions, liquefaction potentials, fault verification, and site specific seismic parameters and building requirements.</p>	<p>County of Riverside, Geologist</p>	<p>Prior to tract map approval</p>	<p>Less than significant</p>
	<p>21. Required measures as recommended by the detailed geological investigation shall be identified on grading plans and implemented to the satisfaction of the County Geologist.</p>	<p>County of Riverside, Geologist</p>	<p>Prior to tract map approval</p>	
	<p>22. All on-site structures shall be constructed in accordance with the criteria set forth in the Uniform Building Code (UBC) and County Ordinances, and shall be designed to withstand groundshaking from the maximum credible earthquake that could be expected to occur.</p>	<p>County of Riverside, Building and Safety Department.</p>	<p>Prior to tract map approval</p>	
SECTION V.B.6 - HYDROLOGY, FLOODING, AND DRAINAGE				
<p>The project site is not located within a dam inundation area nor a 100-year floodplain. On-site detention basins will be provided to ensure the Temecula Creek has adequate capacity to handle flows generated by the development of the proposed project.</p>	<p>23. Drainage and flood control facilities and improvements shall be provided in accordance with Riverside County Flood Control and Water Conservation District requirements.</p>	<p>Flood Control District & Water Conservation District</p>	<p>Not applicable</p>	<p>Less than significant</p>
	<p>24. The applicant shall comply with the state-wide general National Pollutant Discharge Elimination System (NPDES) construction permit for project construction activities, pursuant to requirements of the State Water Resources Control Board. In addition, the project would be subject to all requirements adopted by the County to implement the NPDES program.</p>	<p>Regional Water Quality Control Board, Building and Safety Department, and Flood Control District.</p>	<p>Prior to commencing grading activities</p>	
	<p>25. Project developers will pay the required drainage fee of the Riverside County Flood Control and Water Conservation District Temecula Creek Watershed.</p>	<p>Flood Control & Water Conservation District</p>	<p>Prior to commencing grading activities</p>	
	<p>26. Proposed grading and drainage improvements shall conform to Section 2907 and 7012 of the Uniform Building Code (UBC) and shall incorporate the minimum standards for the FEMA which insures that 100-year flood protection is provided to all habitable dwellings located within a floodplain.</p>	<p>Building and Safety Department and Flood Control District</p>	<p>Prior to the issuance of grading permits</p>	
	<p>27. Three detention basins shall be provided within the two planned parks and in an open space area in Planning Area 1 to decrease Q_{100} flows before they exit the subject property.</p>	<p>Building and Safety Department and Flood Control District.</p>	<p>Prior to issuance of building permits</p>	

IMPACTS	MITIGATION MEASURES	RESPONSIBLE PARTY/ MONITORING PARTY	IMPLEMENTATION STAGE	LEVEL OF SIGNIFICANCE AFTER MITIGATION
SECTION V.B.7 - AIR QUALITY				
<p>Temporary impacts would result from project construction activities. Dust emissions due to short-term construction activities would be significant. The total short-term PM-10 generation could be as high as 631 pounds per day, depending on the individual project phasing. Exhaust emissions from on and off-site heavy equipment would exceed the South Coast Air Quality Management District (SCAQMD) established threshold of significance for Nitrogen Oxides and Reactive Organic Compounds. Project construction activities would also generate evaporative emission of volatile organic compounds (VOC) from paints, solvents, asphalt, roofing tar, and other coatings. The painting of more than two homes per day would cause the SCAQMD threshold of 75 pounds per day of VOCs to be exceeded.</p> <p>At buildout the project would generate 11,490 daily vehicle trips and would contribute to the regional inability to attain the SCAQMD's recommended ozone standard. Project emission levels for the three primary exhaust pollutants (CO, NO_x and ROG) would exceed the SCAQMD's thresholds from 125 to 336 percent. Emissions of PM-10 from exhaust and tire wear, including the resuspension of roadway dust generated by vehicular turbulence, would also exceed the 150 pound per day significance threshold.</p>	<p>28. The project shall implement dust control measures during clearing, grading, and construction as mandated by the SCAQMD. If fresh water resources are too precious to waste on dust control, the availability of brackish or reclaimed water sources should be investigated. Soil disturbance shall be terminated when high winds (>25 mph) make dust control difficult.