

1 developments (pursuant to AB 32, such as the most recent Title 24 energy  
2 conservation requirements), and the mitigation measures, total Project GHG  
3 emissions are reduced to 9,452.11 MTCO<sub>2</sub>e. (DEIR, pp. 4-126 and 4-127; Table  
4 4.8-2; see also DEIR, p. 4-128 (Table 4.8-3.) This constitutes an emissions reduction  
5 of 32.98% when compared to “business-as-usual” projections. In addition,  
6 SCAQMD has adopted a threshold of 3,500 MTCO<sub>2</sub>e for stationary sources related  
7 to residential projects. (DEIR, p. 4-120.) Stationary source emissions for the Project  
8 (which does not include transportation-related emissions) are estimated to be  
9 3,264.44 MTCO<sub>2</sub>e per year under a BAU scenario, and 2,275.83 MTCO<sub>2</sub>e when  
10 regulations, project design features, and mitigation measures are taken into account.  
11 Both of these project-related emissions totals fall below the SCAQMD threshold.  
12 Further, as described above, the proposed Project is also consistent with the County  
13 CAP per the CAP’s screening tables. (DEIR, p. 4-121.) The Screening Tables assign  
14 points for each option incorporated into the project as either mitigation or a project  
15 design feature. The point values correspond to minimum reductions expected from  
16 each feature/mitigation option. Projects that garner at least 100 points (equivalent to  
17 an approximately 15% reduction in GHG emissions from 2008 levels) are consistent  
18 with the CAP. The Screening Tables were applied to the Proposed Project and it was  
19 determined that the Project achieves at least 100 points, and is therefore consistent  
20 with the County’s CAP. (See Project GHG Analysis, Appendix 3.2 [Screening  
21 Tables].) Thus, given the Project’s consistency with AB 32’s reduction thresholds,  
22 SCAQMD thresholds for stationary sources, and the County’s CAP, impacts would  
23 be less than significant with the incorporation of the project’s Air Quality Mitigation  
24 Measures.

25 As discussed above, GHG emissions and climate change impacts were  
26 comprehensively addressed in the Final EIR, Chapter Subchapter 4.8 and Appendix  
27 5. The Project incorporates several design measures (bike and pedestrian trails);  
28 mixed uses (park and proximity to school); and a requirement to extend bus service

1 to the Project area if feasible to reduce transportation-related greenhouse gas  
2 emissions. To determine whether project-related GHG emissions would, either  
3 directly or indirectly, have a significant impact on the environment, GHG emissions  
4 were estimated using the July 2013 CalEEMod model. This quantitative analysis  
5 was used to determine whether the Project has reduced GHG emissions by 30 percent  
6 or more below a BAU standard. As discussed above, use of this threshold is  
7 supported by substantial evidence because such a reduction would ensure  
8 consistency with the reductions prescribed by AB 32. This is because when the state  
9 GHG inventory is disaggregated, isolating land use development-related sources  
10 (including transportation and energy use) from non-development-related sources  
11 (such as agricultural and industrial production), the percentage reduction from 2020  
12 BAU to 1990 levels needed to meet AB 32 would be only 26%. (See Draft White  
13 Paper Beyond 2020 and Newhall: A Field Guide to New CEQA Greenhouse Gas  
14 Thresholds and Climate Action Plan Targets for California, Association of  
15 Environmental Professionals, April 3, 2016 [available at  
16 <https://www.califaep.org/climate-change>.) It is assumed that projects that are  
17 consistent with AB 32's reduction targets would not have a significant impact on the  
18 environment.

19 As described above, a 26% reduction from BAU is sufficient to show consistency  
20 with AB 32, and therefore a less than significant impact. As such, with the  
21 incorporation of the Project's Air Quality mitigation measures, impacts are less than  
22 significant. The Draft EIR's analysis was not inconsistent with the Supreme Court's  
23 holding in *Center for Biological Diversity v. Department of Fish and Wildlife* (2015)  
24 61 Cal.4th 204.

25 Thus, given the Project's consistency with AB 32's reduction thresholds, SCAQMD  
26 thresholds for stationary sources, and the County's CAP, impacts were found to be  
27 less than significant with the incorporation of the Project's Air Quality Mitigation  
28 Measures.

1 Executive Order B-30-15 directs state agencies to meet an intermediate GHG  
2 reduction target of 40 percent below 1990 levels by 2030. This target has not been  
3 codified by the California Legislature, and is not an adopted CEQA threshold. The  
4 Executive Order is a target set by the Governor that aims to reduce GHGs on a  
5 statewide basis, not a target that must be met by each individual project. The Draft  
6 EIR's analysis demonstrates compliance with the mandates of AB 32. It is assumed  
7 that projects that are consistent with AB 32's reduction targets would not have a  
8 significant impact on the environment.

9 2. Mitigation:

10 Implementation of Mitigation Measures 4.4-19 through 4.4-29 would ensure an  
11 emissions reduction of 32.98%. This reduction meets the target reduction percentage  
12 of 30% based on Riverside County Planning Department's Standard Operating  
13 Procedure, and thus impacts would be less than significant with the implementation  
14 of mitigation. Further, the County CAP Screening Tables were applied to the  
15 proposed Project, and given the Project's ability to achieve at least 100 points via the  
16 Screening Tables, the proposed Project is also consistent with the County CAP.  
17 (DEIR, pp. 4-127, 4-129; Table 4.8-4.)

18 H. Hazards and Hazardous Materials.

19 *Impact: Hazardous Materials - Hazard to Public.*

20 *Threshold: Project construction and implementation would not create a significant hazard*  
21 *to the public or the environment through the routine transport, use, or disposal of hazardous*  
22 *materials; or, create a significant hazard to the public or the environment through*  
23 *reasonably foreseeable upset and accident conditions involving the release of hazardous*  
24 *materials into the environment, with the implementation of mitigation measures (refer to*  
25 *Project Resolution Attachment "A", Mitigation Monitoring and Reporting Program).*

26 1. Project Impact(s):

27 During construction there are activities that can expose the public to significant  
28 hazards from accidental circumstances (accidental release of petroleum products).

1 Therefore, Mitigation Measure 4.9-1 has been identified. This measure will stop  
2 construction during accidental release, controlling the accidental release, and  
3 carrying out remediation of any area contaminated by a spill. With implementation  
4 of this mitigation measure, no residual contamination will remain to harm either  
5 humans or the environment. (DEIR, p. 4-142.) Impacts would be less than  
6 significant with incorporation of Mitigation Measure 4.9-1.

7 Contamination may also occur when unknown contaminants below the ground  
8 surface are exposed during construction (i.e. exposure of a buried barrel of hazardous  
9 material). Therefore, Mitigation Measure 4.9-2 has been identified. Implementation  
10 of this measure will ensure that accidental exposure is limited on the Project site.  
11 (DEIR, p. 4-143.) Impacts would be less than significant after the incorporation of  
12 Mitigation Measure 4.9-2.

13 Both during construction and operation, transport of hazardous materials (i.e.  
14 gasoline, pesticides, pool chlorine) to the Project site could result in additional  
15 potential for accidental spills, leaks, or other hazards. The primary routes are  
16 expected to be Scott Road and Garbani Road. Existing regulatory mandates,  
17 including Titles 8, 22, and 26 of the California Code of Regulations, will ensure that  
18 hazardous materials and any hazardous wastes will be properly managed. (DEIR, p.  
19 4-143.) Impacts would be less than significant.

20 Since the Project does not include any activities that will routinely use hazardous  
21 materials or generate substantial volumes of hazardous waste, it will not conflict with  
22 County General Plan policies relating to hazardous materials. Regardless, Mitigation  
23 Measure 4.9-3 will be required. This measure will ensure that this Project informs  
24 future homeowners of the proper method of disposing of household hazardous waste  
25 and the programs available in Riverside County to facilitate proper disposal of such  
26 material. (DEIR, p. 4-145.)

27 In addition a site reconnaissance survey observed evidence of illegal dumping on the  
28 Project site. As such, Mitigation Measure 4.9-4 was identified. This measure



1 eliminates the potential that any surface wastes that currently exist on the Project site  
2 are removed prior to site grading. This will eliminate the potential that any surface  
3 wastes that currently exist and contain hazardous materials are properly disposed of  
4 prior to disturbance. (DEIR, p. 4-148.)

5 Due to the nature of the bedrock at certain locations on the Project site, the potential  
6 exists for the need to conduct blasting activities in support of initial earthmoving  
7 activities. Blasting requires the use of materials that would be classified to have the  
8 potential to create a significant hazard to the public or the environment. In order to  
9 address the potential impacts of using these materials, Mitigation Measure 4.9-5 has  
10 been identified.

11 Finally, the Project is expected to make improvements on El Centro Lane, which  
12 includes three high-pressure gas pipelines. Therefore, the Project has a small  
13 potential to cause direct damage to these pipelines. Therefore, Mitigation Measure  
14 4.9-6 has been identified.

15 This measure will ensure construction and long term activities will not damage the  
16 pipelines. This is because the measure requires close coordination of any roadway  
17 design and construction within the Southern California Gas Company's right of way.  
18 This measure is sufficient to protect the pipeline both during construction and post-  
19 construction. (DEIR, pp. 4-146 and -147.)

20 2. Mitigation:

21 Mitigation Measures 4.9-1 through 4.9-5, and 4.9-7 were identified to reduce  
22 Hazardous Materials impacts to the public.

23 Mitigation Measure 4.9-1 indicates that, should an accidental release of a hazardous  
24 material occur, the following actions will be implemented: construction activities in  
25 the immediate area will be immediately stopped; appropriate regulatory agencies will  
26 be notified; immediate actions will be implemented to limit the volume and area  
27 impacted by the contaminant; the contaminated material, primarily soil, shall be  
28 collected and removed to a location where it can be treated or disposed of in

1 accordance with the regulations in place at the time of the event; any transport of  
2 hazardous waste from the property shall be carried out by a registered hazardous  
3 waste transporter; and testing shall be conducted to verify that any residual  
4 concentrations of the accidentally released material are below the regulatory  
5 remediation goal at the time of the event. All of the above sampling or remediation  
6 activities related to the contamination will be conducted under the oversight of  
7 Riverside County Site Cleanup Program. All actions shall be documented and made  
8 available to the appropriate regulatory agencies prior to closure (a determination of  
9 the regulatory agency that the site has been remediated to a threshold that poses no  
10 hazard to humans) of the contaminated area.

11 Mitigation Measure 4.9-2 indicates that if, during grading, an unknown contaminated  
12 area is exposed based on field observations by the contractor, soils engineer or  
13 County inspector, the following actions will be implemented: any contamination  
14 found during construction will be reported to the Riverside County Site Cleanup  
15 Program and all of the sampling or remediation related to the contamination will be  
16 conducted under the oversight of the Riverside County Site Program; construction  
17 activities in the immediate area will be immediately stopped; appropriate regulatory  
18 agencies will be identified; a qualified professional (industrial hygienist or chemist)  
19 shall test the contamination and determine the type of material and define appropriate  
20 remediation strategies; immediate actions will be implemented to limit the volume  
21 and area impacted by the contaminant; the contaminated material, primarily soil,  
22 shall be collected and removed to a location where it can be treated or disposed of in  
23 accordance with the regulations in place at the time of the event; any transport of  
24 hazardous waste from the property shall be carried out by a registered hazardous  
25 waste transporter; and testing shall be conducted to verify that any residual  
26 concentrations of the accidentally released material are below the regulatory  
27 remediation goal at the time of the event. All actions shall be documented and made  
28 available to the appropriate regulatory agencies prior to closure of the contaminated

1 area (a determination of the regulatory agency that the site has been remediated to a  
2 threshold that poses no hazard to humans).

3 Mitigation Measure 4.9-3 requires, prior to issuance of occupancy permits, an  
4 information brochure be prepared and approved by the Riverside County  
5 Environmental Health Department, and provided to all home purchasers prior to the  
6 close of escrow, that informs all purchasers of homes within this development of the  
7 system for disposal of household hazardous wastes and the prohibition against  
8 disposal of such materials in the municipal solid waste collection system that serves  
9 the subdivision. This brochure shall also provide residents with an outline of a  
10 neighborhood plan to support self-sufficiency in an emergency. This will include  
11 how to establish a volunteer fire response team to support the local fire and  
12 emergency responders to manage small fires and identification of local residents with  
13 emergency response skills (medical personnel or individuals certified to perform first  
14 aid or CPR).

15 Mitigation Measure 4.9-4 requires that, prior to issuance of grading permits, the site  
16 developer remove all illegally dumped solid waste on the Project site. All of the  
17 waste shall be evaluated prior to removal to ensure that the materials are directed to  
18 the proper waste disposal system (municipal solid waste, recyclable solid waste, and  
19 hazardous waste). A report of findings shall be provided to the Riverside County  
20 Environmental Health Department and when the wastes have been removed the  
21 Environmental Health Department shall be informed and documentation provided  
22 that all wastes were disposed of to the property waste management system.

23 Mitigation Measure 4.9-5 requires, prior to issuance of a grading permit, a blasting  
24 report be submitted to the County as part of the grading plan check review. Said  
25 blasting report shall contain, at a minimum, the information required by Mitigation  
26 Measure 4.9-5.

27 Mitigation Measure 4.9-7 requires that, prior to finalizing engineering of facilities  
28 located within the Southern California Gas easement, the developer submit the

1 engineering drawings and construction protocols within the SoCal Gas (SCG)  
2 easement for review and approval by SCG. At a minimum the following design  
3 protocols shall be implemented for any facilities proposed within the SCG easement:  
4 (1) No change of grade shall be proposed without prior written approval of SCG; (2)  
5 No permanent structures shall be placed within the easement (buildings, concrete  
6 pads, walls, vaults, etc.) without approval by SCG and SCG retains the ability to  
7 remove such temporary or permanent structures over the SCG easements at the  
8 owner's expense; (3) No deep rooting plans shall be installed within the easement;  
9 (4) No poles, signs or fence posts to be installed without the written approval of The  
10 Gas Company; (5) Ingress and egress rights to and from the pipeline must be  
11 maintained; (6) All substructure crossing must be perpendicular to the gas lines and  
12 maintain a minimum 2-foot separation; (7) Only lightly loaded, rubber tire equipment  
13 will be allowed over the gas facility and any work over and around the pipeline must  
14 be approved by The Gas Company; and (8) All work within the Gas Company  
15 Easement must be witnessed by a Gas Company representative and no work will be  
16 allowed without the Gas Company representative on site.

17 *Impact: Hazards Emissions or Materials Near Schools.*

18 *Threshold: Project construction and implementation would not emit hazardous emissions*  
19 *or handle hazardous or acutely hazardous materials, substances, or waste within one-*  
20 *quarter mile of an existing or proposed school, with the implementation of mitigation*  
21 *measures (refer to Project Resolution Attachment "A", Mitigation Monitoring and*  
22 *Reporting Program).*

23 1. Project Impact(s):

24 It is anticipated that construction-related impacts will occur prior to the occupancy  
25 of the proposed, adjacent high school. In that event, implementation of the Project  
26 will not emit hazardous emissions or handle hazardous or acutely hazardous  
27 materials, substances, or waste within one-quarter mile of an existing school. The  
28 emissions of fugitive dust, diesel exhaust and nitrogen oxides from construction

1 activities do not constitute acutely hazardous materials and the evaluation of Local  
2 Significance Thresholds indicates concentrations of these pollutants will not expose  
3 students to significant concentrations of hazardous materials. No other schools are  
4 currently located within one-quarter mile of the Project site. According to the  
5 Menifee Union School District (MUSD) and Perris Union High School District  
6 (PUHSD) websites, no other schools are proposed at the current time that would be  
7 located within one-quarter mile of the Project site. Impacts would be less than  
8 significant, with the incorporation of mitigation. (DEIR, p. 1-143.)

9 2. Mitigation:

10 Should the timing of the Project be such that it is under construction after the high  
11 school is constructed and in session, then any potential impacts will be reduced to a  
12 less than significant level with the implementation of Mitigation Measures 4.9-1 and  
13 4.9-2.

14 ***Impact:*** *Emergency Response or Evacuation Plan(s).*

15 ***Threshold:*** *Project construction and implementation would not impair implementation of*  
16 *or physically interfere with an adopted emergency response plan or an emergency*  
17 *evacuation plan, with the implementation of mitigation measures (refer to Project Resolution*  
18 *Attachment "A", Mitigation Monitoring and Reporting Program).*

19 1. Project Impact(s):

20 The Project will be located off of existing access roads to the area. A limited  
21 potential to interfere with an emergency response or evacuation plan will occur  
22 during construction. During such construction on area roadways, control of access  
23 will ensure emergency access is maintained to the site and Project area during  
24 construction.

25 2. Mitigation:

26 Mitigation Measure 4.9-6 will require the preparation and approval of a Traffic  
27 Management Plan during construction in accordance with County and City of  
28 Menifee requirements, with a focus on provision of emergency access to properties

1 in the surrounding vicinity of construction activities. With incorporation of this  
2 mitigation measure, any impacts to emergency access will be reduced to a less than  
3 significant level. As required by Mitigation Measure 4.9-6, following construction,  
4 emergency access to the Project site and area will be enhanced relative to the existing  
5 emergency access over maintained and unmaintained dirt roads. This is because the  
6 paved and maintained roadways provide all-weather and permanent access compared  
7 to the existing graded dirt roads surrounding the Project site. Any impacts are  
8 considered less than significant with the incorporation of this mitigation. (DEIR, pp.  
9 4-154 and 4-155.)

10 **I. Hydrology and Water Quality.**

11 ***Impact:** Alter Drainage Patterns/the Course of a Stream or River/Erosion or Siltation On-*  
12 *or Off-Site.*

13 ***Threshold:** Project construction and implementation would not substantially alter the*  
14 *existing drainage pattern of the site or area, including the alteration of the course of a stream*  
15 *or river, in a manner that would result in substantial erosion or siltation on- or off-site, with*  
16 *the implementation of mitigation measures (refer to Project Resolution Attachment "A",*  
17 *Mitigation Monitoring and Reporting Program).*

18 1. Project Impact(s):

19 The Project site does not presently have any streams or channels that traverse the  
20 area proposed for development. The Project site experiences sheet flow across the  
21 shallow slope of the property, with a small channel located in the southeastern  
22 portion of the Project site. The proposed Project site will be graded to create  
23 engineered pads for residential development. The post-development onsite drainage  
24 pattern will be modified by the proposed Project to capture and transport the offsite  
25 stormwater flows to existing discharge points downstream of the property without  
26 any increase in volume.

27 With the implementation of Mitigation Measures 4.10-1 through 4.10-4, the post-  
28 development onsite flows - including the incremental increase caused by onsite

1 impervious surfaces - will be captured in the bioretention basins and released in a  
2 manner that will not cause an increase in volume or velocity. The treated discharge  
3 will be released after treatment at a rate comparable to the existing pre-Project  
4 rate/volume. By implementing the proposed stormwater drainage system, the  
5 proposed Project's modified drainage system will not cause substantial erosion or  
6 sedimentation on the Project site or downstream in either the Santa Ana River  
7 Watershed or the Santa Margarita River Watershed. With the identified mitigation  
8 measures, all of the facilities described in the Preliminary Hydrology Study (PHS)  
9 will be implemented and impacts will be less than significant. (DEIR, p. 4-179.)

10 2. Mitigation:

11 Mitigation Measures 4.10-1 through 4.10-4 were identified to reduce altered drainage  
12 patterns/the course of a stream or river/erosion or siltation on- or off-site.

13 Mitigation Measure 4.10-1 requires, at the inlets and outlets from the offsite  
14 watersheds, and from the Project site, the discharge be controlled to accomplish the  
15 following objectives: the outlet facility shall control the energy of the releases of  
16 stormwater to the downstream watershed to ensure that no new downstream erosion  
17 is initiated from the point of discharge.

18 Mitigation Measure 4.10-2 requires the future developer to prepare and implement a  
19 Storm Water Pollution Prevention Plan (SWPPP), which specifies Best Management  
20 Practices that will be implemented to prevent construction pollutants from contacting  
21 stormwater and with the performance standard of keeping all products of erosion  
22 from moving offsite. The SWPPP shall be developed with the goal of achieving a  
23 reduction in pollutants both during and following construction to control urban  
24 runoff to the maximum extent practicable based on available, feasible best  
25 management practices. The SWPPP and the monitoring program for the construction  
26 Projects shall be consistent with the requirements of the latest version of the State's  
27 General Construction Activity Storm Water Permit and National Pollutant Discharge  
28

1 Elimination System (NPDES) Permit No. CAS618033, Order No. R8-2002-0011 for  
2 projects within Riverside County or the permits in place at the time of construction.  
3 Mitigation Measure 4.10-3 indicates that the two Project Specific Water Quality  
4 Management Plans (WQMPs), which define bioretention basins as permanent Best  
5 Management Practices shall be implemented to prevent long-term surface runoff  
6 from discharging pollutants from site on which construction has been completed.  
7 The WQMP shall be implemented with the goal of achieving a reduction in pollutants  
8 following construction to control urban runoff pollution to the maximum extent  
9 practicable based on available, feasible best management practices at the time of  
10 construction. The stormwater discharge from the Project site shall be treated to  
11 control pollutant concentrations for all pollutants, but especially for those identified  
12 pollutants that impair downstream surface water quality (Canyon Lake and Warm  
13 Springs Creek) at the time construction occurs. Source Control Best Management  
14 Practices (BMPs) reduce the potential for urban runoff and pollutants from coming  
15 into contact with one another.

16 Mitigation Measure 4.10-4 requires a bioremediation basin management plan for  
17 maintenance operations and water quality be submitted to the County for review and  
18 approval prior to occupancy. This plan shall protect human health and safety related  
19 to water quality issues, vectors and odors within the basins. Compliance with this  
20 measure shall be measured by prevention of anaerobic decomposition of organic  
21 matter for odors and control of vector habitat to prevent vector growth and dispersal.

22 ***Impact:*** *Water Quality Standards and Waste Discharge Requirements.*

23 ***Threshold:*** *Project construction and implementation would not violate any water quality*  
24 *standards or waste discharge requirements, with the implementation of mitigation measures*  
25 *(refer to Project Resolution Attachment "A", Mitigation Monitoring and Reporting*  
26 *Program).*



1                   1.     Project Impact(s):

2                   The only two sources of potential water quality degradation from the Project site are  
3                   stormwater runoff that will transport non-point source pollutants from the future  
4                   development and the discharge of domestic wastewater from future residences. The  
5                   domestic wastewater will be delivered to a wastewater reclamation plant (WRP) that  
6                   will be operated by Eastern Municipal Water District (EMWD or District). Any  
7                   discharges from the WRP will be required to meet discharge standards/waste  
8                   discharge requirements established by the Santa Ana Regional Water Quality Control  
9                   Board, and no violation of water quality standards or waste discharge requirements  
10                  is forecast to result from the future discharge of domestic wastewater to an area WRP.  
11                  (DEIR, p. 4-180.)

12                 Based on implementing the short- and long-term BMPs in a manner that will  
13                 minimize or eliminate potential cumulative contributions of pollutants to future  
14                 surface water discharges, the proposed Project will be implemented without causing  
15                 substantial degradation of surface or groundwater quality downstream of the Project  
16                 site. This includes implementation of the long-term bioretention basins that can  
17                 control discharges of pollutants that could cumulative contribute to the identified  
18                 impairments in downstream receiving waters, including nutrients, pathogens, and  
19                 pesticides. (DEIR, p. 4-181.)

20                 During periods when water is being stored in the bioretention basins, it is essential  
21                 that these surface water bodies be managed in a manner to sustain both water quality  
22                 objectives. Preparation of a Bioretention Basin Management Plan shall establish  
23                 ongoing management actions required to achieve these applicable water quality  
24                 standards. Typical management actions can include oxygenation of the water body;  
25                 control of sediment accumulation; and control of nutrients flowing into the lake to  
26                 minimize the potential for a basin to support vectors. With implementation of  
27                 Mitigation Measure 4.10-3 (described above and incorporated herein), it will be  
28                 feasible to meet water quality standards at the time the proposed Project is

1 implemented in the 2017 time frame and this can be accomplished without causing  
2 substantial degradation of onsite or downstream water quality or violation of any  
3 water quality or public health standards. (DEIR, p. 4-181.)

4 2. Mitigation:

5 To address potential water quality environmental impacts, Mitigation Measure 4.10-  
6 3 (described above and incorporated herein) has been identified.

7 ***Impact:*** *Groundwater Supplies/Groundwater Recharge.*

8 ***Threshold:*** *Project construction and implementation would not substantially deplete*  
9 *groundwater supplies or interfere substantially with groundwater recharge such that there*  
10 *would be a net deficit in aquifer volume or a lowering of the local groundwater table level*  
11 *(e.g., the production rate of pre-existing nearby wells would drop to a level which would not*  
12 *support existing land uses or planned uses for which permits have been granted), with the*  
13 *implementation of mitigation measures (refer to Project Resolution Attachment "A",*  
14 *Mitigation Monitoring and Reporting Program).*

15 1. Project Impact(s):

16 Historically, there has been no groundwater extraction at or in the immediate vicinity  
17 of the Project site. The Project does not propose to drill any wells or extract ground  
18 water and the depth of the groundwater table is too great to expose any groundwater  
19 during future site development, including grading onsite and installation of offsite  
20 infrastructure. Under present conditions the Project site has no impervious surfaces  
21 within its boundaries. Some unquantifiable amount of the precipitation and sheet  
22 flow that currently enters the property will percolate through the onsite soils. The  
23 proposed Project will retain rainfall onsite by directing flows to the bioretention  
24 basins where the first increment of each storm will be captured and percolated, and  
25 then the stored runoff will add additional percolation. Thus, a small portion of the  
26 runoff that would have left the site historically would be captured and percolated.  
27 With implementation of the surface water quality mitigation measures the proposed  
28

1 Project will not cause significant adverse impacts to groundwater supplies. (DEIR,  
2 p. 4-182.)

3 Because of the proposed Project's demand for water (over 500 new residential units),  
4 Eastern Municipal Water District (EMWD) compiled a Water Supply Assessment  
5 (WSA) for the proposed development. The WSA provided by the Eastern Municipal  
6 Water District (EMWD), the agency providing water service to the Project, addresses  
7 the issue of water supply. As discussed in detail in the Draft EIR on pages 4-523  
8 through 4-531, EMWD will supply the Project with water, and EMWD's water  
9 sources include water from Metropolitan Water District (MWD). (See also EMWD  
10 Water Supply Assessment.) MWD predicts in its 2010 Regional Urban Water  
11 Management Plan that it would have the ability to meet all member agencies'  
12 (including EMWD's) projected demand even under repeat historic drought scenarios.  
13 (Draft EIR, p. 4-530; see also Draft EIR Appendix 7D.) A portion of EMWD's water  
14 supply portfolio includes groundwater from within its service area, including poor  
15 quality groundwater (high in TDS) that is treated to meet potable water quality  
16 standards. The WSA indicates that EMWD can handle the future water demand from  
17 Tract Map 36785 Amended without incurring a significant adverse impact. Thus,  
18 within the currently available sources of water supply EMWD does not forecast any  
19 significant adverse impact from the proposed Project's contribution to cumulative  
20 demand for groundwater within the EMWD water supply capacity. Therefore, with  
21 implementation of Mitigation Measures 4.10-1 through 4.10-3 (described above and  
22 incorporated herein) relating to surface runoff and water quality, no adverse impact  
23 to groundwater resources is forecast to occur. (DEIR, pp. 4-181- and 4-182; see also  
24 Draft EIR, Appendix 7d [WSA], pp. 20-21.)

25 Not only does the WSA demonstrate long-term viability of EMWD's water supply  
26 for this Project, the WSA includes a requirement that the proposed Project fully offset  
27 its demands on EMWD's service area by funding reductions in water consumption at  
28 existing facilities within the service area. Thus, the Project's net long-term

1 contribution to water demand within EMWD's service area will be near zero through  
2 this program.

3 2. Mitigation:

4 To address potential groundwater supplies environmental impacts, Mitigation  
5 Measures 4.10-1 through 4.10-3 (described above and incorporated herein) have  
6 been identified.

7 ***Impact:*** *Runoff Capacity in Drainage Systems/Additional Sources of Polluted Runoff.*

8 ***Threshold:*** *Project construction and implementation would not create or contribute runoff*  
9 *water that would exceed the capacity of existing or planned stormwater drainage systems or*  
10 *provide substantial additional sources of polluted runoff, with the implementation of*  
11 *mitigation measures (refer to Project Resolution Attachment "A", Mitigation Monitoring*  
12 *and Reporting Program).*

13 1. Project Impact(s):

14 The proposed Project drainage design will not substantially increase runoff. The  
15 proposed Project will discharge stormwater to both watersheds without substantially  
16 altering the rate or volume of discharge. Also, the proposed water quality treatment  
17 provided by the bioretention basins will not add substantial sources of polluted runoff  
18 with implementation of the Mitigation Measures 4.10-1 through 4.10-4 (described  
19 above and incorporated herein). Thus, the impact of the proposed Project's  
20 discharges to downstream storm runoff is forecast to be less than significant. (DEIR,  
21 p. 4-182.)

22 2. Mitigation:

23 To address potential runoff capacity environmental impacts, Mitigation Measures  
24 4.10-1 through 4.10-4 (described above and incorporated herein) have been  
25 identified.  
26  
27  
28

1           **Impact:** *Otherwise Degrade Water Quality.*

2           **Threshold:** *Project construction and implementation would not otherwise substantially*  
3 *degrade water quality, with the implementation of mitigation measures (refer to Project*  
4 *Resolution Attachment "A", Mitigation Monitoring and Reporting Program).*

5           1.     Project Impact(s):

6                     Several construction and operational activities have the potential to degrade water  
7                     quality. (See DEIR Appendices 7A, 7B, and 7C.) However, with implementation  
8                     of Mitigation Measures 4.10-2 and 4.10-3 (described above and incorporated herein),  
9                     both short term (construction) and long term (occupancy) water quality impacts will  
10                    be less than significant. (DEIR, p. 4-182.) This is because they require a SWPPP  
11                    specifying Best Management Practices and implementation of the Project's two  
12                    Water Quality Management Plans. As such, with the incorporation of mitigation,  
13                    impacts will be less than significant. (DEIR, p. 4-182.)

14           2.     Mitigation:

15                    To address potential water quality environmental impacts, Mitigation Measures 4.10-  
16                    2 and 4.10-3 (described above and incorporated herein) have been identified.

17           **Impact:** *Best Management Practices - Vectors/Odors, etc.*

18           **Threshold:** *Project construction and implementation would not include new or retrofitted*  
19 *stormwater Treatment Control Best Management Practices (BMPs) (e.g. water quality*  
20 *treatment basins, constructed treatment wetlands), the operation of which could result in*  
21 *significant environmental effects (e.g. increased vectors and odors), with the implementation*  
22 *of mitigation measures (refer to Project Resolution Attachment "A", Mitigation Monitoring*  
23 *and Reporting Program).*

24           1.     Project Impact(s):

25                    There are no stormwater treatment facilities within the Project site under existing  
26                    conditions. The proposed Project will install or implement new stormwater treatment  
27                    facilities, including the new storm drains, the onsite bioretention basins and structural  
28                    and occupancy measures required to meet Low Impact Development (LID)

1 requirements. To ensure that onsite surface water features are managed in a manner  
2 that prevents vector breeding and vector nuisances, Mitigation Measure 4.10-4  
3 (described above and incorporated herein) is provided to minimize future breeding  
4 and other nuisances, this measure contains requirements that minimize the potential  
5 for surface water facilities to function as vector breeding areas or to create a  
6 significant vector nuisance for the local population. All of these stormwater  
7 treatment facilities will be installed either during grading of the Project site or  
8 concurrent with these grading activities. A potential for odors does exist if basins  
9 are not maintained and organic matter not removed periodically. The required  
10 maintenance to prevent accumulation of organic matter and potential anaerobic  
11 decomposition is required by the mitigation measure. No other significant  
12 environmental effects have been identified from constructing and operating the  
13 proposed stormwater treatment facilities that must be installed to support the  
14 proposed Project. (DEIR, p. 4-183.)

15 2. Mitigation:

16 To address any potential safety, public health, odor, and vector-related impacts that  
17 could occur as a result of implementation of the best management practices,  
18 Mitigation Measure 4.10-4 has been identified. This measure requires prevention of  
19 anaerobic decomposition of organic matter (which will reduce potential for odor and  
20 vectors), controls vector habitat, and prevents vector grown and dispersal.

21 J. Noise.

22 *Impact: Permanent Ambient Increase and Noise Standards.*

23 *Threshold: Project implementation would not result in a substantial permanent increase in*  
24 *ambient noise levels in the Project vicinity above levels existing without the Project, with*  
25 *the implementation of mitigation measures (refer to Project Resolution Attachment "A",*  
26 *Mitigation Monitoring and Reporting Program).*

1                   1.       Project Impact(s):

2                   The proposed community park noise levels would represent a less than significant  
3                   noise level impact on the adjacent residential lots within the Project site and at off-  
4                   site adjacent residences with mitigation. Because the proposed Project would place  
5                   sensitive receptors in proximity to the planned high school stadium and athletic  
6                   fields, and because these high school facilities and activities are projected to create  
7                   noise levels that exceed the applicable noise standards, mitigation is required to  
8                   reduce the potential impacts to a less than significant level. While the school source  
9                   noise is exempt from complying with the noise standard, the proposed Project is still  
10                  required to reduce noise impacts to sensitive receptors to the extent feasible. The  
11                  Project on-site noise levels can be controlled to a less than significant level with  
12                  implementation of Mitigation Measures 4.13-15 through 4.13-17.

13                 The proposed Project will generate traffic noise that will add cumulatively to the  
14                 background noise levels in the Project area. The Noise Impact Analysis analyzed the  
15                 proposed Project's off-site transportation noise impacts. The analysis determined  
16                 that the Project contributes to off-site roadway noise level increases that would result  
17                 in significant impacts to one roadway segment in the Year 2017 and three roadway  
18                 segments in the Year 2019. Off-site noise levels are addressed in Mitigation Measure  
19                 4.13-18. (DEIR, pp. 4-289 through -319.)

20                 2.       Mitigation:

21                 To address potential permanent ambient increase and noise standards environmental  
22                 impacts, Mitigation Measures 4.13-15 through 4.10-18 have been identified:  
23                 Measure 4.13-15 identifies allowable noise control barrier construction materials,  
24                 prohibits unnecessary openings or decorative cutouts, and requires that noise barriers  
25                 be offered to existing residents. Mitigation Measure 4.13-16 indicates, that in order  
26                 to satisfy the County of Riverside 45 dBA CNEL interior noise level criteria, lots  
27                 facing Garbani Road, La Ventana Road, and Wickerd Road will require a Noise  
28                 Level Reduction (NLR) of up to 27.9 dBA and a windows closed condition requiring

1 a means of mechanical ventilation (e.g. air conditioning). In order to meet the County  
2 of Riverside 45 dBA CNEL interior noise standards the Project shall provide noise  
3 mitigation measures as required in Mitigation Measure 4.13-16.

4 Mitigation Measure 4.13-17 requires the final noise study finalize the mitigation  
5 measures proposed in the preliminary noise study using the precise grading plans and  
6 actual building design specifications. The final noise study shall include additional  
7 mitigation, if necessary, to meet the County of Riverside 45 dBA CNEL interior  
8 noise level performance standard.

9 Although the Project's traffic noise impacts on the surrounding land uses will be less  
10 than significant by 2035, the short-term impacts requires Mitigation Measure 4.13-  
11 18 in order to reduce impacts to below a level of significance (i.e. 65 dBA CNEL):  
12 Mitigation Measure 4.13-18 states that where the proposed Project will cause a  
13 significant noise level increase as defined in Section 4.13.3.1 and summarized in  
14 Table 4.13-1 of this document at off-site residential and sensitive uses (along  
15 roadway segments 31, 32 and 62), the proposed Project shall implement  
16 supplemental noise controls designed to reduce noise level impacts below the  
17 applicable level of significance at all legal conforming use residential dwellings.  
18 Supplemental noise controls may include exterior noise walls or structural retrofits.  
19 Structural retrofits could include upgraded dual-paned windows, air conditioning,  
20 wall insulation or other methods acceptable to the property owner that can be  
21 demonstrated to reduce the noise impact below a level of significance.

22 Although the Project's traffic noise impacts on the surrounding land uses will be less  
23 than significant by 2035, the short-term significant impacts require mitigation  
24 (Mitigation Measure 4.13-18) to reduce impacts to below a level of significance, i.e.,  
25 65 dBA CNEL.

26 ***Impact:*** *Permanent Ambient Increase and Noise Standards.*

27 ***Threshold:*** *Project implementation would not result in an exposure of persons to or*  
28 *generation of noise levels in excess of standards established in the local general plan or*



1 *noise ordinance, or applicable standards of other agencies, with the implementation of*  
2 *mitigation measures (refer to Project Resolution Attachment "A", Mitigation Monitoring*  
3 *and Reporting Program).*

4 1. Project Impact(s):

5 The County of Riverside Noise Element specifies the maximum noise levels  
6 allowable for new developments impact by transportation noise sources such as  
7 arterial roads, freeways, airports, and railroads. Specifically, the County has adopted  
8 an indoor noise level standard of 45 dBA CNEL, which is also consistent with the  
9 California Building Code Requirements.

10 As discussed above, the proposed community park noise levels would represent a  
11 less than significant noise level impact on the adjacent residential lots within the  
12 Project site and at off-site adjacent residences with mitigation, and therefore, would  
13 not exceed this standard. Because the proposed Project would place sensitive  
14 receptors in proximity to the planned high school stadium and athletic fields, and  
15 because these high school facilities and activities are projected to create noise levels  
16 that exceed the applicable noise standards, mitigation is required to reduce the  
17 potential impacts to a less than significant level. While the school source noise is  
18 exempt from complying with the noise standard, the proposed Project is still required  
19 to implement to reduce noise impacts to sensitive receptors to the extent feasible.  
20 The Project on-site noise levels can be controlled to a less than significant level with  
21 implementation of Mitigation Measures 4.13-15 through 4.13-17. Contributions to  
22 off-site roadway noise level increases would cause significant impacts to one  
23 roadway segment in the Year 2017 and to three roadway segments in the Year 2019.  
24 Off-site noise levels are addressed in Mitigation Measure 4.13-18. (DEIR, pp. 4-289  
25 through -319.)

26 The proposed Project will generate traffic noise that will add cumulatively to the  
27 background noise levels in the Project area. The Noise Impact Analysis analyzed the  
28 proposed Project's off-site transportation noise impacts. The analysis determined

1 that the Project contributes to off-site roadway noise level increases that would result  
2 in significant impacts to one roadway segment in the Year 2017 and three roadway  
3 segments in the Year 2019.

4 2. Mitigation:

5 To address potential permanent ambient increase and noise standards environmental  
6 impacts, Mitigation Measures 4.13-15 through 4.10-18 (described above and  
7 incorporated herein) have been identified. As described above, these measures will  
8 reduce potential impacts to below the noise standard threshold (i.e., 65 dBA CNEL).

9 Thus, impacts are less than significant with the incorporation of mitigation.

10 ***Impact: Groundborne Vibration and Noise Levels***

11 ***Threshold: Project construction and implementation would not expose people to or***  
12 ***generate excessive groundborne vibration or groundborne noise levels, with the***  
13 ***implementation of mitigation measures (refer to Project Resolution Attachment "A",***  
14 ***Mitigation Monitoring and Reporting Program).***

15 1. Project Impact(s):

16 At the locations of the nearest off-site sensitive receptors (77 to 1,821 feet from the  
17 Project site), construction vibration levels are expected to range from 2.1 to 72.3  
18 VdB. Using the construction vibration assessment methods provided by the FTA,  
19 construction on the proposed Project site would not include nor require equipment,  
20 facilities, or activities that would generate vibration levels exceeding the FTA  
21 maximum acceptable vibration standard of 80 (VdB) at off-site sensitive receptor  
22 locations.

23 2. Mitigation:

24 Regardless, to minimize vibration effects to a level well below the significance  
25 threshold, Mitigation Measures 4.13-3, -4, and -14 are provided to ensure that  
26 impacts at the site of the closest sensitive receiver would not be sustained during the  
27 entire construction period, but would occur only during the times that heavy  
28 construction equipment is operating proximate to the Project site perimeter closest to

1 this receptor. Measure 4.13-3 requires that equipment staging areas be located such  
2 that noise sources and noise sensitive receivers be located as far from one another as  
3 possible. Measure 4.13-4 limits haul truck deliveries to daytime hours and requires  
4 minimization of haul routes adjacent to noise-sensitive uses. Measure 4.13-14  
5 requires a comprehensive blasting plan be prepared, and identifies performance  
6 measures for that plan, including monitoring plans that consider noise impacts on  
7 uses and wildlife. These measures also restrict construction to daytime hours  
8 consistent with County requirements thereby eliminating potential vibration impact  
9 during the sensitive nighttime hours. On this basis the potential for the Project to  
10 result in exposure of persons to, or generation of, excessive ground-borne vibration  
11 is determined to be less than significant. (DEIR, p. 4-289.)

12 **K. Public Services.**

13 *Impact: Police Services and Facilities.*

14 *Threshold: Project construction and implementation would not result in substantial adverse*  
15 *physical impacts associated with the provision of new or physically altered government*  
16 *facilities or the need for new or physically altered governmental facilities, the construction*  
17 *of which could cause significant environmental impacts, in order to maintain acceptable*  
18 *service ratios, response times or other performance objectives for sheriff services, with the*  
19 *implementation of mitigation measures (refer to Project Resolution Attachment "A",*  
20 *Mitigation Monitoring and Reporting Program).*

21 1. Project Impact(s):

22 The Project area is served by the Riverside County Sheriff's Department. A portion  
23 of the development impact fees/tax revenue can be used to fund the acquisition of  
24 land, buildings, staffing, and equipment necessary to offset Project-related law  
25 enforcement demand impacts. Therefore, potential impacts related to the need for  
26 new or physically altered Sheriff Services are considered to be less than significant  
27 after payment of development impact fees at the time of Project construction. A  
28 portion of the development impact fees/tax revenue can be used to fund the

1 acquisition of land, buildings, staffing, and equipment necessary to offset Project-  
2 related law enforcement demand impacts. Therefore, potential impacts related to the  
3 need for new or physically altered Sheriff Services are considered to be less than  
4 significant after payment of development impact fees at the time of Project  
5 construction. Due to the nature, type and location of the off-site Project components  
6 (new roadways and pipeline infrastructure), implementation of these Project  
7 components will not result in substantial adverse physical impacts associated with  
8 the provision of new or physically altered sheriff service facilities, the construction  
9 of which could cause significant environmental impacts, in order to maintain  
10 acceptable service ratios, response times, or other performance objectives.

11 2. Mitigation:

12 In conjunction with payment of mandatory fees to offset Project related demand for  
13 law enforcement services, the following Mitigation Measure 4.15.3-1 has also been  
14 identified to assure, that the future Project development incorporates crime  
15 prevention and neighborhood safety/defensible space concepts, the design of each  
16 tract be reviewed with the Sheriff Department prior to approval of any final tract  
17 maps, conditional use permits or other entitlements and the approved maps shall  
18 incorporate defensible space measures approved by the Sheriff. (DEIR, p. 4-356.)