</p> <p>29. Construction interference with regional non-project traffic movement shall be minimized by: scheduling the receipt of construction materials to non-peak travel periods, routing construction traffic through areas of least impact, limiting lane closures and detours to off-peak travel periods, and providing ride-share incentives for contractor and subcontractor personnel.</p> <p>30. "Spill-over" effects shall be reduced by preventing soil erosion, washing vehicles entering public roadways from dirt off-road project areas, and washing/sweeping project access to public roadways on an adequate schedule.</p> <p>31. Emissions control shall be required from on-site equipment through a routine mandatory program of low-emissions tune-ups.</p> <p>32. Mitigation strategies will be incorporated into a construction activity impact reduction plan, with clearly defined responsibilities for plan implementation and supervision.</p> <p>33. Grading/soil disturbance shall be limited to a minimum practical area at any one time.</p> <p>34. The application of architectural surface treatments (i.e., paint, etc.) shall be limited to less than 40 gallons per average day.</p> <p>35. Provide a local Transportation Demand Management (TDM) program geared toward reducing vehicular trips, specifically, single occupant automobile trips.</p> <p>36. As part of the TDM program, bicycle lane/paths and storage areas/amenities, and provisions to ensure efficient parking management shall be provided.</p>	<p>Riverside County Building and Safety Department and the SCAQMD</p> <p>Building and Safety Department and the SCAQMD</p> <p>Building and Safety Department and the SCAQMD</p> <p>Building and Safety Department and the SCAQMD</p> <p>Building and Safety Department</p> <p>Building and Safety Department</p> <p>Building and Safety Department and the SCAQMD</p> <p>Riverside County, Transportation Department</p> <p>Riverside County, Transportation Department</p>	<p>Monthly inspection reports of grading operations</p> <p>Monthly inspection reports of grading and building operations</p> <p>Monthly inspection reports of grading operations</p> <p>Monthly inspection reports of grading operations</p> <p>Prior to issuance of grading permits</p> <p>Monthly inspection reports of building operations</p> <p>Monthly inspection reports of building operations</p> <p>Prior to issuance of occupancy permits</p> <p>Prior to issuance of occupancy permits</p>	<p>Significant</p>

IMPACTS	MITIGATION MEASURES	RESPONSIBLE PARTY/ MONITORING PARTY	IMPLEMENTATION STAGE	LEVEL OF SIGNIFICANCE AFTER MITIGATION
SECTION V.B.8 - WATER QUALITY				
<p>Project grading would result in the creation of temporarily exposed ground surfaces, thereby creating the potential for increased erosion and sedimentation into local drainage courses, especially Temecula Creek. Implementation of the project would also alter the composition of surface runoff generated by the project site. Street-generated run-off could contain atmospheric pollution, tire-wear residues, petroleum products, fertilizer & pesticides, litter and animal wastes. This runoff would contribute to the incremental degradation of water quality downstream.</p> <p>The project would generate a demand for treatment of sewage, and its ultimate disposal by the Eastern Municipal Water District (EMWD).</p>	<p>See mitigation #24.</p> <p>37. The project shall incorporate the current Best Management Practices and Best Available Technologies (BMPs and BATs) available at that time for pollution and erosion/siltation control. Examples of BMPs and BATs include but are not limited to: a) energy dissipation structures and rip-rap at stormwater discharge points to stabilize flow and reduce velocities; b) desilting basins for pollutant and siltation control during construction, resource based if possible; c) mulching cleared or freshly seeded areas for erosion/sedimentation control; d) geotextiles and mats for erosion control during construction; e) storm drain inlet/outlet protection for siltation control; f) slope drains for erosion control; g) silt fences/sand bag barriers for siltation control during construction; h) the use of low-water requirement vegetation in landscaping; selection of slope planting species with low fertilization requirements; i) and requiring permanent irrigation systems to be inspected on a regular basis and properly maintained.</p> <p>38. The project will comply with the Regional Water Quality Control Board's "Basin Plan" for wastewater management.</p>	<p>Regional Water Quality Control Board, Riverside County Building and Safety Department, and County Flood Control District.</p> <p>Building and Safety Department and the South Coast Air Quality Management District (SCAQMD)</p> <p>EMWD and the Regional Water Quality Control Board</p>	<p>Prior to commencing grading activities</p> <p>Prior to commencing grading activities</p> <p>Prior to issuance of grading permits</p>	<p>Less than significant</p> <p>Less than significant</p>