19 Through the payment of mandatory impact fees and implementation of Mitigation  
20 Measure 4.15.3-1, impacts will be reduced to less than significant levels. (DEIR, pp.  
21 354 through -356; see also FEIR, RTC #9-19, pp. 39-40.)

22 L. Transportation and Circulation

23 *Impact: Access – Emergency, or Nearby Uses.*

24 *Threshold: Project construction and implementation will not result in inadequate*  
25 *emergency access or access nearby uses.*

26 1. Project Impact(s):

27 The proposed Project will construct roadways within and surrounding the Project site  
28 to their ultimate or half-width paved sections. As a result both routine and emergency

1 access will be enhanced once the Project site is developed. However, during roadway  
2 construction there will be periods when adequate routine access and emergency  
3 access may be diminished. As part of the County-approved Construction Traffic  
4 Management Plan, the developer shall include measures to assure routine access and  
5 emergency access to occupied parcels of land in the vicinity of the Project site.  
6 However, a mitigation measure identified in the Hazards and Hazardous Materials  
7 section of the Draft EIR (Section 4.9) would ensure that adequate routine and  
8 emergency access is maintained during all construction activities. (DEIR, p. 4-454.)

9 3. Mitigation:

10 Mitigation Measure 4.9-6, identified in the Hazards and Hazardous Materials section  
11 of the Draft EIR (Section 4.9) address construction traffic by requiring a Traffic  
12 Management Plan, which must provide adequate emergency access to all parcels of  
13 land at all times. The Traffic Management Plan must also ensure that during an  
14 evacuation, the right of way is accessible for this purpose. The Traffic Management  
15 Plan must be verified and approved by the County prior to the issuance of any grading  
16 permit. With the incorporation of this measure, emergency access would be ensured  
17 during an emergency, and impacts would be reduced to a level of less than  
18 significant. (DEIR, p. 4-158.)

19 ***Impact:*** *Alternative Transportation Policies/Bike Trail Plans/Bike Safety Hazards.*

20 ***Threshold:*** *Project construction and implementation will not conflict with adopted policies*  
21 *supporting alternative transportation (e.g. bus turnouts, bicycle racks) and Bike Trails; or*  
22 *conflict with bike trail plans or may create safety hazards related to bike trails).*

23 1. Project Impact(s):

24 The Project area is currently not served by alternative transportation facilities or  
25 systems. The nearest pedestrian facilities are located adjacent to the residential  
26 subdivision at the northwest corner of Scott Road and El Centro. The nearest bus  
27 service is provided by the Riverside Transit Agency (RTA). The general study area  
28 is currently served by the Riverside Transit Agency (RTA), Route 61, which has its

1 nearest approach to the Project site along Menifee Road, primarily at its intersection  
2 with Scott Road approximately 2 miles from the Project site. The closest bike route  
3 is a Subregional Route (Class II) identified along Scott Road. There are no regional  
4 trails in place at this time, but a future regional trail is identified along Garbani Road.  
5 A Class 1 bike path is proposed along Leon Road. The proposed Project includes  
6 pedestrian facilities along all roadways, the planned Garbani regional trail and the  
7 Wickerd community trail. Thus, the proposed Project incorporates all of the  
8 alternative transportation facilities for use by the existing and future residents of the  
9 subdivision and surrounding area, except bus routes. However, with the proximity  
10 of the Project to the proposed new high school, it makes sense that the RTA extend  
11 bus service to the intersection of Leon and Wickerd. It is not possible to compel  
12 RTA to provide such service, but mitigation is included below for the proposed  
13 Project to initiate discussions with the RTA in cooperation with the Perris Union  
14 High School District to induce the RTA to extend service from the intersection of  
15 Menifee Road/Scott Road east to Leon; thence north to the intersection of Wickerd  
16 and Leon; then, back west to the intersection of Wickerd and Briggs; and finally back  
17 south along Briggs to Scott Road.

18 4. Mitigation:

19 Mitigation Measure 4.17-7 requires that the Project developer and the school district  
20 enter into discussions with RTA about rerouting the existing bus service to extend  
21 service from the intersection of Menifee Road/Scott Road east to Leon; thence north  
22 to the intersection of Wickerd and Leon; then back west to the intersection of  
23 Wickerd and Briggs; and finally back south along Briggs to Scott Road. Measure  
24 4.17-7 requires that this effort to reroute the bus line begin after the completion of  
25 Phase 1 of the Project, and prior to implementation of Phase 2. With implementation  
26 of Mitigation Measure 4.17-7, the Project would be fully consistent with all three  
27 alternative modes of transportation and enhance overall travel options in the Project  
28 area. (DEIR, pp. 4-454 and -455.)

1           **M.    Utilities**

2           ***Impact:** Wastewater Services and Facilities.*

3           ***Threshold:** Project construction and implementation will not require or result in the*  
4           *construction of new wastewater treatment facilities, including septic systems, or expansion*  
5           *of existing facilities, the construction of which would cause significant environmental*  
6           *effects; or, result in a determination by the wastewater treatment provider that serves or*  
7           *may service the Project that it has adequate capacity to serve the Project's projected demand*  
8           *in addition to the provider's existing commitments.*

9           1.    Project Impact(s):

10           Development of the Project would result in the increase in production of residential  
11           and nonresidential wastewater as compared with existing conditions. The Project  
12           proposes to install an on and off-site force and gravity sewage collection system that  
13           connects to the existing Sun City Collection System. The proposed Project system  
14           would include a proposed sewer lift station to be located on-site near the southeast  
15           corner of the Project site. The off-site sewage collection system would be  
16           constructed in planned public rights-of-way or joint easements parallel to proposed  
17           storm drain facilities in Wickerd Road and El Centro Lane adjacent to the proposed  
18           Project and in Garbani Road from the western extent of the proposed Project westerly  
19           to connect with the existing sewer system in Halablain Road. Project related sewer  
20           facilities may result in short-term construction related impacts which are addressed  
21           throughout the Project's DEIR. However, the mitigation measures associated with  
22           Project construction also apply to the construction of sewer facilities and would  
23           reduce these potential construction-related impacts to a level of less than significant.

24           2.    Mitigation.

25           Specifically, Mitigation Measures 4.4-1 through 4.4-18, identified in the Air Quality  
26           Section of the Draft EIR (Section 4.4), would address any potential air quality  
27           impacts resulting from construction of the wastewater systems and any other  
28           infrastructure associated with the Project. These measures control for fugitive dust

1 through watering, gravel pads, covered materials, street sweeping, a dust complaint  
2 contact, limited simultaneous site disturbance, and implementation of a high wind  
3 response team. These measures also control for idling construction equipment and  
4 require Tier 3 certified equipment. Mitigation Measure 4.9-6, identified in the  
5 Hazards and Hazardous Materials Section of the Draft EIR (Section 4.9) requires a  
6 Traffic Management Plan to address any potential impacts to traffic, circulation, and  
7 emergency access and evacuation during construction. In the Draft EIR Noise  
8 Section (Section 4.13), Mitigation Measures 4.13-1 through 4.13-12 address  
9 construction noise impacts by limiting construction activities to the daytime hours,  
10 use of construction equipment mufflers, placement of construction staging areas to  
11 reduce noise impacts on sensitive receptors, a prohibition against audible music or  
12 amplified voice at nearby residences, the use of construction and temporary noise  
13 barriers, and simultaneous occurrence of the noisiest construction activities so as to  
14 reduce the length of time sensitive receptors will experience related annoyance. With  
15 the implementation of these Mitigation Measures, any impacts associated with  
16 construction of the wastewater system, or any other Project-related infrastructure,  
17 will be less than significant. (DEIR, p. 4-543.)

18 **BE IT FURTHER RESOLVED** by the Board of Supervisors that the following impacts potentially  
19 resulting from the adoption of the EIR No. 542 cannot be fully mitigated and will be only partially avoided  
20 or lessened in consideration of existing regulations, Project Design Features or mitigation measures  
21 specified in Attachment A (Mitigation Monitoring and Reporting Program, incorporated by reference into  
22 this document). Accordingly and as further explained below, the County makes the following findings as  
23 to each of the following impacts as allowed by State CEQA Guidelines section 15091(a): "Changes or  
24 alterations [that might further reduce Project impacts] are within the responsibility and jurisdiction of  
25 another public agency and not the [County]. Such changes have been adopted by such other agency"; or  
26 Specific economic, legal, social, technological, or other considerations, make infeasible the mitigation  
27 measures or project alternatives identified in the final EIR." Therefore, a statement of overriding  
28



1 considerations consistent with State CEQA Guidelines sections 15093, 15216(b), and 15126.2(b) and  
2 discussed in the Final EIR Section 15132 is required and included herein:

3 **A. Aesthetics.**

4 *Impact: Offensive Site Open to Public View*

5 *Threshold: Project construction and implementation would result in the creation of an*  
6 *aesthetically offensive site open to public view.*

7 1. Project Impact(s):

8 Development of the proposed Project will contribute to the change of the general  
9 area with an intensification of development substantially greater than that which  
10 presently occurs on the site or in the surrounding vicinity.

11 2. Mitigation:

12 The proposed Project cannot be fully mitigated below a level of significance for this  
13 issue area. There is no mitigation that is applicable.

14 **B. Air Quality.**

15 *Impact: Applicable Air Quality Plan(s).*

16 *Threshold: Project construction and implementation would conflict with or obstruct*  
17 *implementation of applicable air quality plan.*

18 1. Project Impact(s):

19 The Project would not result in or cause National Ambient Air Quality Standards  
20 (NAAQS) or California Ambient Air Quality Standards (CAAQS) violations of any  
21 pollutant. The LST model verifies that not even the nearest sensitive receptor would  
22 be exposed to increases in concentration of any pollutants that might exceed air  
23 quality standards, or incremental increases in pollutant concentrations that would be  
24 considered significant. The proposed Project would increase the land use density  
25 beyond that which is designated for the site by the adopted General Plan. The Project  
26 is therefore considered to be inconsistent with the Air Quality Management Plan  
27 (AQMP). This inconsistency is based on the incremental increase in regional  
28 emissions compared to the emission forecast based on SCAG current General Plan

1 land use designations that will be exceeded by the proposed Project due to the  
2 increase in density that must be approved in the Project's entitlements. Thus, based  
3 on this inconsistency with the AQMP, the proposed Project must be considered an  
4 unavoidable significant adverse impact. (DEIR, p. 4-58.)

5 2. Mitigation:

6 The proposed Project cannot be fully mitigated below a level of significance for this  
7 issue area. There is no mitigation that is applicable.

8 ***Impact:*** *Air Quality Standards and Violations; Criteria Pollutants (Operations).*

9 ***Threshold:*** *Project construction and implementation would result in a cumulatively*  
10 *considerable net increase of any criteria pollutant for which the project region is non-*  
11 *attainment under an applicable federal or state ambient air quality standard (including*  
12 *releasing emissions which exceed quantitative thresholds for ozone precursors).*

13 1. Operational Impact(s):

14 Operational emissions associated with the proposed Project will result in emissions  
15 of ROG, NOx, CO, Sox, PM10, and PM2.5. Operational emissions would result  
16 from vehicle emissions, fugitive dust related to vehicular travel, natural gas and  
17 electricity use, landscape maintenance equipment, architectural coatings, and  
18 consumer products. (DEIR, p. 4-46.)

19 Project operational-source emissions would exceed applicable SCAQMD regional  
20 thresholds of significance for emissions of volatile organic compounds (VOCs) and  
21 NOx during operation of Phases 1 and 2 combined (2019). (DEIR, p. 4-49; Table  
22 4.4-18.) Maximum operational emissions would be 70.20 pounds per day for VOC  
23 and 72.27 pounds per day of NOx. The SCAQMD threshold for both VOC and NOx  
24 is 55 pounds per day.

25 2. Operational Mitigation:

26 Mitigation Measures 4.4-19 through 4.4-29 (described above and incorporated  
27 herein) were identified to reduce Air Quality Standards and Violations; Criteria  
28 Pollutants (Operations) impacts.

1 After implementation of Mitigation Measures 4.4-19 through 4.4-29, VOC and NOx  
2 emissions would remain above the SCAQMD threshold. (DEIR, pp. 4-51 and -52;  
3 Table 4.4-21.) No feasible mitigation measures have been identified that would  
4 reduce these emissions to levels that are less-than-significant. Operational-source  
5 emissions are projected to result in an unavoidable significant adverse impact with  
6 respect to VOC and NOx emissions. Exceedances of applicable SCAQMD regional  
7 thresholds are considered significant and unavoidable. (DEIR, p. 4-50.)

8 **C. Land Use and Planning.**

9 *Impact: Present and Planned Land Use.*

10 *Threshold: Project construction and implementation would result in a substantial*  
11 *alteration of the present or planned land use of an area.*

12 1. Project Impact(s):

13 The proposed Project would contribute to a transition in character of the area to a  
14 more intensely developed suburban/urban community rather than a suburban/rural  
15 community. Approval of the GPA would change the Project site's General Plan land  
16 use designation and the boundary of the Estate Density Residential and Rural  
17 Residential Policy Area. The change that would be caused by the construction of the  
18 proposed Project would be most dramatic in the short-term as the suburban/urban  
19 development initially replaces the existing vacant character of the property. The  
20 contrast between the proposed site and some surrounding parcels would diminish  
21 over time as undeveloped parcels are developed in a manner consistent with the uses  
22 and intensity depicted in the applicable General Plans, i.e., residences at a minimum  
23 density of one unit per 2 acres. Regardless, it is concluded that on-balance the Project  
24 would result in a significant adverse change on the planned and existing land use of  
25 the site. (DEIR, pp. 4-209 through -211.)

26 2. Mitigation:

27 The proposed Project cannot be fully mitigated below a level of significance for this  
28 issue area. There is no mitigation that is applicable.

1                   **Impact: Existing or Proposed Zoning.**

2                   **Threshold: Project construction and implementation would be inconsistent with the site's**  
3 **existing or proposed zoning.**

4                   1.       Project Impact(s):

5                   Implementation of the proposed Project would result in a significant change from the  
6                   existing zoning; however, the proposed Project would be consistent with the  
7                   proposed zoning (R-4) through the approval of the Project's Change of Zone No.  
8                   7856. The existing and proposed zoning of the proposed Project site would be  
9                   significantly altered as a result of Project approval and implementation, and would  
10                  constitute a significant impact under this evaluation criterion. (DEIR, p. 4-211.)

11                  2.       Mitigation:

12                  The proposed Project cannot be fully mitigated below a level of significance for this  
13                  issue area. There is no mitigation that is applicable.

14                  **Impact: Land Use Compatibility – Zoning.**

15                  **Threshold: Project construction and implementation would be incompatible with existing**  
16 **surrounding zoning.**

17                  1.       Project Impact(s):

18                  The Project will be compatible with existing surrounding zoning designations  
19                  because the Project incorporates a combination of trails, landscaping, park area and  
20                  water quality management basis to buffer uses, and the Project does not include any  
21                  uses that would result in nuisance (e.g. commercial, industrial uses) to adjacent areas.  
22                  Nonetheless, the existing and proposed zoning of the proposed Project site would be  
23                  significantly altered as a result of Project approval and implementation, and would  
24                  constitute a significant impact under this evaluation criterion. (DEIR, pp. 4-211, -  
25                  212; see also 4-228 through -230.)

26                  2.       Mitigation:

27                  The proposed Project cannot be fully mitigated below a level of significance for this  
28                  issue area. There is no mitigation that is applicable.

1           **D.    Noise**

2           *Impact: Noise Level Standards and Ambient Noise Levels.*

3           *Threshold: Project construction and implementation would result in a substantial*  
4           *temporary or periodic increase in ambient noise levels in the Project vicinity above levels*  
5           *existing without the Project.*

6           1.    Project Impact(s):

7           Construction noise impacts associated with the proposed Project are expected to  
8           create temporary high-level noise impacts at off-site sensitive receptors (including  
9           Phase 1 residences adjacent to Phase 2 construction operations) located in the vicinity  
10          of the Project site when certain activities occur near the Project property line. The  
11          future construction noise impacts can be substantially controlled to a less than  
12          significant impact by limiting construction activities to daylight hours as established  
13          in the Riverside County Noise Ordinance (between the hours of 6:00 a.m. to 6:00  
14          p.m. from June through September, and between the hours of 7:00 a.m. and 6:00 p.m.  
15          from October through May). Since this is a standard Condition of Approval, this  
16          measure is typically not considered to be mitigation.

17          2.    Mitigation:

18          Mitigation Measures 4.13-1 through 4.13-14 have been identified to further reduce  
19          noise-related impacts. Specifically, Mitigation Measure 4.13-1 prohibits noise-  
20          generating construction activities during evening hours, and Mitigation Measure  
21          4.13-2 requires properly operating and maintained mufflers on construction  
22          equipment. As discussed above, Measure 4.13-3 requires staging areas to be sited  
23          such as to allow for the greatest distance between noise producing construction  
24          activities and sensitive receptors. Measure 4.13-4 requires review and approval of a  
25          Haul Route Exhibit demonstrating that haul routes will avoid noise sensitive uses to  
26          the extent possible, and hauling will also be prohibited during the evening hours.  
27          Measure 4.13-5 prohibits music and amplified speech from being audible at noise  
28          sensitive properties, and Measure 4.13-6 requires the use of portable noise barriers

1 to be used when construction noise is anticipated to exceed 65 dBA at some nearby  
2 sensitive receptors. Under Measure 4.13-7, where such barriers would also mitigate  
3 offsite sensitive receptors, these barriers shall be constructed as early in the  
4 construction process as possible. Measure 4.13-8 requires that construction workers  
5 be provided adequate hearing protection devices, and Measure 4.13-9 requires that  
6 quieter (i.e. newer) equipment be utilized closer to sensitive receptors than noisier  
7 equipment. Sensitive receptors will also have access to a noise complaint/response  
8 program under Measure 4.13-10, which also requires that communities be notified  
9 of construction schedules in advance. Measure 4.13-11 establishes a threshold for  
10 construction-related vibration at residences, and Measure 4.13-12 requires that where  
11 construction activities can occur concurrently, noisiest operations be scheduled  
12 simultaneously, to reduce the length of time that sensitive receptors will experience  
13 related impacts. Measure 4.13-13 restricts blasting activities to the hours of 10am to  
14 4pm, and also sets notification requirements. Finally, Measure 4.13-14 requires that  
15 the Project applicant retain a consultant to prepare a blasting plan, and the measure  
16 includes performance measure for such a plan to address noise impacts on uses and  
17 wildlife. However, even with the incorporation and implementation of the above  
18 mitigation measures, during grading activities a limited area of residential uses will  
19 be exposed to construction noise levels that are considered an unavoidable significant  
20 adverse impact, i.e. and a cumulatively considerable noise impact is expected during  
21 construction activity for these two specific locations. These three areas will  
22 experience sound levels, with mitigation, that will be well above (70 dB or greater)  
23 the background sound level on Garbani, of about 63 dBA CNEL. The remaining  
24 areas are far enough distant from the site that construction noise will be attenuated  
25 to the mid-50 dBA CNEL. With implementation Mitigation Measures 4.13-1  
26 through 4.13-12, the remainder of the surrounding area can be protected from  
27 unacceptable noise levels during construction. However, for some existing  
28

1 residences, impacts will remain significant and unavoidable. (DEIR, pp. 4-281  
2 through 4-283.)

3 **E. Population and Housing.**

4 *Impact: Population Projections - Regional and/or Local.*

5 *Threshold: Project construction and implementation would cumulatively exceed official*  
6 *regional or local population projections.*

7 1. Project Impact(s):

8 Since the proposed Project is located within a housing-rich area and will provide  
9 additional housing within the same local region, it will further contribute to an overall  
10 jobs/housing imbalance. Therefore, the proposed Project is not consistent with  
11 regional growth forecasts and regional jobs/housing balance projections. This  
12 indirect measure of population growth based on jobs/housing balance, coupled with  
13 the substantial direct exceedance of the local population projections, results in the  
14 Project having a significant effect with respect to population. Therefore, the  
15 proposed Project would have a significant impact on the County of Riverside General  
16 Plan population projections and associated General Plan EIR analysis and, by  
17 extension, the SCAG forecasts. The overall impact on population is considered  
18 significant and unavoidable. (DEIR, pp. 4-340 through 4-343.)

19 Because the Project's population-related significant impact is a result of exceeding  
20 County of Riverside General Plan population projections, and by extension,  
21 population forecasts established by the Southern California Association of  
22 Governments ("SCAG"), there are no feasible mitigation measures available to  
23 reduce this impact to levels of less than significant. Under the existing General Plan  
24 land use designation, a maximum of 85 residential units could be developed. The  
25 proposed Project would result in approximately 430 more dwelling units on the site  
26 than the existing land use designation would allow. By cumulatively contributing to  
27 the exceedance of official regional and local population projections, the impact was  
28 considered significant and unavoidable. (Draft EIR, p. 4-343.) In addition, the

1 Project will provide infrastructure in a rural area, which may further induce urban  
2 density projects in the vicinity. (Draft EIR, p. 4-344.)

3 It is not feasible to mitigate these significant and unavoidable impacts through the  
4 recordation of a conservation easement in the Project vicinity for several reasons.  
5 First, the purchase of conservation easements does nothing to change the population  
6 increase associated with this Project. Second, short of buying up all non-developed  
7 land in the County, future urbanization will occur, and the County's population will  
8 continue to grow. Third, there is no indication as to what type or amount of land  
9 would be required to equivalently offset the population increase of this specific  
10 Project, nor is there any logical way to undertake such a calculation. Finally, the  
11 economic and legal feasibility of undertaking such a mitigation effort is highly  
12 speculative. In, fact, such a measure is not feasible because there is no market for  
13 purchase of development rights in the Project area. A commitment to such a measure  
14 would be hypothetical only because there is no assurance that it could be attained.  
15 For these reasons, the Project's population impacts cannot be mitigated through the  
16 purchase of conservation easements. (See Applicant's Response to Late Comment  
17 Letter, submitted to Board of Supervisors on.)

18 2. Mitigation:

19 The proposed Project cannot be fully mitigated below a level of significance for this  
20 issue area. There is no mitigation that is applicable.

21 ***Impact: Growth Inducement.***

22 ***Threshold: Project construction and implementation would induce substantial population***  
23 ***growth in an area, either directly (for example, by proposing new homes and businesses) or***  
24 ***indirectly (for example, through extension of roads or other infrastructure).***

25 1. Project Impact(s):

26 The Project will provide infrastructure in a rural area, which may induce urban  
27 density projects to the area to utilize said infrastructure. If the Project is approved,  
28 it will set a precedent for more urban development to locate in the vicinity. The



1 proposed infrastructure improvements, along with the proposed number of dwelling  
2 units, will introduce substantial numbers of persons into the Project area and remove  
3 obstacles to growth, thus the Project will induce substantial population growth, both  
4 directly and indirectly. Therefore, this impact is considered significant under this  
5 evaluation criterion. (DEIR, pp. 4-343 and -344.)

6 2. Mitigation:

7 The proposed Project cannot be fully mitigated below a level of significance for this  
8 issue area. There is no mitigation that is applicable.

9 **F. Transportation and Circulation**

10 *Impact: Projected Future Traffic.*

11 *Threshold: Project construction and implementation would cause an increase in traffic*  
12 *which is substantial in relation to the existing traffic load and capacity of the street system*  
13 *(i.e., result in a substantial increase in either the number of vehicle trips, the volume to*  
14 *capacity ratio on roads, or congestion at intersections); or, exceed, either individually or*  
15 *cumulatively, a level of service standard established by the county congestion management*  
16 *agency for designated road or highways.*

17 1. Project Impact(s):

18 The Traffic Impact Analysis (TIA) completed for the proposed Project determined  
19 that there are no additional study area intersections anticipated to experience  
20 unacceptable levels of service during one or more peak hours in addition to those  
21 previously identified as already operating at deficient LOS under existing traffic  
22 conditions. (DEIR, p. 4-414; Table 4.17-15.) In addition, no additional study area  
23 intersections are anticipated to warrant a traffic signal in addition to those warranted  
24 under existing conditions. (DEIR, p. 4-416.) A queuing analysis also was completed  
25 and determined that there are no potential queuing issues anticipated during the  
26 weekday AM or PM peak 95th percentile traffic flows for Existing + Project  
27 conditions. (DEIR, p. 4-416; Table 4.17-16.) The I-215 freeway segments are also  
28 anticipated to operate at an acceptable LOS under the Existing + Project scenario.

1 (DEIR, p. 4-417.) The I-215 freeway ramp merge and diverge areas at Scott Road  
2 are also anticipated to operate at acceptable LOS. (DEIR, p. 4-417; Table 4.17-17.)

3 *Near-term Scenarios*

4 Two “buildup” scenarios were also analyzed to consider the “Existing Plus Ambient”  
5 (EAP) and “Existing Plus Ambient Plus Cumulative” (EAPC) conditions. These  
6 scenarios combined existing traffic counts with a background ambient growth factor  
7 to forecast the EAP (2017) and EAP (2019) conditions. An ambient growth factor  
8 of 6.12% accounts for background traffic increases that occur over time up to the  
9 year 2017 from the year 2014, and 10.41 for year 2019 from the year 2014. Traffic  
10 volumes generated by cumulative development projects were then added to assess  
11 the EAPC (2017) and EAPC (2019) traffic conditions. (DEIR, p. 4-413.)

12 For the EAP scenario, an intersection operations analysis determined that one  
13 intersection (I-215 Northbound Ramps / Scott Road) would operate at an  
14 unacceptable LOS during one or more peak hours for EAP (2017) traffic conditions  
15 in addition to those under existing conditions only. (DEIR, p. 4-421; Table 4.17-20.)

16 Similarly, one intersection (Menifee Road / La Piedra Road) would warrant a traffic  
17 signal for the EAP (2017) condition in addition to those warranted under existing  
18 conditions. (DEIR, p. 4-423.) A queuing analysis determined that there are no  
19 potential queuing issues anticipated during the weekday AM or PM peak 95th  
20 percentile traffic flows for EAP conditions. (DEIR, p. 4-423; Table 4.17-21.) The  
21 I-215 freeway segments are also anticipated to operate at an acceptable LOS under  
22 the EAP scenarios. (DEIR, p. 4-423.) The I-215 freeway ramp merge and diverge  
23 areas at Scott Road are also anticipated to operate at acceptable LOS. (DEIR, p. 4-  
24 426.)

25 For the EAPC scenario, an intersection operations analysis determined that three  
26 intersections (Haun Road / La Piedra Road; Menifee Road / La Piedra Road; and  
27 Menifee Road / Holland Road) in addition to those identified above, would operate  
28 at unacceptable LOS during one or more peak hours for EAPC (2017) conditions.

1 (DEIR, p. 4-430.) In addition, four intersections would operate at unacceptable LOS  
2 during one or more peak hours for EAPC (2019) conditions (Menifee Road / Craig  
3 Road; Briggs Road / Wickerd Road; Briggs Road / Scott Road; and Leon Road /  
4 Wickerd Road). (DEIR, p. 4-432.) Two intersections would warrant a traffic signal  
5 in addition to those identified above: Menifee Road / Holland Road (under the EAPC  
6 (2017) condition); and Menifee Road / Craig Road (under the EAPC (2019)  
7 condition). (DEIR, p. 4-432.) A queuing analysis determined that one movement  
8 would potentially exceed its pocket length storage capacity: I-215 Northbound  
9 Ramps / Scott Road – northbound right turn lane (PM peak hour only). (DEIR, p. 4-  
10 432.) Freeway segments are anticipated to operate at an acceptable LOS. (DEIR, p.  
11 4-434.) No freeway ramp junctions are anticipated to operate at unacceptable LOS  
12 with the addition of Project traffic. (DEIR, p. 4-434.)

13 *Horizon Year (Post-2035)*

14 A Horizon Year analysis was completed to determine if improvements funded  
15 through regional transportation mitigation fee projects, such as the Transportation  
16 Uniform Mitigation Fee (TUMF), Development Impact Fee programs, “Scott Road”  
17 Road and Bridge Benefit District, or other approved funding mechanisms can  
18 accommodate the long-range cumulative traffic at the target LOS identified in the  
19 General Plans. (DEIR, p. 4-413.)

20 For the Horizon Year condition, an intersection operations analysis determined that  
21 two intersections, in addition to those identified above, would operate at  
22 unacceptable LOS: Briggs Road / Garbani Road and La Ventana Road / Scott Road.  
23 (DEIR, p. 4-439.) In addition, eleven intersections would warrant a traffic signal: I-  
24 215 Southbound Ramps / Garbani Road; I-215 Northbound Ramps / Garbani Road;  
25 Antelope Road / Garbani Road; Briggs Road / Garbani Road; El Centro Lane /  
26 Wickerd Road; La Ventana Road / Garbani Road; La Ventana Road / Scott Road;  
27 Leon Road / Garbani Road; Leon Road / Garbani Road; Leon Road / Wickerd Road;  
28 Briggs Road / Wickerd Road; and La Ventana Road / Wickerd Road. Only Briggs

1 Road / Wickerd Road and La Ventana Road / Wickerd Road are anticipated to be  
2 due to the addition of Project traffic. (DEIR, p. 4-441.) A queuing analysis found  
3 no additional queuing issues. (DEIR, p. 4-442.) A freeway segment analysis found  
4 that all I-215 freeway segments would operate at unacceptable LOS for both Horizon  
5 Year Without and With Project conditions. (DEIR, p. 4-442.) Similarly, the I-215  
6 freeway ramp merge and diverge areas at Scott Road would operate at LOS "F" for  
7 both the Horizon Year With and Without Project conditions. (DEIR, p. 4-442.)

8 2. Mitigation

9 Mitigation Measures 4.17-1 through 4.17-7 have been identified for intersections that  
10 have been identified as deficient in an effort to reduce each location's peak hour  
11 delay and improve the associated LOS grade to an acceptable LOS (LOS "D" or  
12 better).

13 With implementation of Mitigation Measures 4.17-1 through 4.17-7, all intersections  
14 can be improved to an acceptable LOS in the Horizon Year. Thus, the proposed  
15 Project will not contribute to a significant or cumulatively considerable impact  
16 through the Horizon Year period of analysis. The applicant shall participate in the  
17 funding of off-site improvements, including traffic signals that are needed to serve  
18 cumulative traffic conditions, through the payment of Western Riverside County  
19 TUMF, DIF, RBBD, or a fair share contribution as directed by the County. (DEIR,  
20 p. 4-446.)

21 However, while impacts to the local circulation system identified above, especially  
22 when coupled with the cumulative development in the area, can be mitigated to less  
23 than significant, with no ability to ensure that the requisite local circulation system  
24 improvements are installed prior to the Project's contribution to cumulative traffic,  
25 impacts are assumed to be significant. With implementation of Mitigation Measures  
26 4.17-1 through 4.17-7, the long-term, Project specific and cumulative circulation  
27 system impacts are not forecast to rise to the level of a significant unavoidable  
28 adverse impact if these improvements are completed in their entirety prior to

1 generation of Project traffic. However, given the uncertain nature of the timing of  
2 all improvements, unavoidable adverse circulation impacts can be anticipated from  
3 the implementation of the Project. Impacts are assumed significant and unavoidable.  
4 (DEIR, p. 4-452.) In other words, the Project and cumulative impacts will be less  
5 than significant with implementation of the improvements. The key issue is when  
6 improvements can be funded and installed. (FEIR, RTC #8-4, p. 26; RTC #9-11,  
7 pp. 33-34; RTC #9-22 through 9-26, pp. 42-45.) A potential mitigation measure that  
8 conditions build out of the Project's phases on the completion of traffic mitigation  
9 measures, even though such completion is not within the power of either the  
10 applicant or the County, is not feasible. Draft EIR Section 4.17 determined that  
11 cumulative circulation system effects are forecast to be significant based on the fact  
12 that circulation improvements are dependent on other projects and funding sources  
13 beyond the control of the proposed Project. Based on the Traffic Impact Analysis, it  
14 is possible to mitigate all potentially significant intersection impacts through the  
15 Project's Horizon Year (2035) if all identified traffic improvements are funded in a  
16 timely manner. The one exception is the mainline freeway on Interstate 215 which  
17 will experience an unacceptable level of service regardless of Project commitments  
18 to mitigate. Thus, while these mitigation measures are identified and analyzed within  
19 the Draft EIR, impacts were nonetheless determined to remain significant and  
20 unavoidable. The County could have concluded that the traffic impacts were reduced  
21 to a less than significant impact level under Section 15130(a)(3) because it will fund  
22 its fair share contribution to cumulative circulation system impact. However, in an  
23 effort at full disclosure decided that because these improvements are outside of the  
24 control of the applicant and the County, they may not be completed in a timely  
25 manner and a significant temporal impact could occur. The approach of conditioning  
26 the Project upon completion of all circulation system improvements could be  
27 tantamount to denying approval of the Project. Additionally, the developer cannot  
28 leave development of the property totally open ended. This measure would not be

1 consistent with the Project objective of developing a residential subdivision in a  
2 reasonable time frame, because there is no assurance that an improvement will be  
3 completed in such a time frame.

4 Further, at this time, Caltrans has no fee programs or other improvement programs  
5 in place to address the deficiencies caused by development projects in the County of  
6 Riverside (or other neighboring jurisdictions) on the State Highway System (SHS)  
7 roadway segments. As such, no improvements have been recommended to address  
8 the Horizon Year Without and With Project deficiencies on the SHS beyond those  
9 planned as part of the I-215 Central Project. As a result the proposed Project will  
10 contribute to an unavoidable significant adverse impact on the I-215 freeway at the  
11 Horizon Year, 2035. The proposed Project does not cause the significant adverse  
12 impact on the flow of traffic on the freeway, but it does makes a cumulatively  
13 considerable contribution to the less than acceptable LOS on the I-215 freeway  
14 mainline. (DEIR, p. 4-446.)

15 **BE IT FURTHER RESOLVED** by the Board of Supervisors that it has considered, consistent with  
16 CEQA's requirements, the impacts of the Project together with all other pending or approved projects within  
17 the affected area for each resource area, and finds that:

18 **A. Aesthetics Cumulative Impacts.**

19 **Cumulative Impact Finding:** Cumulatively considerable.

20 As described in the Draft EIR's Aesthetics Section (Section 4.2), development of the  
21 proposed Project will contribute to an aesthetic change in the general Project area with an  
22 intensification of development substantially greater than that which presently occurs on the  
23 site or in much of the immediate vicinity. For aesthetic issues the basis for cumulative impact  
24 evaluation is the Project site and surrounding background visual setting and the County's  
25 building design requirements. There will be an associated change in views, both to and from  
26 the Project site, and due to this Project's contribution to the change in the area pastoral  
27 landscape, this change in scenic views has been identified as cumulatively considerable and  
28 an unavoidable significant adverse impact. The proposed Project modifications to the onsite

1 landscape were not identified as being a significant adverse aesthetic/visual impact. Since  
2 the proposed Project makes a cumulatively considerable contribution to the cumulative  
3 change that will be experienced at this location, it is considered to cause/contribute to a  
4 cumulatively significant adverse impact. (DEIR, p. 6-7; see also DEIR § 4.2.)

5 **B. Agriculture and Forestry Resources.**

6 **Cumulative Impact Finding:** Not cumulatively considerable.

7 As described in the Draft EIR's Agricultural Resources Section (Section 4.3), the County  
8 General Plan and Sun City/Menifee Valley Area Plan have eliminated continued use of the  
9 Project area for agricultural purposes and shifted land use to rural or estate density residential  
10 uses. For agricultural issues the amount of agricultural land in the Area Plan was used as the  
11 basis for cumulative impact analysis. Only 179 acres of a 30,000+ acre area remain  
12 designated for agricultural use. Hence, the elimination of large scale agricultural activity  
13 from the Project area has already occurred, i.e., is the baseline condition. No forestry  
14 resources, or habitat supporting forestry resources, is present on the Project site. Since the  
15 proposed Project will not have an adverse impact on significant agricultural or forestry  
16 resources or resource values, it cannot make a cumulatively considerable contribution to the  
17 loss of such resources or values. (DEIR, p. 6-7; see also DEIR, § 4.3.)

18 **C. Air Quality.**

19 **Cumulative Impact Finding:** Cumulatively considerable.

20 As described in the Draft EIR's Air Quality Section (Section 4.4), the Project area is  
21 designated as an extreme non-attainment area for ozone and a non-attainment area for PM10  
22 and PM2.5. For air quality the SCAQMD AQMP, SCAG Regional Transportation Plan and  
23 Guide and CEQA Handbook were used as the basis for the cumulative impact analysis.  
24 Cumulative air quality impacts were evaluated using two approaches.

25 Criterion - Regional Analysis: The Project-specific evaluation of emissions presented in  
26 Draft EIR Section 4.4 demonstrates that after implementation of the recommended  
27 mitigation measures, construction of the proposed Project would not result in exceedances  
28 of regional air quality thresholds for NOx or any other pollutant. Therefore, the proposed

1 Project construction-source air emissions would be considered a less than cumulatively  
2 considerable impact. Project operational-source emissions will exceed applicable  
3 SCAQMD regional thresholds for emissions of VOCs and NOx even with implementation  
4 of the recommended mitigation measures. Per SCAQMD significance guidance, these  
5 impacts at the Project level are considered to have a cumulatively significant impact  
6 persisting over the life of the Project.

7 Criterion 2 - List Approach: In accordance with Section 15130(b) of the State CEQA  
8 Guidelines, a cumulative project list was developed for this analysis and is provided in the  
9 AQIA in Appendix 1 of Volume 2 of this DEIR. Projects in the vicinity of the proposed  
10 Project could contribute to an existing or projected air quality exceedance because the Basin  
11 is currently designated as nonattainment for ozone, PM10, and PM2.5. With regard to  
12 determining the significance of the contribution from the proposed Project, the SCAQMD  
13 recommends that any given project's potential contribution to cumulative impacts should be  
14 assessed using the same significance criteria as for project-specific impacts. Therefore, this  
15 analysis assumes that individual projects that do not generate operational or construction  
16 emissions that exceed the SCAQMD's recommended daily thresholds for project-specific  
17 impacts would also not cause a commutatively considerable increase in emissions for those  
18 pollutants for which the Basin is in nonattainment, and, therefore, would not be considered  
19 to have a significant, adverse air quality impact. Alternatively, individual project-related  
20 construction and operational emissions that exceed SCAQMD thresholds for project-specific  
21 impacts would be considered cumulatively considerable. As previously noted, with  
22 implementation of the recommended mitigation measures, the proposed Project would  
23 exceed the applicable SCAQMD regional threshold only for operational source VOC and  
24 NOx emissions. This is a significant and unavoidable impact of the Project that for the useful  
25 life of the Project would result in a cumulatively considerable net increase for the pollutants  
26 VOCs and NOx (which are ozone precursors) within the encompassing ozone non-  
27 attainment area. Therefore, based on the emission forecasts provided in Draft EIR Section  
28 4.4 and Appendix 1 of the Draft EIR, the Project's potential air quality impacts may result



1 in a cumulatively considerable adverse air quality impact. (DEIR, pp. 6-7, -8; see also DEIR  
2 § 4.4.)

3 **D. Biological Resources.**

4 **Cumulative Impact Finding:** Not cumulatively considerable.

5 As described in Draft EIR Section 4.5, the proposed Project will develop the site at a  
6 substantially greater intensity than currently exists or can occur under existing  
7 circumstances. For biological resource issues the MSHCP evaluation criteria were used as  
8 the basis for cumulative impact analysis. Development of the proposed Project will  
9 contribute to the density intensification of the general Project area. The proposed Project  
10 will not cause adverse cumulative effects related to the reduction of sensitive vegetation  
11 communities present in western Riverside County because there are no such communities  
12 located within the Project area and the Project can be implemented in a manner consistent  
13 with the criteria identified in the MSHPC, with implementation of all Biological Resource  
14 Mitigation Measures identified in the Mitigation Monitoring and Reporting Program. Based  
15 on compliance with the required mitigation, the proposed Project will not result in  
16 cumulatively considerable impact to biological resources. (DEIR, p. 6-9; see also DEIR §  
17 4.5.)

18 **E. Cultural Resources.**

19 **Cumulative Impact Finding:** Not cumulatively considerable.

20 As described in Draft EIR Section 4.6, implementation of the proposed Project can proceed  
21 without causing any unavoidable significant adverse impacts to cultural resources. For  
22 cultural resource issues cumulative effects are more difficult to evaluate because the impacts  
23 are highly site specific. However, if a cultural resource impact affects significant regional  
24 cultural resources (history of Riverside County or archaeological resources of a Native  
25 American group) it would be considered to have a cumulative impact. Because the  
26 implementation of the proposed Project is not forecast to cause any direct, significant  
27 adverse impact to cultural resources with implementation of identified mitigation measures,  
28 the proposed Project has no potential to make a cumulatively considerable impact on cultural

1 resources in the Project area or Riverside County in general. (DEIR, p. 6-9; see also DEIR,  
2 § 4.6.)

3 **F. Geology and Soils.**

4 **Cumulative Impact Finding:** Not cumulatively considerable.

5 As described in Draft EIR Section 4.7, development of the Project will be affected by  
6 geotechnical constraints on the property. Like cultural resources geology and soil  
7 resource/constraint issues are highly site specific. However, if a proposed project would  
8 expose a substantial population to significant geology or soil impacts that cannot be  
9 mitigated, this exposure would be a basis for determining the significance of cumulative  
10 geology and soil impacts. None of the future on-site or off-site Project-related activities are  
11 forecast to cause significant changes to geology and/or soils in the Project area and all  
12 geology/soils related constraints affecting the Project area could be fully mitigated.  
13 Therefore, the Project has no potential to make a cumulatively considerable contribution to  
14 any significant geology or soils impact. (DEIR, p. 6-9; see also DEIR § 4.7.)

15 **G. Greenhouse Gases.**

16 **Cumulative Impact Finding:** Not cumulatively considerable.

17 As described in Draft EIR Section 4.8, Greenhouse Gas (GHG) emissions are assumed to be  
18 cumulative. GHG emissions are inherently cumulative because most individual projects,  
19 such as the proposed Project, cannot generate enough greenhouse gas emissions to effect a  
20 discernible change in global climate. However, the proposed Project may contribute to  
21 global climate change by its incremental contribution of greenhouse gases above levels  
22 established by the State and incorporated into the County's Climate Action Plan. With  
23 implementation of the recommended Air Quality mitigation measures identified in Section  
24 4.4.7 of the Air Quality Section of this Draft EIR, the proposed Project would reduce GHG  
25 emissions by 30%+ from Business As Usual (BAU). The Project's consistency with the  
26 Riverside County Climate Action Plan (CAP) further supports a finding that impacts are less  
27 than significant. The CAP's Screening Tables were applied to the Proposed Project and it  
28 was determined that the Project achieves at least 100 points, and is therefore consistent with

1 the County's CAP, and meets the County's standard operating methodology for determining  
2 less than significant GHG impacts. (See Project GHG Analysis, Appendix 3.2 [Screening  
3 Tables].) Thus, given the Project's consistency with AB 32's reduction thresholds,  
4 SCAQMD thresholds for stationary sources, and the County's CAP, with the incorporation  
5 of the Project's Air Quality Mitigation Measures the proposed Project would not result in  
6 significant GHG impacts nor would it result in a substantial increase in the severity of GHG  
7 impacts with implementation of the mitigation measures identified in Section 4.4.7 of the  
8 Air Quality Section. Project-related GHG emissions are not considered to be cumulatively  
9 considerable and would not result in a significant impact on global climate change. (DEIR,  
10 p. 6-9; DEIR § 4.8; see also p. 27 of Appendix 5 to the EIR, "French Valley 170 Residential  
11 Greenhouse Gas Analysis, County of Riverside," and Appendix 3.2 of that analysis.)