SECTION V.B.9 - NOISE				
<p>Construction activities, especially heavy equipment, would create short-term noise increases near the project site.</p>	<p>39. All construction and general maintenance activities, except in an emergency, shall be limited to the hours of 7 a.m. to 7 p.m. and prohibited on Sundays and all legally proclaimed holidays.</p> <p>40. All construction equipment shall use properly operating mufflers, and no combustion equipment such as pumps or generators shall be allowed to operate within 500 feet of any occupied residence from 7 p.m. to 7 a.m. unless the equipment is surrounded by a noise protection barrier.</p> <p>41. All construction staging shall be performed as far as possible from occupied dwellings.</p>	<p>Riverside County, Building and Safety Department</p> <p>Building and Safety Department</p> <p>Building and Safety Department</p>	<p>Monthly inspection reports of grading operations</p> <p>Monthly inspection reports of grading operations</p> <p>Monthly inspection reports of grading operations</p>	<p>Less than significant</p>

IMPACTS	MITIGATION MEASURES	RESPONSIBLE PARTY/ MONITORING PARTY	IMPLEMENTATION STAGE	LEVEL OF SIGNIFICANCE AFTER MITIGATION
SECTION V.B.9 - NOISE (CONTINUED)				
<p>Implementation of the proposed project would generate approximately 11,490 daily vehicle trips, and as a result would alter noise levels in the surrounding areas. The project noise impact study indicated that off-site noise impacts will be individually and cumulatively significant.</p> <p>Noise impacts would occur to on-site project uses that abut perimeter or interior roadways.</p>	<p>No mitigation measures are proposed.</p> <p>42. A noise mitigation analysis shall be performed for all future project noise-sensitive uses potentially exposed to noise levels in excess of 60 dB CNEL to verify that planned noise protection will meet Riverside County standards.</p> <p>43. Noise barriers to meet exterior standards shall be constructed along Butterfield Stage Road between Nighthawk Pass and Morgan Hill Drive. Exterior noise protection will allow interior standards to be met with closed windows where the barrier breaks the line of sight between the roadway and any habitable interior space. The ability to close upstairs bedroom windows to shut out roadway noise may be required at a few locations. Fresh air ventilation shall be provided in rooms where window closure for traffic noise protection is necessary.</p>	<p>Not applicable</p> <p>Riverside County, Building and Safety Department</p> <p>Riverside County, Building and Safety Department</p>	<p>Not applicable</p> <p>Prior to the issuance of occupancy permits</p> <p>Prior to the issuance of occupancy permits</p>	<p>Significant</p> <p>Less than significant</p>
SECTION V.B.10 - ENERGY RESOURCES AND CONSERVATION				
<p>The project will result in the conversion of the subject site from agricultural land uses to urban land uses resulting in an increase demand for energy resources. Project energy consumption is estimated at 7,821,036 cubic feet per month of natural gas and 7,843,381 kilowatt hours per year of electricity. These projected levels do not exceed the typical requirements for similar urban development. Service providers have indicated an ability to serve the project without significantly affecting the provision of energy resources.</p>	<p>See mitigation measure #73.</p> <p>44. The project will be required to adhere to state codes regarding energy conservation.</p>	<p>Riverside County, Building and Safety Department</p> <p>Riverside County, Health Department</p>	<p>Prior to the issuance of occupancy permits</p> <p>Prior to the issuance of occupancy permits</p>	<p>Less than significant</p>

IMPAIRMENTS	MITIGATION MEASURES	RESPONSIBLE PARTY/ MONITORING PARTY	IMPLEMENTATION STAGE	LEVEL OF SIGNIFICANCE AFTER MITIGATION
SECTION V.B.11 - OPEN SPACE AND CONSERVATION				
The project proposes approximately 26 percent of total project acreage for open space land uses including: 89.8 acres permanent open space/slopes, 11.1 acres as active parks, and 2.2 acres as roadway paseos. The creation of these future open space areas would reduce impacts to below a level of significance.	No mitigation measures are proposed.	Not applicable	Not applicable	Not applicable
SECTION V.B.12 - TOXIC SUBSTANCES				