12 **H. Hazards and Hazardous Waste.**

13 **Cumulative Impact Finding:** Not cumulatively considerable.

14 As described in Draft EIR Section 4.9, the Project is not forecast to make a cumulatively  
15 considerable contribution to on- or off-site hazards and hazardous material issues. For hazard  
16 and hazardous waste issues the amount of exposure to existing hazards or excessive demand  
17 for public resources allocated to manage hazards or hazardous waste would be considered  
18 as the basis for cumulative impact analysis. For those hazards or hazardous material issues  
19 with a potential for direct significant impact, mitigation measures have been provided that  
20 can reduce the Project's contribution to cumulative impacts to a less than significant level.  
21 Because most of the Project impacts contribute to cumulative demand for emergency  
22 services or protection of the public from hazards, all of the identified mitigation measures in  
23 Draft EIR Section 4.9 (except blasting measure 4.9-5) would mitigate potentially  
24 cumulatively considerable adverse environmental effects. Hazards associated with blasting  
25 will be of short duration and mitigated to a less than significant level. No cumulatively  
26 considerable impacts are anticipated from blasting with implementation of Mitigation  
27 Measure 4.9-5. As the County grows, the demand for public service resources to respond to  
28 hazards and hazardous materials grows incrementally. The Project will add to the cumulative

1 demand for such resources. The demand for such resources can only be offset by generation  
2 of sufficient funds to pay for such services. According to the Project's Fiscal Impact  
3 Analysis, at full development the Project will provide sufficient funds to cover the costs of  
4 public services provided by the County. (See Draft EIR, Appendix 9, Volume 2.) Based on  
5 this finding, the Project will not make a cumulatively considerable contribution to demand  
6 for public service resources that provide hazards and hazardous materials responses. (DEIR,  
7 p. 6-10; see also DEIR § 4.9.)

8 **I. Hydrology and Water Quality.**

9 **Cumulative Impact Finding:** Not cumulatively considerable.

10 As described in Draft EIR Section 4.10, the proposed Project has been evaluated as having  
11 a potential to cause significant flood hazards and a potential to substantially degrade water  
12 quality onsite and downstream. For hydrology and water quality issues the amount of runoff  
13 and the amount of pollutants generated in the affected watershed when compared to regional  
14 flood hazards or regional water quality criteria in the watershed was used as the basis for  
15 cumulative impact analysis. Specific mitigation measures to control the proposed Project's  
16 contributions to flood hazards and water quality degradation have been defined and are  
17 available to control future hydrology and water quality degradation to a less than significant  
18 impact level. With implementation of the proposed stormwater management design, as  
19 outlined in the Preliminary Hydrology Study, the Project Specific WQMPs and the  
20 mitigation measures included in Draft EIR Section 4.10, future stormwater runoff after  
21 development of the Project site is not forecast to make a cumulatively considerable  
22 contribution to downstream flood hazards or water quality degradation in the Santa Ana  
23 River Watershed and the Santa Margarita River Watershed. (DEIR, p. 6-10; see also DEIR  
24 § 4.10.)

25 **J. Land Use and Planning.**

26 **Cumulative Impact Finding:** Cumulatively considerable.

27 As described in Draft EIR Section 4.11, development of the proposed Project will result in  
28 direct changes to the existing General Plan land use designations, from Rural Community:

1 Estate Residential (2-acre minimum) to Community Development: Medium Density  
2 Residential (2-5 dwelling units per acre), allowing up to 518 medium-density residential  
3 units to be built on the currently vacant site. Much of the immediate area around the proposed  
4 Project is currently developed as low-density residential uses. Therefore, approval of the  
5 proposed Project will increase development on the Project site, which may further contribute  
6 to greater intensity of development within the surrounding area. While the proposed Project  
7 includes buffers as Project design features in order to reduce the impact on adjacent rural  
8 uses, the Project will still contribute to significant cumulative changes, including changes in  
9 land use type and intensity. Further, the proposed Project would contribute to an increase in  
10 infrastructure to the surrounding area, which may also contribute to an increase in  
11 development intensity. With the approval of the Project's General Plan Amendment and  
12 Change of Zone, the Project will be consistent with the site's General Plan land use  
13 designation and zoning classification. However, the scope of the change in the community  
14 due to extending suburban/urban development into the area will be cumulatively significant  
15 and unavoidable if the proposed Project is implemented as proposed. (DEIR, pp. 6-10, -11;  
16 see also DEIR § 4.11.)

17 **K. Mineral Resources.**

18 **Cumulative Impact Finding:** Not cumulatively considerable.

19 As described in Draft EIR Section 4.12, the Project site and surrounding area do not contain  
20 any existing mineral development or any identified potential for mineral resource  
21 development. For mineral issues the amount of a mineral resource available in the region  
22 was used as the basis for cumulative impact analysis. Development of the proposed Project  
23 will not cause any adverse impacts to mineral resource or values. As a result, the proposed  
24 Project has no potential to contribute to any cumulative loss of mineral resources or values.  
25 The Project will have no cumulative adverse impact to mineral resources. (DEIR, p. 6-11;  
26 see also DEIR § 4.12.)

27 **L. Noise.**

28 **Cumulative Impact Finding:** Not cumulatively considerable.

1 For noise issues the County's noise criteria and the cumulative generation of construction  
2 and traffic noise were used as the basis for cumulative impact analysis. As described in Draft  
3 EIR Section 4.13, the proposed Project will cause significant construction impacts noise on  
4 the nearest existing residence (R-5) and future residences (the first row of Phase 1 lots  
5 located adjacent to Phase 2 grading activities). These will be short term impacts and will not  
6 interfere with evening or night activities, but the degree of change in noise levels during  
7 daylight activities at the nearest residences is considered a significant adverse impact.  
8 Construction noise impacts can be controlled to a less than significant impact (a less  
9 significant cumulative noise impact) with implementation of standard Conditions of  
10 Approval and recommended mitigation measures at all other on and off-site sensitive  
11 receptors. The proposed Project contribution to offsite traffic is forecast to make a  
12 cumulative contribution to significant noise along three specific roadways for a period  
13 between 2017 and 2035. This impact is associated with the level of change in background  
14 noise, not necessarily with a violation of the 65 dBA CNEL sound level at sensitive uses.  
15 This is an unusual significant impact that will occur over several years (not permanent) until  
16 background roadway sound is diluted by additional development anticipated between the  
17 years 2019 through 2035. Mitigation is required to reduce these noise level impacts to the  
18 extent feasible. However, the noise analysis shows that the Project will NOT create a  
19 substantial permanent increase in traffic-related noise levels beyond those that would occur  
20 in 2035 without the Project or expose persons to noise levels in excess of the exterior noise  
21 level standards, and therefore, no mitigation is required. Consequently, the Project's traffic  
22 noise impacts on the surrounding land uses will be less than significant over the long term.  
23 All other Project-related noise impacts can also be controlled to less than significant levels  
24 with implementation of proposed mitigation. Therefore, noise impacts will be less than  
25 cumulatively considerable. (DEIR, p. 6-11; see also DEIR § 4.13.)  
26  
27  
28

1           **M.    Population and Housing.**

2           **Cumulative Impact Finding:** Cumulatively considerable.

3           As described in Draft EIR Section 4.14, the proposed Project would increase the population  
4           of the Sun City / Menifee Valley Area Plan Area Plan from ~ 4,879 residents to ~6,434  
5           residents. For population and housing issues the Area Plan, County General Plan and  
6           regional plan population forecasts were used as the basis for cumulative impact analysis.  
7           The approximate number of dwelling units within the Area Plan would increase from ~1,621  
8           to 2,059. In the context of small area remaining unincorporated within the Area Plan, the  
9           proposed Project represents a substantial increase in population (32%) and dwelling units  
10          (27%). In the context of the SCAG projections for population of the cities in the near vicinity  
11          of the proposed Project combined with the Area Plan projections, the 2035 population would  
12          increase from about 523,479 to about 525,034 (0.3%) and dwelling units in 2035 would  
13          increase from about 173,721 to about 174,159 (0.25%) in 2035. In addition, the proposed  
14          Project would exacerbate the region's jobs/housing imbalance. Therefore, the residential  
15          population growth from the Project is considered cumulatively considerable. (DEIR, p. 6-  
16          12; see also DEIR § 4.14.)

17          **N.    Public Services.**

18          **Cumulative Impact Finding:** Not cumulatively considerable.

19          As described in Draft EIR Section 4.15, for public services the capacity of each public  
20          service system and the County General Plan were used as the basis for cumulative impact  
21          analysis. The Project contributes approximately 0.008 percent of the total units within the  
22          cumulatively proposed projects, which represents a relatively small, but still potentially  
23          cumulatively considerable amount. Thus, the Project will have a cumulative adverse impact  
24          on public service provider's ability to provide an acceptable level of service without  
25          mitigation. These impacts are forecast to include an increased number of emergency and  
26          public service calls due to the increased presence of structures and population and to generate  
27          more population and thus more demand for school, library and health services. However,  
28          the proposed Project would be required to participate in the County's Development Impact

1 Fee Program to mitigate a portion of these impacts. The payment of impact fees  
2 commensurate with each project's level of impact is considered adequate fair share  
3 contribution to cumulative impacts associated with development projects. Individual public  
4 service departments (Sheriff, Fire, etc.) reserve the right to negotiate developer agreements  
5 associated with the development of land and/or construction of support facilities to further  
6 meet service demands. Additionally, as detailed in the Fiscal Analysis prepared for the  
7 Project, the proposed Project would generate on-going General Funds anticipated to exceed  
8 the expense of providing services to the Project site and population that can be used to offset  
9 cumulative public services impacts associated with the proposed Project. Impacts would be  
10 less than cumulatively considerable. (DEIR, p. 6-12; see also DEIR § 4.15.)

11 **O. Recreation.**

12 **Cumulative Impact Finding:** Not cumulatively considerable.

13 As described in Draft EIR Section 4.16, the proposed Project would generate a population  
14 that is anticipated to exceed the capacity of existing local park and recreation facilities. The  
15 County General Plan was used as the basis for cumulative impact analysis. The proposed  
16 Project would provide active park and recreation facilities that are expected to meet or  
17 exceed the 8.47 acres of parkland required by the Valley-Wide Recreation and Park District  
18 based on the population that would be generated by the Project. The Project would contribute  
19 a fair share contribution to park and recreation facilities, and potentially a beneficial share  
20 as the Project proposes to create ~24 acres of gross parkland and trail acreage. Thus, impacts  
21 would be less than cumulatively considerable. (DEIR, p. 6-13; see also DEIR § 4.16.)

22 **P. Traffic and Circulation.**

23 **Cumulative Impact Finding:** Cumulatively considerable.

24 As described in Draft EIR Section 4.17, the proposed Project will contribute to the  
25 generation of additional traffic on local and regional roadways. For traffic and circulation, a  
26 list of projects was developed and the cumulative evaluation was based on the thresholds of  
27 acceptable levels of service (LOS) defined in the County General Plan and Area Plan. The  
28 analysis contained in the Traffic Impact Analysis (TIA) for the proposed Project determined



1 that available roadway improvements in the study area are needed either with or without the  
2 proposed Project. Based on careful evaluation of the timing of area planned road  
3 improvements, the improvements required to address cumulative traffic and circulation  
4 system effects may not be in place during the various phases of development for the proposed  
5 Project. Therefore, the proposed Project is forecast to make a cumulatively considerable  
6 contribution to the further decline in the LOS at the identified study area intersections.  
7 Cumulative circulation system effects are forecast to be significant (cumulatively  
8 considerable) based on the fact that circulation improvements are dependent on other  
9 projects and funding sources beyond the control of the proposed Project. Also, based on the  
10 TIA findings presented in Draft EIR Section 4.17, it is possible to mitigate all potentially  
11 significant intersection impacts through the Horizon Year (2035) if all identified  
12 improvements are funded in a timely manner. The one exception is the mainline freeway on  
13 I-215, which is identified as experiencing an unacceptable LOS due to cumulative traffic  
14 growth regardless of Project commitments to mitigate the Project's share of the impact. A  
15 summary of the cumulatively impacted study area intersections and recommended  
16 improvements to reduce cumulative impacts to less-than-significant are described in detail  
17 within Draft EIR Section 4.17.4 (Table 4.17-35). Cumulative impacts are deficiencies in the  
18 transportation network's LOS that would not be directly caused by the Project. The Project  
19 would, however, contribute traffic to these deficient facilities, resulting in a finding that the  
20 Project's contribution to the cumulative impact is cumulatively considerable. (DEIR, pp. 6-  
21 13, -14; see also DEIR § 4.17.)

22 **P. Utilities and Service Systems.**

23 **Cumulative Impact Finding:** Not cumulatively considerable.

24 As described in Draft EIR Section 4.18, all substantial development proposed within the  
25 Eastern Municipal Water District (EMWD) must undergo a Water Supply Assessment  
26 planning process to identify water demand and offset requirements. Stringent water  
27 conservation requirements are placed on new development, and combined with tiered water  
28 rates, will reduce the cumulative impacts of new development. EMWD has sufficient funds

1 to provide any future infrastructure needed to meet forecasted cumulative water demand.  
2 Similarly, the Perris Valley Reclaimed Water Reclamation Plant has been designed such that  
3 it could be expanded to treat up to 100 MGD of wastewater if demand grew to require such  
4 capacity. Impacts to water, wastewater, and recycled water are therefore less than  
5 cumulatively considerable. (DEIR, p. 4-545.)

6 Development of the Project would result in a permanent and continued use of electricity and  
7 natural gas resources. However, sufficient power and distribution capabilities exist to  
8 provide electrical services to the Project. Additional transmission capacity may be necessary  
9 to provide power to support current and future cumulative growth. However, Southern  
10 California Edison has already initiated the process to add transmission capacity for the  
11 general Project area. In total, the proposed Project would contribute only 0.0000946 percent  
12 of the residential energy customer base, and the Project includes Energy Star-rated models  
13 of appliances. Thus impacts to energy resources is considered less than cumulatively  
14 considerable. (DEIR, pp. 4-552, -553.)

15 Cumulative impacts to landfill capacity are considered less than significant during  
16 construction due to project construction debris representing only a negligible amount of  
17 landfill capacity (less than 0.01 percent of annual permitted capacity). With regard to  
18 ongoing operations of cumulative projects, the Project will contribute approximately 13.27  
19 tons of solid waste per week at buildout. This represents less than 0.007 percent of daily  
20 capacity for area landfills. Thus, due to available capacity, impacts are considered less than  
21 cumulatively considerable. (DEIR, p. 4-560.)

22 **BE IT FURTHER RESOLVED** by the Board of Supervisors that it has considered the following  
23 alternatives identified in EIR No. 542 in light of the environmental impacts which cannot be avoided or  
24 substantially lessened and has rejected those alternatives as failing to meet most of the Project's objectives,  
25 as failing to reduce or avoid the Project's significant impacts or as infeasible for the reasons hereinafter  
26 stated:

- 27 A. Pursuant to Public Resources Code Section 21002 and the State CEQA Guidelines section  
28 15126.6(a), an EIR must assess a reasonable range of alternatives to the project action or

1 location. Section 15126.6(a) places special emphasis on focusing the discussion on  
2 alternatives which provide opportunities for eliminating any significant adverse  
3 environmental impacts, or reducing them to a level of insignificance, even if the alternative  
4 would impede to some degree the attainment of the project objectives, or would be more  
5 costly. In this regard, the EIR must identify an environmentally superior alternative among  
6 the other alternatives. As with cumulative impacts, the discussion of alternatives is governed  
7 by the "rule of reason." The EIR need not consider an alternative whose effect cannot be  
8 reasonably ascertained, or does not contribute to an informed decision-making and public  
9 participation process. The range of alternatives is defined by those alternatives, which could  
10 feasibly attain the objectives of the project. As directed by State CEQA Guidelines section  
11 15126.6(a), an EIR shall include alternatives to the project that could feasibly accomplish  
12 most of the basic objectives of the Project.

13 B. The Project has been developed to achieve the following objectives:

- 14 1. Develop a master-planned community consisting of traditional and innovative  
15 housing opportunities and recreational areas.
- 16 2. Support establishment of a community-wide circulation system that meets  
17 community needs and a variety of transportation modes.
- 18 3. Develop a suburban residential environment that is visually attractive and efficient.
- 19 4. Support extension of roadway and utility infrastructure of sufficient size to  
20 accommodate the proposed Project and adjacent proposed high school.
- 21 5. Create an area-wide park to serve the adjacent school and area population.

22 These Project objectives were defined consistent with the development proposal for this  
23 location and consistent with the need to provide extraordinary benefits.

24 As directed in State CEQA Guidelines section 15126.6(a), an EIR shall include alternatives  
25 to the project that could avoid or substantially reduce one or more of the significant effects.  
26 Because not all significant effects can be substantially reduced to a less-than-significant  
27 level, either by adoption of mitigation measures, Project Design Features, existing  
28 regulations, or by standard conditions of approval, the following section considers the

1 feasibility of the Project alternatives as compared to the proposed Project. As explained  
2 below, these findings describe and reject, for reasons documented in the Final EIR No. 542  
3 and summarized below, each one of the Project alternatives. The evidence supporting these  
4 findings is presented in Chapter 5, *Alternatives*, of the Draft EIR and elsewhere in the  
5 administrative record as a whole.

6 C. Alternative 1 – No Project Alternative (NPA)

- 7 1. This alternative evaluated the environmental impacts resulting from a hypothetical  
8 continuance of the existing land uses. The Project site has been disturbed in the past  
9 by farming, weed abatement, and dirt roads, and currently consists of open space that  
10 has historically been dry-farmed, agricultural fields that support the production of  
11 dry-farmed crops, such as barley. There are no structures on the Project site.
- 12 2. With respect to the NPA, Project objectives are not attained because no development  
13 is included as a part of the NPA. With respect to the significant unavoidable impacts  
14 of Project, the NPA would avoid all the unavoidable significant impacts of the  
15 Project; however no fees and funding would be provided to upgrade regional  
16 transportation infrastructure; public services and utilities. In addition, much needed  
17 regional recreational facilities would not be installed. In particular, support for the  
18 proposed high school would not be realized under the NPA. None of the Project  
19 objectives would be met under this alternative.
- 20 3. The Board of Supervisors rejects Alternative 1, the No Project Alternative on the  
21 following ground, which individually provides sufficient justification for rejection  
22 of this alternative: (1) Alternative 1 fails to meet any of the Project objectives.  
23 Therefore, Alternative 1 is eliminated from further consideration.

24 D. Alternative 2 – Development Under the Existing General Plan Land Use Designation (EGP)

- 25 1. Under this alternative, the Project site would be developed under the existing General  
26 Plan designation, Rural Community: Estate Density Residential (RC:EDR, 2-acre  
27 minimum) including the Estate Density Residential and Rural Residential Policy  
28 area. With a 2-acre minimum under this alternative a total of 85 estate density

1 residences could be developed on the approximate 170-acre property. For purposes  
2 of analysis it is assumed that a zone change would allow the 2-acre minimum  
3 residential development to occur and a subdivision map would be processed to allow  
4 this development to occur. This would require standard subdivision improvements,  
5 such as paved access roads, managing drainage and undergrounding of utilities being  
6 delivered to each 2-acre lot. Because of the size of the lots, each home would have  
7 an individual subsurface septic tank leach line system for managing wastewater.  
8 However, water would have to be delivered to the site since the geology data  
9 indicates there would not be sufficient groundwater available to meet the demands  
10 from 85 homes using an onsite well. All mitigation measures identified for the  
11 proposed Project would be implemented for this alternative.

12 2. With respect to the EGP alternative, the reduced number of units has a comparable  
13 negative effect on the ability of the Project to meet overall development, i.e.,  
14 development feasibility and certain Project objectives may not be attained because  
15 certain improvements, including the regional park and other infrastructure  
16 improvements may not be feasible. This alternative would not meet the following  
17 objectives: develop a master-planned community consisting of traditional and  
18 innovative housing opportunities and recreational areas; support establishment of a  
19 community-wide circulation system that meets community needs and a variety of  
20 transportation modes; develop a suburban residential environment that is visually  
21 attractive and efficient; support extension of roadway and utility infrastructure of  
22 sufficient size to accommodate the proposed Project and adjacent proposed high  
23 school; and create an area-wide park to serve the adjacent school and area population.  
24 This is due in part to a reduced project being unable to fiscally support the provision  
25 of the wide (up to 61-feet) buffers, with landscaping, trails, and sidewalks (which  
26 would impact the reduced project's ability to attain the same level of visual  
27 attractiveness as the proposed Project). Similarly, a reduced project such as the EGP  
28 alternative, would not be as efficient as the proposed Project, because it would

1 develop the Project site at a reduced level of intensity. On the same grounds, the cost  
2 of utility and infrastructure extensions (and the efficiency of such extensions) would  
3 be impacted by a reduced project. A reduced project may also not provide enough  
4 students to support High School #4, or the infrastructure necessary to support High  
5 School #4. For these reasons, the EGP alternative is likely infeasible.

6 3. Development of the EGP alternative would result in comparable or less impact for  
7 all environmental issues except for recreation. Because a recreational component  
8 would not be part of an EGP development or install the water and wastewater  
9 infrastructure to support the school (financially not feasible due to lack of funding),  
10 impacts in this one issue category is forecast to be greater than the proposed Project.  
11 For the following issues air quality, land use, noise and traffic the reduction in  
12 impacts by the EGP alternative would eliminate unavoidable significant adverse  
13 impacts caused by the proposed Project.

14 4. The Board of Supervisors rejects Alternative 2, the EGP Alternative, on the  
15 following grounds, each of which individually provides sufficient justification for  
16 rejection of this alternative: (1) Alternative 2 fails to meet the Project objectives; (2)  
17 Alternative 2 is infeasible. Therefore, Alternative 2 is eliminated from further  
18 consideration.

19 E. Alternative 3 – Alternative Location (AL)

20 1. The proposed Project is located in the County of Riverside about one-quarter mile to  
21 the west of the intersection of Wickerd and Leon (the proposed location is east of the  
22 new high school). The AL being examined is located on approximately 170 acres at  
23 the northeast corner of Wickerd and Leon. This location is just east of the Sun  
24 City/Menifee Valley Area Plan and within the Harvest Valley/Winchester Area Plan.  
25 The area selected is located just west of the Specific Plan Required Policy Area. The  
26 value of this location is that it is already designated on the County General Plan for  
27 MDR, Medium Density Residential development. Thus, no General Plan  
28

1 amendment would be required, and the proposed Project could be developed in a  
2 manner consistent with the General and Area Plan.

- 3 2. The AL site has also been historically dry farmed and may still be under cultivation.  
4 The topography of this site is similar to the proposed Project site with runoff  
5 primarily going to the southwest. This site also has several granodioritic bedrock  
6 outcrops at random locations on the northern portion of the AL site. No major  
7 bedrock outcrops occur on this property. Similar to the proposed Project site, runoff  
8 appears to be sheet flow over most of the property, but one channel appears to carry  
9 concentrated flows after heavy precipitation to the southwest, discharging near the  
10 intersection of Leon Road and Wickerd Road. The site does not have any riparian  
11 vegetation and a review of the Soil Survey indicates the site contains minimal clay  
12 pan soils that could support sensitive plants or vernal pools. Leon Road is a two-  
13 lane paved roadway adjacent to the west edge of the site and Wickerd is a paved road  
14 located along the southern boundary of the AL site.
- 15 3. It is assumed that the AL site would be mass graded similar to the proposed Project  
16 site; the site would be developed with about 530 residential units, which is within the  
17 density range of the MDR General Plan designation; and a park/recreation area could  
18 be constructed in the southwestern portion of the AL site, adjacent to Leon Road and  
19 across the street from the proposed high school. Improvements would be provided  
20 on Leon and Wickerd to access the site. It is assumed that all mitigation measures  
21 identified for the proposed Project would be implemented for the AL site.
- 22 4. The Board of Supervisors rejects Alternative 3, the Alternative Location Alternative,  
23 on the following grounds, each of which individually provides sufficient justification  
24 for rejection of this alternative: (1) Alternative 3 is not feasible, due to the fact the  
25 Project proponent does not own the property; and (2) Alternative 3 does not eliminate  
26 any of the significant impacts of the proposed Project, except those related to land  
27 use compatibility. Therefore, Alternative 3 is eliminated from further consideration.  
28

1 F. Environmentally Superior Alternative

2 Section 15126.6(e)(2) of the State CEQA Guidelines indicates that an analysis of alternatives  
3 to a proposed Project shall identify an environmentally superior alternative among the  
4 alternatives evaluated in an EIR. This issue is evaluated in Section 5.5 of the Final EIR.  
5 Here, Alternative 1, the No Project Alternative is the environmentally superior alternative.  
6 Aside from the No Project Alternative, the EGP Alternative is the environmentally superior  
7 alternative.

8 The Draft EIR also considered alternatives that were rejected from further analysis on  
9 grounds they were infeasible. First, a commercial alternative was considered in the Draft  
10 EIR, but then rejected from further analysis because the project vicinity does not have  
11 adequate population to support such a project. Similarly, a light industrial alternative was  
12 considered, but then rejected from further analysis given lack of market demand in this area.  
13 Finally a substantially lower density project with fewer dwelling units was considered, but  
14 rejected from further analysis, on grounds such a project would not generate sufficient funds  
15 to provide the regional benefits/amenities (i.e. recreational facilities) that could support the  
16 Extraordinary Foundation Element Amendment, and would not sustain extension and  
17 installation of the required utility and service infrastructure to the Project site. (See Draft  
18 EIR, p. 5-2.) No other reasonable and feasible alternatives were identified during the  
19 environmental review process for consideration. (Ibid.)

20 **BE IT FURTHER RESOLVED** by the Board of Supervisors that it has, pursuant to State CEQA  
21 Guidelines section 15093, balanced the “economic, legal, social, technological, and other benefits” of the  
22 Project, against the unavoidable adverse environmental effects described herein, and has determined that  
23 each and every one of the following benefits individually outweigh and render acceptable each and every  
24 one of those environmental effects:

- 25 A. The proposed Project will support an estimated 100-150 new jobs within the Southwest Area  
26 Plan region and 400 man-years of interim construction jobs.
- 27 B. The proposed Project contributes to regional infrastructure (Garbani Road, El Centro Lane  
28 and Wickerd Road) without causing any adverse impacts to the area circulation system. This



1 includes improvements to local roads and regional trails (including a regional trail along  
2 Garbani Road).

3 C. Perris Union High School #4: The developer of the Project is proposing to construct multiple  
4 improvements (sewer lift station, off-site sewer, Garbani Road, Wickerd Road, and dry  
5 utilities) and will also pay excess school fees in excess of the statutory fee. The developer  
6 has agreed to pay \$5,950 per unit to Perris Union High School District. This represents a  
7 \$3,685 premium per unit (on average) above the \$.85 per square foot charge. Total  
8 extraordinary economic benefit to the District is estimated to be \$5,453,835.

9 D. Eastern Municipal Water District (EMWD): The Project will fund a new sewage lift station  
10 and off-site sewer facilities with capacity in excess of Project demands that can serve the  
11 high school and future development in the area. An estimated 50% of the proposed sewage  
12 lift station and off-site sewer facility capacity will be available to other users. Based on  
13 preliminary estimates, EMWD will receive an extraordinary benefit from the excess capacity  
14 of approximately \$1,900,000.

15 E. Valley Wide Recreation and Park District: The Project will provide land and assist  
16 construction of a 15-acre community park which will include recreational facilities,  
17 veteran's monument, a special needs play area, and sports fields. This park facility exceeds  
18 the park obligations and it is estimated that the Project will provide \$1,376,913 in  
19 extraordinary benefit to Valley Wide Recreation and Park District.

20 F. Riverside Regional Conservation Authority: The developer proposes to pay a one-time fee  
21 per unit of \$1,460 (total \$746,060) at the time of occupancy to the Regional Conservation  
22 Authority to provide additional extraordinary economic benefit.

23 G. The Project will make a voluntary contribution to the County to satisfy the extraordinary  
24 benefit requirements. This contribution will consist of \$2,000 per unit and at full  
25 development this equates to a total of \$2,044,000 paid upon issuance of a grading permit.  
26 This extraordinary benefit can be used at the County's discretion to enhance the local  
27 circulation system.  
28

1           **BE IT FURTHER RESOLVED** by the Board of Supervisors that the State CEQA Guidelines  
2 section 15126(g) requires an EIR to discuss how a proposed project could directly or indirectly lead to  
3 economic, population, or housing growth. A project may be growth inducing if it removes obstacles to  
4 growth, taxes, community service facilities, or encourages other activities which cause significant  
5 environmental effect. The discussion is as follows:

6           A.     The proposed Project is not a large-scale project, relative to the surrounding area, that would  
7                 have the potential of producing a “multiplier effect” resulting in substantial indirect  
8                 community growth. As a residential community with a recreational component, the  
9                 proposed Project would not drive or force regional growth. Therefore, the proposed Project  
10                is not considered a “large project” that would indirectly drive area growth due to its presence.

11           B.     While there is vacant agricultural land and rural residential land in the vicinity of the Project  
12                 site, the proposed Project does not include any changes to the underlying land use  
13                 designations on off-site properties. Thus, any future development proposed on adjacent or  
14                 nearby lands would be required either to be consistent with the existing land use designations  
15                 or to apply for approvals to alter land use designations. No growth beyond that which is  
16                 provided for in the County and/or City land use policies and plans could occur without  
17                 subsequent review, including a separate environmental analysis, of land use policy. To  
18                 reiterate, any future development that might be proposed for the land in the vicinity of the  
19                 proposed Project would require subsequent environmental review, including review for  
20                 consistency with the general plan. Similarly, any change in land use designations that might  
21                 be proposed for land in the vicinity of the proposed Project would require subsequent  
22                 environmental review.

23           C.     The proposed Project would result in an increased expected population on the site of between  
24                 ~1,393 and 1,555 people. Thus, the proposed Project would be directly growth-inducing.  
25                 Implementation of the proposed Project would result in the extension of major infrastructure  
26                 into an area not currently served by such infrastructure. Therefore, the proposed Project may  
27                 indirectly induce population growth by extending infrastructure that may cause adjacent land  
28                 to become more suitable for future development. The proposed Project would not be a new

1 large project with the potential to create a “multiplier effect” that has not already been  
2 provided for in the local land use planning documents and that could induce growth beyond  
3 that anticipated in those planning documents. Finally, the Project would not create or change  
4 a land use plan that might cause a potential for growth because the available land and the  
5 land uses permitted result in the attraction of new development. (DEIR, pp. 6-1 through 6-  
6 6.)

7 **BE IT FURTHER RESOLVED** by the Board of Supervisors that the Project will implement  
8 applicable elements of the Riverside County General Plan as follows:

9 A. Land Use Element.

10 Analysis of applicable policies of the Land Use Element is presented throughout EIR No.  
11 542 and concludes that the Project would not conflict with any applicable policy of the  
12 General Plan Land Use Element. Furthermore the proposed Project complies with all design  
13 standards for the various land use designation and considers the unique characteristics and  
14 features of the Project site and surrounding community. The proposed Project is consistent  
15 with the General Plan Land Use Element, and is therefore consistent with the General Plan.

16 B. Circulation Element.

17 The Project will construct or contribute its fair share of the costs associated with the  
18 improvement of roadways and certain intersections. The Project will implement mitigation  
19 measures that address Project-specific and cumulative transportation and traffic impacts, and  
20 based thereon, the Board of Supervisors finds that the Project is consistent with the General  
21 Plan Circulation Element. All required improvements that are directly attributable to the  
22 Project would be constructed as part of the Project and fair share costs would be contributed  
23 for improvements to affected off-site roadways through payment of the TUMF, and  
24 County’s Development Impact Fee. There is no bus service adjacent to the Project. The  
25 proposed Project is consistent with the General Plan Circulation Element, and is therefore  
26 consistent with the General Plan.

1 C. Multipurpose Open Space Element.

2 The Multipurpose Open Space Element of the General Plan describes an open space system  
3 which includes methods for the acquisition, maintenance, and operation of a variety of open  
4 spaces. The County's open spaces are utilized for visual relief, natural resources protection,  
5 habitat protection, recreational uses, and protection from natural hazards for public health  
6 and safety. The site is not within a criteria cell, and therefore not identified as important for  
7 conservation. However, the Plan requires that a project must comply with the MSHCP  
8 policies identified in Section 6 of the MSHCP. This Project must comply with the following  
9 policies: (1) Riparian/Riverine Areas/ Vernal Pools; (2) Narrow Endemic Plant Species; and  
10 (3) appropriate surveys set forth in Sections 6.1.2 (Protection of Species Associated with  
11 Riparian/Riverine Areas and Vernal Pools), 6.1.3 (Protection of Narrow Endemic Plant  
12 Species), and 6.3.2 (Additional Survey Needs and Procedures).

13 Implementation of the Project will not result in cultural resource impacts (including  
14 paleontological resources) that will exceed the established thresholds of significance.  
15 Nonetheless, as part of mitigation for potential impacts to unknown cultural resources, all  
16 ground-disturbing activities would be monitored.

17 The existing recreation resources and system in the vicinity of the proposed Project would  
18 be unavoidably impacted by the cumulative impacts from new residential units and the  
19 associated population. Because of the park and recreation resources that would be provided  
20 by the proposed Project and based on the analysis presented Subchapter 4.16 of the Draft  
21 EIR, all potential direct impacts and cumulative impacts of the proposed Project are  
22 considered to be less than significant. Based on these findings, the proposed Project would  
23 not cause significant unavoidable adverse impacts to the area recreation resources.

24 The proposed Project is consistent with the General Plan's Multipurpose Open Space  
25 Element, and is therefore consistent with the General Plan.

26 D. Safety Element.

27 The Project complies with all applicable building codes, County Ordinances, and State and  
28 Federal laws. The Project complies with all applicable provisions of the Alquist-Priolo

1 Earthquake Fault Zoning Act, and as concluded by the Project geotechnical study, the Project  
2 site is not subject to significant hazards associated with earthquake induced liquefaction,  
3 landsliding, or settlement (assuming the implementation of mitigation). In addition, the  
4 proposed Project would not be subject to significant flood or dam inundation. The Project  
5 also would comply with all applicable standards for fire safety and be consistent with the  
6 Riverside County Fire Protection Master Plan. Furthermore, Project impacts associated with  
7 hazardous waste and materials on the Project site would be mitigated below a level of  
8 significance, and the proposed Project would not conflict with any disaster preparedness  
9 plans nor subject individuals to significant risk of loss, injury, or death involving wildland  
10 fires, erosion, seismic activity, blowsand, or flooding. The proposed Project is consistent  
11 with the General Plan Safety Element, and is therefore consistent with the General Plan.

12 E. Noise Element.

13 The proposed Project will cause significant construction impacts on the nearest existing  
14 residence (site R-5, an offsite sensitive noise receptor location is shown on Figure 4.13-4)  
15 and future residences (the first row of Phase 1 lots located adjacent to Phase 2 grading  
16 activities). These will be short-term impacts and will not interfere with evening or night  
17 activities but the degree of change in noise levels during daylight activities at the nearest  
18 residences is considered a significant adverse impact. Similarly, offsite traffic activities are  
19 forecast to make a cumulative contribution to significant noise along adjacent roadways for  
20 a period between 2017 and 2035. This impact is associated with the level of change in  
21 background noise, not with a violation of the 65 dBA (A-weighted decibel) CNEL  
22 (Community Noise Equivalent Level) sound level at sensitive uses along the three specific  
23 roadway segments impacted. At all other locations, roadway and stationary source impacts  
24 will not result in any Project specific significant adverse noise impacts. All other Project-  
25 related noise impacts can be controlled to less than significant. With implementation of the  
26 recommendations provided in the noise impact analysis and the required mitigation  
27 measures, the Project would be consistent with the General Plan Noise Element, and is  
28 therefore consistent with the General Plan.

1 F. Air Quality Element.

2 The Project-specific evaluation of emissions demonstrates that after implementation of the  
3 recommended mitigation measures, construction of the proposed Project would not result in  
4 emissions that exceed applicable South Coast Air Quality Management District (SCAQMD)  
5 regional air quality thresholds, including nitrogen oxides (NOx). Project operational-source  
6 emissions would exceed applicable SCAQMD regional thresholds of significance for  
7 emissions of volatile organic compounds (VOCs) and NOx during operation of Phases 1 and  
8 2 combined (2019) after implementation of the recommended mitigation measures. No  
9 feasible mitigation measures have been identified that would reduce these emissions to levels  
10 that are less-than-significant. Thus, operational-source emissions are projected to result in  
11 an unavoidable significant adverse impact with respect to VOC and NOx emissions.  
12 Exceedances of applicable SCAQMD regional thresholds are considered significant and  
13 unavoidable.

14 Implementation of the mitigation measures and recommendations provided in Section 4.4 of  
15 EIR No. 542, and in the air quality technical study, would ensure that the proposed Project  
16 would be consistent with the Air Quality Element and General Plan, by reducing potential  
17 air emissions to the lowest achievable level.

18 G. Housing Element.

19 The purpose of the General Plan Housing Element is to meet the needs of existing and future  
20 residents in Riverside County through the establishment of policies to guide County  
21 decision-making and to establish an action plan to meet the County's housing goals in the  
22 next seven years. The proposed Project would cumulatively exceed official regional or local  
23 population projections and would induce substantial population growth in an area, both  
24 directly, by proposing new homes, and indirectly through the extension of roads, sewer and  
25 other infrastructure. Therefore, based on the data and analysis presented in Subchapter 4.14  
26 of the Draft EIR, implementation of the proposed Project will cause significant unavoidable  
27 adverse population and housing impacts relative to the existing population and housing  
28 forecasts for the planning area. A General Plan Amendment is proposed. With approval of

1 the General Plan Amendment, the proposed Project would be consistent with the General  
2 Plan Housing Element and General Plan.

3 H. Administration Element.

4 The Administration Element contains information regarding the structure of the General  
5 Plan as well as general planning principles and a statement regarding the vision for Riverside  
6 County. The General Plan Amendment proposed by the Project would be consistent with  
7 the Administration Element policies governing Foundation Amendments, as the proposed  
8 Project would help to achieve the purposes of the General Plan through compliance with  
9 applicable General Plan policies.

10 I. Healthy Communities Element.

11 The Healthy Communities Element provides a framework for translating the General Plan  
12 vision for a healthy Riverside County into reality by identifying policies to achieve that  
13 vision. The Healthy Communities Element addresses areas where public health and  
14 planning intersect, including transportation and active living, access to nutritious foods,  
15 access to health care, mental health, quality of life, and environmental health. The Project  
16 would be consistent with the Healthy Communities Element policies governing Overall  
17 Health, Land Use and Community Design, Transportation System, Arts and Culture, Social  
18 Capital, Complete Communities, Parks, Trails, and Open Space, Access to Healthy Foods  
19 and Nutrition, Healthcare and Mental Healthcare, Schools, Recreational Centers and  
20 Daycare Centers, and Environmental Health, as the proposed Project would help to achieve  
21 the purposes of the General Plan through compliance with applicable General Plan policies.

22 **BE IT FURTHER RESOLVED** by the Board of Supervisors that the Final EIR also discusses,  
23 pursuant to State CEQA Guidelines sections 15126(c) and 15126.2(c), significant irreversible  
24 environmental changes and provides in Draft EIR Section 4.18.2.4, page 4-550, the following:

- 25 A. An "Energy Analysis" of the proposed Project was prepared by Urban Crossroads. A copy  
26 of this analysis is provided in Appendix 2 of the Draft EIR.
- 27 B. The following summary of findings relating to energy use and efficiency, was provided in  
28 the analysis in the Draft EIR at pages 4-549 through -552. For new development such as

1 that proposed, compliance with California Title 24 energy efficiency requirements is  
2 considered to demonstrate evidence of efficient use of energy. As discussed in the Energy  
3 Analysis, the proposed Project would provide for, and promote, energy efficiencies beyond  
4 those required under other applicable state or federal standards and regulations, and in so  
5 doing would meet or exceed all Title 24 standards.

6 C. Moreover, energy consumed by the proposed Project would be comparable to, or less than,  
7 energy consumed by other residential uses of similar scale and intensity. Further, the  
8 proposed Project would not cause or result in the need for additional energy producing  
9 facilities or energy delivery systems.

10 D. Accordingly, pursuant to State CEQA Guidelines Appendix F, this Project will not result in  
11 the wasteful or inefficient use or consumption of energy.

12 **BE IT FURTHER RESOLVED** by the Board of Supervisors that General Plan Amendment No.  
13 1129, Change of Zone No. 7856 and Tentative Tract Map No. 36785 is consistent with the Riverside County  
14 General Plan.

15 **BE IT FURTHER RESOLVED** by the Board of Supervisors that it has reviewed and considered  
16 EIR No. 542 in evaluating General Plan Amendment No. 1129, Change of Zone No. 7856 and Tentative  
17 Tract Map No. 36785, that EIR No. 542 is an accurate and objective statement that complies with the  
18 California Environmental Quality Act and reflects the County's independent judgment, and that EIR No.  
19 542 is incorporated herein by this reference.

20 **BE IT FURTHER RESOLVED** by the Board of Supervisors that it **ADOPTS** the statement of  
21 overriding consideration, **CERTIFIES** EIR No. 542 and **ADOPTS** the Mitigation Monitoring and  
22 Reporting Plan attached as Attachment A hereto. To the extent that there are any inconsistencies between  
23 the mitigation measures as set forth in EIR No. 542, and those set forth in the Mitigation Monitoring and  
24 Reporting Program, the Mitigation Monitoring and Reporting Program shall control.

25 **BE IT FURTHER RESOLVED** by the Board of Supervisors that Tentative Tract Map No. 37785,  
26 on file with the Clerk of the Board, including the final exhibits and related cases, is hereby approved for the  
27 real property described and shown on the final exhibits, and said real property shall be developed  
28



1 substantially in accordance with General Plan Amendment No. 1129, Change of Zone No. 7856 and  
2 Tentative Tract Map No. 36785, unless they are amended by the Board of Supervisors.

3 **BE IT FURTHER RESOLVED** by the Board of Supervisors that copies of General Plan  
4 Amendment No. 1129, Change of Zone No. 7856 and Tentative Tract Map No. 36785 shall be placed on  
5 file in the Office of the Clerk of the Board, in the Office of the County Planning Department, and the Office  
6 of the Building and Safety Director.