The project site has six underground storage tanks associated with six wind machines. According to the Riverside County Department of Health Services and Regional Water Quality Control Board no information regarding accidental spill or contamination has been recorded regarding these tanks. In addition, no mapped sites and no National Priorities List (NPL) or Comprehensive Environmental Response, Compensation and Liability Act (CERCLA or "Superfund") sites exist within a one mile radius of the project site. There is no evidence of adverse impacts relating to past and current use of pesticides or herbicides used in citrus farming operations.	<p>45. The six gasoline underground tanks on-site will be removed from the site in accordance with the requirements of Riverside County Department of Environmental Health.</p> <p>46. The areas of tank removal shall be tested to determine if any leakage occurred from the tanks and if so that appropriate cleanup measures would be implemented in accordance with the Riverside County Hazardous Materials Department.</p>	<p>Riverside County, Department of Environmental Health</p> <p>Riverside County, Hazardous Materials Department.</p>	<p>Prior to issuance of grading permits</p> <p>Prior to issuance of grading permits</p>	Less than significant
SECTION V.B.13 - AESTHETICS, VISUAL ANALYSIS, LIGHT, AND GLARE				
At buildout, views of the project site would change from citrus groves to residential development, schools, and open space land uses. This change is not considered adverse due the design features incorporated into the project Specific Plan, and that the area surrounding the project site is already in the process of transition from agricultural to urban land uses.	47. All major scenic resources located on the site shall remain undeveloped. Major slopes on the project site shall be sensitively contour graded and project landscaping shall serve to alleviate potential visual impacts. All proposed architectural plans, landscape plans and plant material palettes shall be subject to the review and approval of the County of Riverside.	Riverside County, Planning Department	Prior to the issuance of grading permits	Less than significant

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II. SUMMARY

IMPACTS	MITIGATION MEASURES	RESPONSIBLE PARTY/ MONITORING PARTY	IMPLEMENTATION STAGE	LEVEL OF SIGNIFICANCE AFTER MITIGATION
SECTION V.B.13 - AESTHETICS, VISUAL ANALYSIS, LIGHT, AND GLARE (CONTINUED)				
The proposed project is located within a 30-mile radius of the Mt. Palomar Observatory. Due to the relative location to the observatory, project on-site lighting requirements could potentially result in a condition known as "skyglow" which interferes with the use of the observatory's telescope.	48. All street lights and other outdoor lighting on electric plans shall be submitted to the Department of Building and Safety for plan check approval and shall comply with the requirements of Riverside County Ordinance No. 655 and the Riverside County Comprehensive General Plan.	Riverside County, Building and Safety Department	Prior to the issuance of building permits	Less than significant
	49. All street lights within the project site would be low pressure sodium vapor (LPSV) because they emit light in a narrow band which can be filtered out at the observatory.	Building and Safety Department	Prior to the issuance of building permits	
SECTION V. C.1 - CIRCULATION AND TRAFFIC				
The proposed project is projected to generate approximately 11,490 daily vehicle trips at buildout. These trips would contribute to traffic in areas where congestion is anticipated and improvements would be necessary. Study area intersections are projected to operate at Level of Service "D" or better during the peak hours, with improvements.	50. Improvements required to achieve the minimum level of service, as required by the Riverside County General Plan, shall be evaluated at each phase of project development. The improvements for each parcel map, tract map, plot plan, conditional use permit, and /or public use permit shall be determined at the time these development projects are proposed, based upon current traffic impacts studies that consider the cumulative effects of previously approved projects.	County of Riverside, Transportation Department	Review and approval of implementing map	Less than significant
	51. The project applicant shall consult with and obtain clearance from Caltrans (District 8) and the Riverside Transit Agency (RTA) to assure the project's coordination with Regional Mobility and Air Quality Management Plans.	Caltrans, RTA and Transportation Department	Review and approval of improvement plans	
	52. Butterfield Stage Road shall be constructed from Nighthawk Pass through the project site at its ultimate cross-section width as a secondary highway (88-foot right-of-way).	Transportation Department	In conjunction with project development	
	53. El Chimisal Road shall be constructed adjacent to the project site at its ultimate half-section width as a secondary highway (88-foot right-of-way).	Transportation Department	In conjunction with project development	
	54. A paved two lane extension of Nighthawk Pass from Butterfield Stage Road to the project site shall be constructed to provide site access, with a minimum 34-foot pavement section for interim conditions.	Transportation Department	In conjunction with project development	
	55. Site distance at each project entrance should be reviewed with respect to established Caltrans/County of Riverside sight distance standards.	Transportation Department	Preparation of final grading, landscaping and street improvements	
	56. The project applicant shall make a fair-share contribution to the installation of off-site traffic signals when warranted through the payment of traffic signal mitigation fees.	Transportation Department	Review and approval of implementing map	

IMPACTS	MITIGATION MEASURES	RESPONSIBLE PARTY/ MONITORING PARTY	IMPLEMENTATION STAGE	LEVEL OF SIGNIFICANCE AFTER MITIGATION
SECTION V. C.2 - WATER AND SEWER SERVICES				
<p>The average annual water demand for the proposed project is anticipated to be approximately 883,413 gallons per day. The projected wastewater discharge flow of the project is calculated as approximately 398,850 gallons per day.</p> <p>Septic tanks may be utilized in Planning Area 20 subject to review and approval by the Department of Environmental Health.</p>	<p>57. All water, sewer and reclaimed water lines will be designed and installed per Rancho California Water District's (RCWD), the Eastern Municipal Water District's (EMWD), and the Riverside County Fire Department requirements.</p> <p>58. The project applicant shall be required to obtain will-serve letters from both the Rancho California Water District and the Eastern Municipal Water District before project implementation.</p> <p>59. In accordance with state law water efficient plumbing fixtures shall be used in structures to minimize water use.</p> <p>60. The project shall be designed to incorporate reclaimed water for irrigation purposes, if reclaimed water is available at the time of project implementation and its use is compliance with the basin plan of the Regional Water Quality Control Board, San Diego.</p>	<p>RCWD, EMWD, and the Riverside County Fire Department</p> <p>RCWD, EMWD, and the Riverside County, Health Department</p> <p>County of Riverside, Building and Safety Department</p> <p>RCWD, Regional Water Quality Control Board, and the County Department of Environmental Health.</p>	<p>Prior to issuance of occupancy permits</p> <p>Prior to issuance of grading permits</p> <p>Prior to issuance of building permits</p> <p>Prior to issuance of building permits</p>	<p>Less than significant</p>
SECTION V. C.3 - FIRE SERVICES				
<p>The proposed project will result in the increased demand for fire protection and emergency services. Impacts may include the need for additional fire fighters, additional equipment, and the improvement to existing facilities. The proposed project is currently outside of the required five minute response time of existing fire stations in region. However, a future fire station is planned within the WOLF CREEK development located approximately 2.2 acres from the western boundary of the project site. This station would be within the required five minute response time.</p>	<p>61. The applicant will participate in an existing Fire Protection Impact Mitigation Program (\$400.00 per dwelling unit and \$.25 per square foot for commercial/industrial) that provides funds for the purchase of land to build new fire stations, remodel existing fire stations or for the purchase of equipment when necessary as development occurs.</p> <p>62. All water mains and fire hydrants providing fire flows shall be constructed in accordance with the appropriate sections of Riverside County Ordinance No. 460 and/or No. 787, subject to the approval by Riverside County Fire Department and the Rancho California Water District.</p> <p>63. All structures on-site shall be constructed with fire retardant roofing material as described in the 1998 California Fire Code.</p> <p>64. If at the time of project implementation a five minute response time or less is not available, additional fire protection measures shall be provided to the satisfaction of the County Fire Department. These measure may include: 1) above standard water systems or storage facilities, 2) construction of roofs, eaves, and siding of structures with fire resistant materials, and 3) clearing brush areas and/or planting of fire resistant vegetation.</p>	<p>Riverside County, Building and Safety and Fire Department</p> <p>Fire Department and the Rancho California Water District</p> <p>Building and Safety Department</p> <p>Riverside County Fire Department</p>	<p>Prior to recordation of Final Subdivision Maps, unless deferred by written agreement prior to the issuance of the first building permit</p> <p>Prior to issuance of occupancy permits</p> <p>Prior to issuance of occupancy permits</p> <p>Prior to issuance of occupancy permits</p>	<p>Less than significant</p>