7 **BE IT FURTHER RESOLVED** by the Board of Supervisors that the custodian of the documents  
8 upon which this decision is based are the Clerk of the Board of Supervisors and the County Planning  
9 Department and that such documents are located at 4080 Lemon Street, Riverside, California.

10  
11  
12 ROLL CALL:

13 Ayes: Jeffries, Tavaglione, Washington and Ashley  
14 Nays: None  
Absent: Benoit

15 The foregoing is certified to be a true copy of a resolution duly  
16 adopted by said Board of Supervisors on the date therein set forth.

17 KECIA HARPER-IHEM, Clerk of said Board

18 By  Deputy

**ATTACHMENT "A"**

**MITIGATION MONITORING AND REPORTING PROGRAM**

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**LA VENTANA RANCH (GPA NO. 1129, CZ 07856 AND TR 36785)  
MITIGATION MONITORING AND REPORTING PROGRAM**

Mitigation Measure	Implementation Schedule	Verification
<p><b>Aesthetics</b> 4.2-1 Light from exterior light fixtures within TR 36785 Amended shall implement the County's Dark Sky standards and limit offsite (off of the property) illumination to 0.25 footcandle, except as may be required by the County along Wickerd or Garbani Roads for safety consistent with their designations in the County General Plan Transportation Element.</p>	<p>A lighting plan documenting compliance with this measure shall be completed and approved by the County prior to installing any permanent lighting. Lighting consistent with the plan shall be installed during construction.</p>	<p>A copy of the approved lighting plan shall be retained in the project file. Verification of implementation shall be based on field inspections by County inspectors that verify the appropriate lights have been installed as required in this measure. Field notes documenting verification shall be retained in the project file.</p>
<p align="center"><b>Source</b> Draft EIR</p>	<p align="center"><b>Responsible Party</b> County of Riverside</p>	<p align="center"><b>Status / Date / Initials</b></p>
Mitigation Measure	Implementation Schedule	Verification
<p><b>Aesthetics</b> 4.2-2 When final subdivision maps are submitted to the local agency for review and approval, an analysis of potential glare from sunlight or exterior lighting to impact vehicles traveling on adjacent roadways or other structures shall be included in the submittal. This analysis shall demonstrate that due to building orientation or exterior treatment, no significant glare may be caused that could negatively impact drivers on the local roadways or impact adjacent land uses. If potential glare impacts are identified, the building orientation, non-glare reflective materials or other design solutions shall be implemented to eliminate glare impacts.</p>	<p>Prior to each segment of housing adjacent to roadways being approved by the County, the glare study shall be submitted to the County for review and approval to demonstrate no glare will impact traffic on adjacent roads or nearby residences.</p>	<p>A copy of the approved glare study shall be retained in the project file. Verification of implementation shall be based on field inspections by County inspectors that verify the structures on the site have been installed as required in this measure. Field notes documenting verification shall be retained in the project file.</p>
<p align="center"><b>Source</b> Draft EIR</p>	<p align="center"><b>Responsible Party</b> County of Riverside</p>	<p align="center"><b>Status / Date / Initials</b></p>

**LA VENTANA RANCH (GPA NO. 1129, CZ 07856 AND TR 36785)  
MITIGATION MONITORING AND REPORTING PROGRAM**

Mitigation Measure	Implementation Schedule	Verification
<p><b>Agriculture</b></p> <p>4.3-1 Prior to the sale of any specific residential lots, the future developer shall complete an education pamphlet that will be provided to all individuals that purchase property within the project area. This pamphlet shall describe potential effects of living or working adjacent to existing agricultural operations and shall provide general guidance for management of human and domestic pet control to minimize the potential for trespass on adjacent agricultural lands. This pamphlet shall be reviewed and approved by the Riverside County Agricultural Commissioner prior to issuance of building permits.</p>	<p>This measure shall be completed prior to the sale of any lots/residences in the project. A copy of the pamphlet shall be provided to each new homeowner concurrent with acquisition of the property.</p>	<p>A copy of the pamphlet shall be retained in the project file. The site developer(s) shall provide a copy of the pamphlet concurrent with purchase of a residence.</p>
	<p align="center"><b>Source</b> Draft EIR</p>	<p align="center"><b>Responsible Party</b> County of Riverside</p>
		<p align="center"><b>Status / Date / Initials</b></p>

Mitigation Measure	Implementation Schedule	Verification
<p><b>Air Quality</b></p> <p>4.4-1 The following fugitive dust control measures shall be incorporated into Project plans and specifications for implementation:</p> <ul style="list-style-type: none"> <li>• All clearing, grading, earth-moving, or excavation activities shall cease when winds exceed 25 mph per SCAQMD guidelines in order to limit fugitive dust emissions.</li> <li>• The contractor shall ensure that all disturbed unpaved roads and disturbed areas within the Project are watered at least three times daily during dry weather. Watering, with complete coverage of disturbed areas, shall occur at least three times a day, preferably in the mid-morning, afternoon, and after work is done for the day.</li> <li>• The contractor shall ensure that traffic speeds on unpaved roads and project site areas are reduced to 15 miles per hour or less.</li> <li>• Where blasting is implemented dust generation can be reduced by using blankets where feasible or application of water immediately following the blast.</li> </ul>	<p>This measure shall be included in the construction contract as a contract specification and implemented by the contractor during construction.</p>	<p>A copy of the construction contract including this air mitigation measure shall be retained in the project file. Verification of implementation shall be based on field inspections by County inspectors that verify the air quality measures have been implemented as required in these measures. Field notes documenting verification shall be retained in the project file.</p>
	<p align="center"><b>Source</b> Draft EIR</p>	<p align="center"><b>Responsible Party</b> County of Riverside</p>
		<p align="center"><b>Status / Date / Initials</b></p>

**LA VENTANA RANCH (GPA NO. 1129, CZ 07856 AND TR 36785)  
MITIGATION MONITORING AND REPORTING PROGRAM**

Mitigation Measure	Implementation Schedule	Verification
<p><b>Air Quality</b> 4.4-2 Plans, specifications and contract documents shall direct that a sign must be posted on-site stating that construction workers shall not idle diesel engines in excess of five minutes.</p>	<p>This measure shall be included in the construction contract as a contract specification and implemented by the contractor during construction.</p>	<p>A copy of the construction contract including this air mitigation measure shall be retained in the project file. Verification of implementation shall be based on field inspections by County inspectors that verify the air quality measure has been implemented as required in this measure. Field notes documenting verification shall be retained in the project file.</p>
<p align="center"><b>Source</b> Draft EIR</p>		<p align="center"><b>Responsible Party</b> County of Riverside</p>
		<p align="center"><b>Status / Date / Initials</b></p>

Mitigation Measure	Implementation Schedule	Verification
<p><b>Air Quality</b> 4.4-3 <b>Option A:</b> No overlap of Grading-Mass Excavation or Grading-Rough/Fine will occur concurrent with other phases of construction activity. Additionally, all construction equipment greater than 150 horsepower shall be California Air Resources Board (CARB) Tier 3 Certified or better. The total horsepower-hours per day for all equipment shall not exceed 25,808 horsepower-hours per day and the maximum disturbance (actively graded) area shall not exceed 6.5 acres per day. <b>Option B:</b> All construction equipment greater than 150 horsepower shall be CARB Tier 3 Certified or better with the exception of rubber tired dozers and scrapers which shall be CARB Tier 4 Certified or better. The total horsepower-hours per day for all equipment shall not exceed 38,328 horsepower-hours per day and the maximum disturbance (actively graded) area shall not exceed 8.5 acres per day.</p>	<p>This measure shall be included in the construction contract as a contract specification and implemented by the contractor during construction.</p>	<p>A copy of the construction contract including this air mitigation measure shall be retained in the project file. Verification of implementation shall be based on field inspections by County inspectors that verify the air quality measure has been implemented as required in this measure. Field notes documenting verification shall be retained in the project file.</p>
<p align="center"><b>Source</b> Draft EIR</p>		<p align="center"><b>Responsible Party</b> County of Riverside</p>
		<p align="center"><b>Status / Date / Initials</b></p>

**LA VENTANA RANCH (GPA NO. 1129, CZ 07856 AND TR 36785)  
MITIGATION MONITORING AND REPORTING PROGRAM**

Mitigation Measure	Implementation Schedule	Verification
<p><b>Air Quality</b> 4.4-4 Only "Zero-Volatile Organic Compounds" paints (no more than 150 gram/liter of VOC) and/or High Pressure Low Volume (HPLV) applications consistent with South Coast Air Quality Management District Rule 1113 shall be used.</p>	<p>This measure shall be included in the construction contract as a contract specification and implemented by the contractor during construction.</p>	<p>A copy of the construction contract including this air mitigation measure shall be retained in the project file. Verification of implementation shall be based on field inspections by County inspectors that verify the air quality measure has been implemented as required in this measure. Field notes documenting verification shall be retained in the project file.</p>
<p align="center"><b>Source</b> Draft EIR</p>		<p align="center"><b>Responsible Party</b> County of Riverside</p>
		<p align="center"><b>Status / Date / Initials</b></p>
Mitigation Measure	Implementation Schedule	Verification
<p><b>Air Quality</b> 4.4-5 Gravel pads must be installed at all access points to prevent tracking of mud onto public roads.</p>	<p>This measure shall be included in the construction contract as a contract specification and implemented by the contractor during construction.</p>	<p>A copy of the construction contract including this air mitigation measure shall be retained in the project file. Verification of implementation shall be based on field inspections by County inspectors that verify the air quality measure has been implemented as required in this measure. Field notes documenting verification shall be retained in the project file.</p>
<p align="center"><b>Source</b> Draft EIR</p>		<p align="center"><b>Responsible Party</b> County of Riverside</p>
		<p align="center"><b>Status / Date / Initials</b></p>
Mitigation Measure	Implementation Schedule	Verification
<p><b>Air Quality</b> 4.4-6 Install and maintain track out control devices in effective condition at all access points where paved and unpaved access or travel routes intersect (e.g., Install wheel shakers, wheel washers, and limit site access).</p>	<p>This measure shall be included in the construction contract as a contract specification and implemented by the contractor during construction, immediately after mass grading is completed and final grading is initiated.</p>	<p>A copy of the construction contract including this air mitigation measure shall be retained in the project file. Verification of implementation shall be based on field inspections by County inspectors that verify the air quality measure has been implemented as required in this measure. Field notes documenting verification shall be retained in the project file.</p>
<p align="center"><b>Source</b> Draft EIR</p>		<p align="center"><b>Responsible Party</b> County of Riverside</p>
		<p align="center"><b>Status / Date / Initials</b></p>

**LA VENTANA RANCH (GPA NO. 1129, CZ 07856 AND TR 36785)  
MITIGATION MONITORING AND REPORTING PROGRAM**

Mitigation Measure	Implementation Schedule	Verification
<p><b>Air Quality</b> 4.4-7 All roadways, driveways, sidewalks, etc., shall be completed as soon as possible after construction begins. In addition, building pads shall be laid as soon as possible after grading, unless seeding or soil binders are used.</p>	<p>This measure shall be included in the construction contract as a contract specification and implemented by the contractor during construction.</p>	<p>A copy of the construction contract including this air mitigation measure shall be retained in the project file. Verification of implementation shall be based on field inspections by County inspectors that verify the air quality measure has been implemented as required in this measure. Field notes documenting verification shall be retained in the project file.</p>
	<p>Source Draft EIR</p>	<p>Responsible Party County of Riverside</p>
		<p>Status / Date / Initials</p>
Mitigation Measure	Implementation Schedule	Verification
<p><b>Air Quality</b> 4.4-8 Pave all construction access roads at least 100 feet on to the site from the main road.</p>	<p>This measure shall be included in the construction contract as a contract specification and implemented by the contractor during construction.</p>	<p>A copy of the construction contract including this air mitigation measure shall be retained in the project file. Verification of implementation shall be based on field inspections by County inspectors that verify the air quality measure has been implemented as required in this measure. Field notes documenting verification shall be retained in the project file.</p>
	<p>Source Draft EIR</p>	<p>Responsible Party County of Riverside</p>
		<p>Status / Date / Initials</p>
Mitigation Measure	Implementation Schedule	Verification
<p><b>Air Quality</b> 4.4-9 When materials are transported off-site, all material shall be covered, effectively wetted to limit visible dust emissions, and at least six inches of freeboard space from the top of the container shall be maintained.</p>	<p>This measure shall be included in the construction contract as a contract specification and implemented by the contractor during construction.</p>	<p>A copy of the construction contract including this air mitigation measure shall be retained in the project file. Verification of implementation shall be based on field inspections by County inspectors that verify the air quality measure has been implemented as required in this measure. Field notes documenting verification shall be retained in the project file.</p>
	<p>Source Draft EIR</p>	<p>Responsible Party County of Riverside</p>
		<p>Status / Date / Initials</p>



**LA VENTANA RANCH (GPA NO. 1129, CZ 07856 AND TR 36785)  
MITIGATION MONITORING AND REPORTING PROGRAM**

Mitigation Measure	Implementation Schedule	Verification
<p><b>Air Quality</b> 4.4-10 All streets shall be swept at least once a day using SCAQMD Rule 1186 certified street sweepers if visible soil materials are carried to adjacent streets.</p>	<p>This measure shall be included in the construction contract as a contract specification and implemented by the contractor during construction.</p>	<p>A copy of the construction contract including this air mitigation measure shall be retained in the project file. Verification of implementation shall be based on field inspections by County inspectors that verify the air quality measure has been implemented as required in this measure. Field notes documenting verification shall be retained in the project file.</p>
<p align="center">Source Draft EIR</p>	<p align="center">Responsible Party County of Riverside</p>	<p align="center">Status / Date / Initials</p>
<p><b>Air Quality</b> 4.4-11 The contractor or builder shall designate a person or persons to monitor the dust control program and to order increased watering, as necessary, to prevent transport of dust offsite.</p>	<p>This measure shall be included in the construction contract as a contract specification and implemented by the contractor during construction.</p>	<p>A copy of the construction contract including this air mitigation measure shall be retained in the project file. Verification of implementation shall be based on field inspections by County inspectors that verify the air quality measure has been implemented as required in this measure. Field notes documenting verification shall be retained in the project file.</p>
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<p><b>Air Quality</b> 4.4-12 Post a publicly visible sign with the telephone number and person to contact regarding dust complaints. This person shall respond and take corrective action within 24 hours.</p>	<p>This measure shall be included in the construction contract as a contract specification and implemented by the contractor during construction.</p>	<p>A copy of the construction contract including this air mitigation measure shall be retained in the project file. Verification of implementation shall be based on field inspections by County inspectors that verify the air quality measure has been implemented as required in this measure. Field notes documenting verification shall be retained in the project file.</p>
<p align="center">Source Draft EIR</p>	<p align="center">Responsible Party County of Riverside</p>	<p align="center">Status / Date / Initials</p>



**LA VENTANA RANCH (GPA NO. 1129, CZ 07856 AND TR 36785)  
MITIGATION MONITORING AND REPORTING PROGRAM**

Mitigation Measure	Implementation Schedule	Verification
<p><b>Air Quality</b> 4.4-13 The simultaneous disturbance of the site shall be limited to 6.5 acres per day.</p>	<p>This measure shall be included in the construction contract as a contract specification and implemented by the contractor during construction.</p>	<p>A copy of the construction contract including this air mitigation measure shall be retained in the project file. Verification of implementation shall be based on field inspections by County inspectors that verify the air quality measure has been implemented as required in this measure. Field notes documenting verification shall be retained in the project file.</p>
	<p>Source Draft EIR</p>	<p>Responsible Party County of Riverside</p>
<p><b>Mitigation Measure</b></p> <p><b>Air Quality</b> 4.4-14 Any on-site stockpiles of debris, dirt or other dusty material shall be covered or watered three times daily.</p>	<p>This measure shall be included in the construction contract as a contract specification and implemented by the contractor during construction.</p>	<p>A copy of the construction contract including this air mitigation measure shall be retained in the project file. Verification of implementation shall be based on field inspections by County inspectors that verify the air quality measure has been implemented as required in this measure. Field notes documenting verification shall be retained in the project file.</p>
	<p>Source Draft EIR</p>	<p>Responsible Party County of Riverside</p>
<p><b>Mitigation Measure</b></p> <p><b>Air Quality</b> 4.4-15 A high wind response plan shall be formulated for enhanced dust control if winds are forecast to exceed 25 mph in any upcoming 24-hour period.</p>	<p>This measure shall be included in the construction contract as a contract specification and implemented by the contractor during construction if winds are forecast to exceed 25 miles per hour. The plan shall be approved by the County prior to initiating construction.</p>	<p>A copy of the construction contract including this air mitigation measure shall be retained in the project file. Verification of implementation shall be based on field inspections by County inspectors that verify the air quality measure has been implemented as required in this measure. Field notes documenting verification shall be retained in the project file.</p>
	<p>Source Draft EIR</p>	<p>Responsible Party County of Riverside</p>

**LA VENTANA RANCH (GPA NO. 1129, CZ 07856 AND TR 36785)  
MITIGATION MONITORING AND REPORTING PROGRAM**

Mitigation Measure	Implementation Schedule	Verification
<p><b>Air Quality</b> 4.4-16 Implement activity management techniques including (a) development of a comprehensive construction management plan designed to minimize the number of large construction equipment operating during any given time period; (b) scheduling of construction truck trips during non-peak hours to reduce peak hour emissions; and (c) phasing of construction activities.</p>	<p>This measure shall be included in the construction contract as a contract specification and implemented by the contractor during construction. The plan shall be approved by the County prior to initiating construction and implemented when construction begins.</p>	<p>A copy of the construction contract including this air mitigation measure shall be retained in the project file. Verification of implementation shall be based on field inspections by County inspectors that verify the air quality measure has been implemented as required in this measure. Field notes documenting verification shall be retained in the project file.</p>
	<p><b>Source</b> Draft EIR</p>	<p><b>Responsible Party</b> County of Riverside</p>
Mitigation Measure	Implementation Schedule	Verification
<p><b>Air Quality</b> 4.4-17 Develop a trip reduction plan to achieve a 1.5 AVR for construction employees.</p>	<p>This measure shall be included in the construction contract as a contract specification and implemented by the contractor during construction. The plan shall be approved by the County prior to initiating construction and implemented when construction begins.</p>	<p>A copy of the construction contract including this air mitigation measure shall be retained in the project file. Verification of implementation shall be based on field inspections by County inspectors that verify the air quality measure has been implemented as required in this measure. Field notes documenting verification shall be retained in the project file.</p>
	<p><b>Source</b> Draft EIR</p>	<p><b>Responsible Party</b> County of Riverside</p>
Mitigation Measure	Implementation Schedule	Verification
<p><b>Air Quality</b> 4.4-18 Use electric construction equipment where technically feasible, where the electric equipment can perform comparably to fueled equipment.</p>	<p>This measure shall be included in the construction contract as a contract specification and implemented by the contractor during construction. Prior to initiating construction, the contractor shall identify all opportunities for use of electric construction equipment and substitute this equipment during actual construction.</p>	<p>A copy of the construction contract including this air mitigation measure shall be retained in the project file. Verification of implementation shall be based on field inspections by County inspectors that verify the air quality measure has been implemented as required in this measure. Field notes documenting verification shall be retained in the project file.</p>
	<p><b>Source</b> Draft EIR</p>	<p><b>Responsible Party</b> County of Riverside</p>

**LA VENTANA RANCH (GPA NO. 1129, CZ 07856 AND TR 36785)  
MITIGATION MONITORING AND REPORTING PROGRAM**

Mitigation Measure	Implementation Schedule	Verification
<p><b>Air Quality</b> 4.4-19 Prior to the issuance of building permits, the Project proponent shall submit energy usage calculations to the Planning Division showing that the Project is designed to achieve 20% efficiency beyond the incumbent California Building Code Title 24 requirements. Examples of measures that reduce energy consumption include, but are not limited to, the following (it being understood that the items listed below are not all required and merely present examples; the list is not all-inclusive and other features that reduce energy consumption also are acceptable):</p> <ul style="list-style-type: none"> <li>• Increase in insulation such that heat transfer and thermal bridging is minimized;</li> <li>• Limit air leakage through the structure and/or within the heating and cooling distribution system;</li> <li>• Use of energy-efficient space heating and cooling equipment;</li> <li>• Installation of electrical hook-ups at loading dock areas;</li> <li>• Installation of dual-paned or other energy efficient windows;</li> <li>• Use of interior and exterior energy efficient lighting that exceeds then incumbent California Title 24 Energy Efficiency performance standards;</li> <li>• Installation of automatic devices to turn off lights where they are not needed;</li> <li>• Application of a paint and surface color palette that emphasizes light and off-white colors that reflect heat away from buildings;</li> <li>• Design of buildings with "cool roofs" using products certified by the Cool Roof Rating Council, and/or exposed roof surfaces using light and off-white colors;</li> <li>• Design of buildings to accommodate photo-voltaic solar electricity systems or the installation of photo-voltaic solar electricity systems; and</li> <li>• Installation of ENERGY STAR-qualified energy-efficient appliances, heating and cooling systems, office equipment, and/or lighting products.</li> </ul>	<p>The energy use calculations shall be submitted to the County prior to issuance of building permits. The County shall verify that the 20% efficiency requirement is met prior to issuance of building permits. The energy reduction measures shall be implemented during construction.</p>	<p>A copy of the energy use calculations shall be retained in the project file along with the County's verification that the 20% efficiency measures are being met by the new homes.</p>
Source		Status / Date / Initials
Draft EIR		County of Riverside