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IMPACTS	MITIGATION MEASURES	RESPONSIBLE PARTY/ MONITORING PARTY	IMPLEMENTATION STAGE	LEVEL OF SIGNIFICANCE AFTER MITIGATION
SECTION V. C.3 - FIRE SERVICES (CONTINUED)				
The project site is not within a County Fire Hazards zone, but it is within the High and Very High Fire Hazard area of State Responsibility Lands, and would be subject to the regulations and standards that apply to these lands.	<p>65. Fuel modification shall be achieved by establishing a minimum 100 foot zone consisting of four (4) zones with a range of 50-100% vegetation removal. This area will allow for a graduated transition from native vegetation into the irrigated landscaped building areas of the project. Maintenance of project fuel modification zone shall be the responsibility of a homeowners association or maintenance district. For all lands adjacent to open space areas, a Fire Protection/ Vegetation Management Plan shall be submitted to the County Fire Department for review and approval.</p> <p>66. All development will meet or exceed standards addressed in Public Resources Code 4290 with respect to access, fire flow, signage, and fire fuel modification, except for maintained natural opens space areas within the project boundary which will conform to the MORGAN HILL fire fuel modification plan.</p>	<p>Riverside County Fire Department</p> <p>Riverside County Fire Department</p>	<p>Prior to approval of any development plans</p> <p>Prior to approval of any development plans</p>	Less than significant
SECTION V. C.4 - SHERIFF SERVICES				
The proposed project would result in a population increase of 2,916 residents and an increase demand for sheriff services.	<p>67. The applicant will pay fees in accordance with the provisions of Ordinance No. 659 to off-set the cost of acquisition and construction of Sheriff Department facilities.</p> <p>68. The project applicant will inform the Crime Prevention Unit of the Sheriff's Department of all new Homeowners Associations. These associations can be used as the foundation for establishing Neighborhood Watch Programs.</p>	<p>Riverside County Sheriff's Department</p> <p>Sheriff's Department</p>	<p>Prior to occupancy permits</p> <p>Prior to occupancy permits</p>	Less than significant
SECTION V. C.5 - SCHOOLS				
The proposed project would generate an estimated 479 elementary school students, 203 middle school students and 213 high school students based on the construction of 1,126 dwelling units.	<p>69. A 12.3 acre site shall be made available to the Temecula Valléy Unified School District for construction of an elementary school.</p> <p>70. Project developers shall pay state mandated school impact fees.</p>	<p>Temecula Valley Unified School District (TVUSD)</p> <p>TVUSD</p>	<p>Review and approval of Final Subdivision Maps for Planning Area 7</p> <p>Prior to the issuance of building permits</p>	Less than significant

IMPAIRMENTS	MITIGATION MEASURES	RESPONSIBLE PARTY/ MONITORING PARTY	IMPLEMENTATION STAGE	LEVEL OF SIGNIFICANCE AFTER MITIGATION
SECTION V. C.6 - PARKS AND RECREATION				
Development of the proposed project is estimated to generate a population of approximately 2,916 persons. The proposed project will provide a total of 11.1 acres of active parkland exceeding County and State park requirements of 8.7 acres. It is anticipated that regional park requirement for the project would be met by facilities such as Lake Skinner and the future Diamond Valley Reservoir, which will provide ample recreational uses for residents in the Temecula-Murrieta area and for residents of the proposed project.	No mitigation measures are proposed.	Not applicable	Not applicable	Not applicable
SECTION V. C.7 - UTILITIES				
The proposed project would create a demand for approximately 7,843,381 kilowatt hours per year of electricity and 7,821,036 cubic feet per month of natural gas at project build-out. Telephone and other services would be provided as required.	<p>71. Development plans shall be provided to Southern California Edison (SCE), The Gas Company, and the General Telephone (GTE) as they become available in order to facilitate engineering, design and construction of improvements necessary to provide electrical, natural gas, and telephone service to the project site.</p> <p>72. The applicant shall apply for will-serve letters from SCE, The Gas Company, and GTE before implementation of the project.</p> <p>73. The applicant shall comply with guidelines provided by SCE, The Gas Company, and the GTE in regard to easement restriction, construction guidelines, protection of pipeline easement, and potential amendments to right-of-way in the areas of any existing SCE, The Gas Company, or GTE easements.</p> <p>74. Building energy conservation will be largely achieved by compliance with Titles 20 and 24 of the Energy Conservation Code. Title 24, California Code of Regulations Section 2-5307(b) is the California Energy Conservation (CEC) Standard for New Buildings which prohibits the installation of fixtures unless the manufacturer has certified to the CEC compliance with the flow rates standards. Title 24, California Code of Regulations Sections 2-5452(i) and (j) address pipe insulation requirements which can reduce water used before hot water reaches equipment or fixtures. Title 20, California Code of Regulations Sections 1604(f) and 1606(b) are Applicable Efficiency Standards that set the maximum flow rates of all plumbing fixtures and prohibit the sale of non-conforming fixtures.</p>	<p>SCE, Southern California Gas Company, GTE</p> <p>SCE, Southern California Gas Company, GTE</p> <p>SCE, Southern California Gas Company, GTE</p> <p>Riverside County, Building and Safety Department.</p>	<p>Prior to issuance of grading permits</p> <p>Prior to issuance of grading permits</p> <p>Prior to issuance of grading permits</p> <p>Prior to issuance of building permits</p>	Less than significant

IMPACTS	MITIGATION MEASURES	RESPONSIBLE PARTY/ MONITORING PARTY	IMPLEMENTATION STAGE	LEVEL OF SIGNIFICANCE AFTER MITIGATION
SECTION V. C.8 - SOLID WASTE				
<p>The proposed project would increase the amount of solid waste generated on the project site and thus increase service needs for waste haulers and decrease the capacity of area landfills. During the construction phase of project development an estimated 36,032,000 pounds of solid waste would be generated. Upon project completion the 1,126 units proposed on-site would generate approximately 4.38 tons of solid waste a day.</p>	<p>75. The proposed permitted refuse hauler for the project site shall be advised of the efforts of the developer, relating to recycling and waste reduction (i.e., curbside recycling, buy back centers, etc.) in accordance with County Resolution No. 90-688. The use of such facilities will be encouraged by the developer through information (e.g., location, materials accepted, etc.) provided in sales literature.</p> <p>76. The project applicant shall participate in any established County-wide program to reduce solid waste generation.</p> <p>77. Green waste from project landscaped areas such as grass, shrub, and tree trimmings shall be either mulched (shredded and left on landscaped area), composted on-site, or separated from other types of waste to send to a composting facility within the local area.</p> <p>78. The project applicant shall pursue and implement any available source reduction programs for the disposal of construction materials to the satisfaction of the Riverside County Waste Management Department.</p>	<p>County of Riverside Planning Department and Refuse Hauler</p> <p>Riverside County Waste Management Department</p> <p>Riverside County Waste Management Department</p> <p>Riverside County Waste Management Department</p>	<p>Prior to issuance of occupancy permits</p> <p>Not applicable</p> <p>Not applicable</p> <p>Prior to issuance of building permits</p>	<p>Less than significant</p>
SECTION V. C.9 - HEALTH SERVICES				
<p>The proposed project would result in a population increase of 2,916 residents and create an greater demand for health services in the region.</p>	<p>79. The project applicant shall participate in an existing Health Services Mitigation Program that provides funds for the purchase of land to build physical and mental health, and other public social services facilities.</p>	<p>County of Riverside, Building and Safety Department</p>	<p>Prior to issuance of occupancy permits</p>	<p>Less than significant</p>
SECTION V. C.10 - DISASTER PREPAREDNESS				
Fire Hazards	See <i>Fire Services</i> , above.			
Seismic Hazards	See <i>Geology and Seismicity</i> , above.			
Slopes and Erosion	See <i>Landform and Topography/Slopes and Erosion</i> , above.			
Wind Erosion	No impacts; therefore, no mitigation measures are required.			
Flooding	No impacts; therefore, no mitigation measures are required.			

IMPACTS	MITIGATION MEASURES	RESPONSIBLE PARTY/ MONITORING PARTY	IMPLEMENTATION STAGE	LEVEL OF SIGNIFICANCE AFTER MITIGATION
SECTION V. C.11 - LIBRARIES				
Implementation of the proposed project would increase the region's population by approximately 2,916 persons, creating a need for an additional County 1,458 square feet of library facilities.	80. The project would be subject to the payment of mitigation fees in accordance with the provisions of Riverside County Ordinance No. 659. A portion of these fees may be utilized by the County to provide additional library facilities and staff.	County of Riverside, Building and Safety Department	Prior to the issuance of occupancy permits	Less than significant