**LA VENTANA RANCH (GPA NO. 1129, CZ 07856 AND TR 36785)  
MITIGATION MONITORING AND REPORTING PROGRAM**

Mitigation Measure	Implementation Schedule	Verification
<p><b>Air Quality</b> 4.4-20 To reduce energy demand associated with potable water conveyance, the Project shall be designed to comply with the mandatory reductions in indoor water usage contained in the incumbent CalGreen Code and the mandated reduction in outdoor water usage contained in the County's water efficient landscape requirements. Additionally, the Project shall implement the following:</p> <ul style="list-style-type: none"> <li>• Landscaping palette emphasizing drought tolerant plants;</li> <li>• Use of water-efficient irrigation techniques; and</li> <li>• U.S. EPA Certified WaterSense labeled or equivalent faucets, high-efficiency toilets (HETs), and water-conserving shower heads.</li> </ul>	<p>The developer shall submit energy demand calculations for potable water demand at a typical unit prior to issuance of building permits. The consumption reduction measures shall be implemented during construction.</p>	<p>A copy of the energy demand calculations shall be retained in the project file along with the County's verification that the water efficiency measures are being met by the new homes.</p>
	<p>Source Draft EIR</p>	<p>Responsible Party County of Riverside</p>
Mitigation Measure	Implementation Schedule	Verification
<p><b>Air Quality</b> 4.4-21 Design buildings for passive heating and cooling and natural light, including building orientation, proper orientation and placement of windows, overhangs, skylights, etc.</p>	<p>Concurrent with application for building permits the developer shall submit design data demonstrating compliance with passive heating and cooling requirements. These designs shall be implemented during construction.</p>	<p>A copy of the design measures shall be retained in the project file along with the County's verification that these measures are being met by the new homes during construction.</p>
	<p>Source Draft EIR</p>	<p>Responsible Party County of Riverside</p>
Mitigation Measure	Implementation Schedule	Verification
<p><b>Air Quality</b> 4.4-22 Install solar water heating system connections to generate all hot water requirements.</p>	<p>This system requirement shall be included in the design of new homes submitted for building permits and installed during construction.</p>	<p>A copy of the design measures shall be retained in the project file along with the County's verification that these measures are being met by the new homes during construction.</p>
	<p>Source Draft EIR</p>	<p>Responsible Party County of Riverside</p>

**LA VENTANA RANCH (GPA NO. 1129, CZ 07856 AND TR 36785)  
MITIGATION MONITORING AND REPORTING PROGRAM**

Mitigation Measure	Implementation Schedule	Verification
<b>Air Quality</b> 4.4-23 Plant shade trees in parking areas to provide minimum 50% cover to reduce evaporative emissions from parked vehicles.	The landscape plans for each lot shall incorporate the requirements of this measure and shall be approved prior to issuance of building permits.  Source Draft EIR	A copy of the landscape plan for individual lots shall be retained in the project file along with the County's verification that this measure is being met by the new homes.  Responsible Party County of Riverside  Status / Date / Initials
<b>Mitigation Measure</b>  <b>Air Quality</b> 4.4-24 Plant at least 50 percent low-ozone forming potential (Low-OFP) trees and shrubs, preferably native, drought-resistant species, to meet city/county landscaping requirements.	The landscape plans for each lot shall incorporate the requirements of this measure and shall be approved prior to issuance of building permits.  Source Draft EIR	A copy of the landscape plan for individual lots shall be retained in the project file along with the County's verification that this measure is being met by the new homes.  Responsible Party County of Riverside  Status / Date / Initials
<b>Mitigation Measure</b>  <b>Air Quality</b> 4.4-25 Electrical outlets shall be installed on the exterior walls of all residential buildings to promote the use of electric landscape maintenance equipment.	Building plans shall show the location of the exterior electrical outlets and they shall be approved prior to initiating construction.  Source Draft EIR.	A copy of the building plan for individual lots shall be retained in the project file along with the County's verification that this measure is being met by the new homes.  Responsible Party County of Riverside  Status / Date / Initials
<b>Mitigation Measure</b>  <b>Air Quality</b> 4.4-26 Provide direct, safe, attractive pedestrian access from project to transit stops and adjacent development.	The final tract map shall incorporate this measure and the pedestrian access shall be installed during construction.  Source Draft EIR	A copy of the tract map shall be retained in the project file along with the County's verification that this measure is being met by the new development.  Responsible Party County of Riverside  Status / Date / Initials

**LA VENTANA RANCH (GPA NO. 1129, CZ 07856 AND TR 36785)  
MITIGATION MONITORING AND REPORTING PROGRAM**

Mitigation Measure	Implementation Schedule	Verification
<b>Air Quality</b> 4.4-27 Provide safe, direct bicycle access to adjacent bicycle routes.	The final tract map shall incorporate this measure and the pedestrian access shall be installed during construction.	A copy of the tract map shall be retained in the project file along with the County's verification that this measure is being met by the new development.
	Source Draft EIR	Responsible Party County of Riverside
		Status / Date / Initials

Mitigation Measure	Implementation Schedule	Verification
<b>Air Quality</b> 4.4-28 Connect bicycle lanes/paths to city-wide network.	The final tract map shall incorporate this measure and the pedestrian access shall be installed during construction.	A copy of the tract map shall be retained in the project file along with the County's verification that this measure is being met by the new development.
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		Status / Date / Initials

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<b>Air Quality</b> 4.4-29 Provide a brochure to future residents displaying transportation information in a prominent area accessible to residents and a kiosk at park locations.	A copy of the brochure shall be submitted to and approved by the County prior to issuing occupancy permits.	The brochure shall be made available to each new resident upon home purchase and copies shall be available to residents at park kiosks. The HOA shall verify continued availability of the brochure at park locations.
	Source Draft EIR	Responsible Party County of Riverside
		Status / Date / Initials



**LA VENTANA RANCH (GPA NO. 1129, CZ 07856 AND TR 36785)  
MITIGATION MONITORING AND REPORTING PROGRAM**

Mitigation Measure	Implementation Schedule	Verification
<p><b>Biological Resources</b> 4.5-1 Within 30 days prior to commencement of construction activity, a clearance survey shall be conducted by a qualified biologist to determine if any burrowing owl or their burrows are located within the potential area of impact. If occupied burrows may be impacted, an impact minimization plan shall be developed by the biologist that shall protect the burrow in place or provide for closure and relocation to an alternate burrow within the vicinity but outside of the project footprint in accordance with current CDFW and MSHCP burrowing owl guidelines, including preparation of a DBESP. Active nests must be avoided until all nestlings have fledged.</p>	<p>The pre-construction survey shall be conducted within a period of 30 days prior to issuance of the grading permit. A copy of the findings of the survey shall be provided to the County prior to grading. If BUOW are encountered the follow-on management measures shall be implemented prior to initiating grading.</p>	<p>A copy of the BUOW survey report shall be retained by the County. Any follow-on management actions shall be implemented in coordination with the County. The County shall verify that BUOW management measures are sufficient to protect this species at the site. Documentation verifying that sufficient measures have been implemented shall be retained in the project file.</p>
	<p><b>Source</b> Draft EIR</p>	<p><b>Responsible Party</b> County of Riverside</p>
		<p><b>Status / Date / Initials</b></p>

Mitigation Measure	Implementation Schedule	Verification
<p><b>Biological Resources</b> 4.5-2 The removal of potential nesting vegetation of native bird species shall be conducted outside of the nesting season (March 1 to September 1). If vegetation must be removed during nesting season, a qualified biologist shall conduct a nesting bird survey of potentially suitable nesting vegetation prior to removal. Surveys shall be conducted no more than three days prior to scheduled ground disturbing activity. If active nests are identified, the biologist shall establish buffers around the vegetation containing the active nest (500 feet for raptors and 200 feet for non-raptors). The site containing the active nest shall not be removed, and no grading shall occur within the established buffer until a qualified biologist has determined that the nest is no longer active. If clearing is not conducted within three days of a negative survey, the nesting survey must be repeated to confirm the absence of nesting birds.</p>	<p>Initial ground disturbing activities shall be conducted outside the bird nesting season (February 1 to August 31) or the required surveys shall be performed and appropriate management actions implemented during construction.</p>	<p>The developer shall document the date at which ground disturbing activities will be initiated. If such activities will be initiated during the nesting season, the survey information documenting absence of nesting birds within the disturbed area shall be provided to the County and the management actions (such as establishment of buffer distances) shall be verified in the field by the County inspectors.</p>
	<p><b>Source</b> Draft EIR</p>	<p><b>Responsible Party</b> County of Riverside</p>
		<p><b>Status / Date / Initials</b></p>

**LA VENTANA RANCH (GPA NO. 1129, CZ 07856 AND TR 36785)  
MITIGATION MONITORING AND REPORTING PROGRAM**

Mitigation Measure	Implementation Schedule	Verification
<p><b>Biological Resources</b> 4.5-3 In order to reduce potential indirect effects from introduction of invasive species to the future project site (both developed and conserved property), the project shall avoid the use of invasive plant species identified in Table 6-2 of the MSHCP document and in the Specific Plan. CC&amp;Rs to control use of invasive plants shall be enforced through the Home Owners Association. Maintenance of public landscaping within the project area shall include the removal of invasives that may establish through natural dispersal mechanisms.</p>	<p>The County shall verify that landscape plan plant palette does not contain any invasive species on the planting list prior planting and that the HOA regulations contain a prohibition for homeowners planting any invasive species within the HOA area.</p>	<p>A copy of both the landscape plan and the HOA regulations shall be retained in the project file. Inspections following initial landscaping shall be conducted by County staff and notes verifying compliance shall be placed in the project file. The HOA shall review plantings of homeowners once the initial planting is completed to verify invasive species are not planted. Notes verifying compliance shall be retained by the HOA.</p>
	<p><b>Source</b> Draft EIR</p>	<p><b>Responsible Party</b> County of Riverside</p>
		<p><b>Status / Date / Initials</b></p>

Mitigation Measure	Implementation Schedule	Verification
<p><b>Biological Resources</b> 4.5-4 Prior to issuance of grading permits for the project site, the site developer shall implement the Determination of Biologically Equivalent or Superior Preservation (DBESP) document and regulatory permits for disturbance of approximately 0.131 acre or 1,445 linear feet of heavily disturbed riverine habitat. To compensate for the loss of these waters of the U.S. and State, the developer shall either implement onsite enhancement in the area set aside to protect stream channel habitat or acquire offsite compensatory mitigation habitat or create such habitat at no more than a 2:1 mitigation-to-impact ratio as outlined in the text above. This habitat shall be located within the Santa Margarita River Watershed. The regulatory permits (Corps 404, Regional Board 401 and CDFW 1600) may increase this compensatory ratio but the County finds that this is the minimum habitat required to offset the impacts to water resources on the project site.</p>	<p>This measure shall be implemented prior to issuance of the project grading permit. Copies of the referenced regulatory permits shall be provided to the County prior to issuance of the grading permit.</p>	<p>The County shall retain copies of the regulatory permits on file and the developer shall retain copies of the permits at the site during grading. Verification of implementation shall be based on field inspections by County inspection personnel that verify the regulatory permit requirements have been implemented as required in the permits. Field notes documenting verification shall be retained in the project file.</p>
	<p><b>Source</b> Draft EIR</p>	<p><b>Responsible Party</b> County of Riverside</p>
		<p><b>Status / Date / Initials</b></p>



**LA VENTANA RANCH (GPA NO. 1129, CZ 07856 AND TR 36785)  
MITIGATION MONITORING AND REPORTING PROGRAM**

Cultural Resources	Mitigation Measure	Implementation Schedule	Verification
<p>4.6-1 <b>P-33-002007 &amp; P-33-023956</b> Tribal Cultural Resources P-33-002007 and P-33-023956 shall be avoided and preserved as depicted in the confidential map required in the Preservation Plan (Mitigation Measure 4.6-3) in perpetuity by the Valley Wide Recreation and Park District (VWRPD) or an HOA or through arrangement with the appropriate Native American tribe. No grading or earthmoving shall occur to damage either site, other than the agreed upon impacts to Features in P-33-002007.</p> <p>Prior to the issuance of grading permits, the developer/permit holder shall prepare and implement a temporary fencing plan for the protection of P-33-002007 and P-33-023956 during any grading activities within one hundred feet (100'). The temporary fencing plan shall be prepared in consultation with a County approved archaeologist and the Native American monitor. The fence shall be installed under the supervision of the County approved archaeologist and the Native American monitor prior to commencement of grading or brushing and be removed only after all grading and construction activities have been completed. The temporary fencing plan shall include the following requirements:</p> <ol style="list-style-type: none"> <li>1) Provide evidence to the County Archaeologist that the following notes have been placed on the Grading Plan:               <ol style="list-style-type: none"> <li>a. In the event that construction activities are to take place within 100 feet of sites P-33-002007 and P-33-023956, the temporary fencing plan shall be implemented under the supervision of a County approved archaeologist, in consultation with the Native American monitor, that consists of the following:                   <ol style="list-style-type: none"> <li>b. The site boundaries shall be identified.</li> <li>c. An adequate buffer for the protection of the sites in consultation with the County archaeologist shall be determined.</li> <li>d. Upon approval of buffers, install fencing under the supervision of the project archaeologist and the Native American monitor.</li> <li>e. Submit to the Planning Department for approval, a signed and stamped statement from a California Registered Engineer, or licensed surveyor that temporary fences have been installed in all locations of the project where proposed grading or clearing is within 100 feet of the sites P-33-002007 and P-33-023956.</li> <li>f. Fencing will be removed after the conclusion of grading and construction activities and will be monitored by the project archaeologist and Native American monitor.</li> </ol> </li> </ol> </li> </ol>	<p>Prior to ground disturbance the requirements of this measure (avoidance and preservation) shall be implemented. The notes on the Grading Plan shall be completed prior to approval of the Grading Plan. The temporary fencing shall be installed as required prior to initiating grading within 100 feet of the conserved property.</p> <p>Permanent protection, in accordance with the approved Preservation Plan, shall be implemented after completion of grading and prior to first occupancy.</p>	<p>A copy of the Preservation Plan and the permanent conservation easement over the area to be preserved shall be retained in the project file. A copy of the approved Grading Plan shall also be retained in the project file. Photo documentation that the temporary fencing has been installed as required shall be retained in the project file. Field verification by County inspectors shall be implemented where appropriate.</p>	

**LA VENTANA RANCH (GPA NO. 1129, CZ 07856 AND TR 36785)  
MITIGATION MONITORING AND REPORTING PROGRAM**

Mitigation Measure	Implementation Schedule	Verification
<p>After mass grading of the project site has been completed, the site shall be avoided and preserved in perpetuity by the Valley Wide Recreation and Park District (VWRPD), or an HOA or the appropriate Native American Tribe or appropriate agency as part of the community park that will be constructed by the proposed Project. Future access to the site will be addressed in the Preservation Plan required in Mitigation Measure 4.6-3. Permanent fencing, if deemed appropriate, will be determined prior to ground disturbance as part of the Preservation Plan. If a fence is not feasible, as determined by the developer in consultation with the appropriate Native American Tribe, an alternative means of controlling access shall be identified at the County's discretion.</p>		

Source	Responsible Party	Status / Date / Initials
Final EIR	County of Riverside	

Mitigation Measure	Implementation Schedule	Verification
<p><b>Cultural Resources</b>  <b>4.6-2 Feature Relocation</b>            Sites P-33-002039 and 33-023952 cannot be avoided through Project design. Prior to any ground disturbance in these areas, the Project Supervisor, Project Archaeologist and the Native American monitor shall meet onsite to determine the strategy for relocating the features to a permanent open space area predetermined and designated on a confidential map required in the Preservation Plan (Mitigation Measure 4.6-3). Before construction activities are allowed to start, any visible artifacts shall be recovered and recorded using professional archaeological methods. The current Department of Parks and Recreation forms for the sites shall be updated, detailing which features were relocated, the process through which this was done, and updated maps using sub meter GIS technology to document the new location of each feature.</p>	<p>The feature relocation identified in this measure to permanent open space shall be implemented prior to initiating any mechanical ground disturbance activities.</p>	<p>A copy of the mutually agreed upon strategy for relocation shall be provided to the County for retention in the project file. This shall include the recovery and recordation of any materials relocated using professional archaeological methods. Department of Parks and Recreation updated forms shall be provided to the County, including GIS updated maps, and retained in the project file. County field inspectors shall verify that the agreed upon feature relocation has been completed prior to initiating grading.</p>

Source	Responsible Party	Status / Date / Initials
Final EIR	County of Riverside	

**LA VENTANA RANCH (GPA NO. 1129, CZ 07856 AND TR 36785)  
MITIGATION MONITORING AND REPORTING PROGRAM**

Mitigation Measure	Implementation Schedule	Verification
<p><b>Cultural Resources</b> <b>4.6-3 Preservation Plan</b> Prior to the issuance of Grading Permits, the developer/permit holder, County Archaeologist and the appropriate Native American Tribe shall develop a Preservation Plan for the long-term care and maintenance of P-33-002007 and P-33-023956 and any or all of the features relocated from P-33-002039 and P-33-023952. The Plan shall indicate, at a minimum, the specific areas to be included in and excluded from long-term maintenance, prohibited activities, methods of preservation to be employed, the party responsible for the long-term maintenance, appropriate protocols, access provisions, monitoring by the appropriate Native American Tribe and compensation for services, if appropriate, and necessary emergency protocols. The developer/permit holder shall submit a fully executed copy of this Preservation Plan to the County Archaeologist to ensure compliance with this mitigation measure.</p>	<p>The Preservation Plan shall be completed prior to issuance of grading permits and submitted to the County Archaeologist to ensure compliance with this measure.</p>	<p>A copy of the Preservation Plan shall be retained in the project file. The County Archaeologist shall monitor implementation of the Plan to ensure that the protections incorporated are implemented in a timely manner based on the agreed upon schedule in the Plan.</p>
<p><b>Cultural Resources</b> <b>4.6-4 Archaeological Monitor</b> A professional archaeological monitor shall be on site to monitor all ground disturbing activities. Prior to the issuance of grading permits, the developer/permit holder shall retain and enter into a monitoring and mitigation service contract with a qualified Archaeologist for services. The Project Archaeologist (Cultural Resource Professional), in consultation with the Native American Tribe, shall develop a Cultural Resources Monitoring Plan (CRMP) which must be approved by the County Archaeologist prior to issuance of grading permits. The CRMP shall address the details of all archaeological and cultural activities that will occur on the project site as well as address potential impacts to undiscovered buried archaeological and cultural resources and measures to protect and/or mitigate such impacts. An adequate number of qualified archaeological monitors shall be present to ensure that all earth moving activities are observed and shall be on-site during all grading activities for areas to be monitored, including off-site improvements. Monitoring will vary based on the rate of excavation, the materials excavated, and the presence and abundance of artifacts and features. The frequency and location of the archaeological monitoring will be determined in consultation with the Native American monitor.</p>	<p>Prior to issuance of grading permits any agreements and the CRMP shall be completed and copies provided to the County. Monitoring shall be implemented during all ground disturbing activities.</p>	<p>A copy of the CRMP and agreements shall be retained in the project file. County inspectors shall conduct random field inspections to verify the CRMP is being implemented, and compile field notes in the project file verifying compliance with CRMP requirements.</p>

Source	Responsible Party	Status / Date / Initials
Final EIR	County of Riverside	

**LA VENTANA RANCH (GPA NO. 1129, CZ 07856 AND TR 36785)  
MITIGATION MONITORING AND REPORTING PROGRAM**

Mitigation Measure	Implementation Schedule	Verification
<p>The archaeological monitor shall have the limited authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources, in consultation with the Native American monitor. All archaeological monitors shall be approved by the County Archaeologist prior to commencement of grading activities. The developer/permit holder shall submit a fully executed copy of the contract and a wet-signed copy of the Cultural Resources Monitoring Plan to the Riverside County Planning Department to ensure compliance with this condition of approval.</p>		

Source	Responsible Party	Status / Date / Initials
Final EIR	County of Riverside	

Mitigation Measure	Implementation Schedule	Verification
<p><b>4.6-5 Cultural Resources</b>  <b>Native American Monitor</b>                      At least 30 days prior to issuance of grading permits, a Cultural Resources Treatment and Monitoring Agreement shall be entered in to between the developer/permit holder and a Native American monitor representing the appropriate Native American Tribe who shall be on site during all earthmoving activities. The Agreement shall identify any CEQA monitoring requirements and the appropriate treatment of cultural resources, including human remains. The Agreement shall also address the roles and responsibilities of the Native American monitor and appropriate compensation for professional Native American monitoring services. The Native American monitor agreement shall also detail treatment and final disposition of any Native American cultural resources, sacred sites, and human remains discovered on the site in accordance with State law and appropriate Native American customs and traditions. The executed Agreement shall be provided to the County of Riverside prior to issuance of a grading permit and shall be implemented during construction. The Native American monitor shall keep a log of all activities observed related to the project. A copy of the weekly monitoring logs shall be submitted weekly to the Project Archaeologist and are to be included in the Phase IV report as a Confidential Appendix.</p>	<p>The Agreement shall be completed and made available to the County 30 days prior to issuance of grading permits. Logs will be submitted weekly to the Project Archaeologist during ground disturbing activities and incorporated into the Phase IV report when it is published.</p>	<p>A copy of the Agreement shall be retained in the project file. County inspectors shall conduct random field inspections to verify the Agreement requirements are being implemented, and compile field notes in the project file verifying compliance with CRMP requirements. A copy of the Phase IV report shall be retained in the project file.</p>

Source	Responsible Party	Status / Date / Initials
Final EIR	County of Riverside	

**LA VENTANA RANCH (GPA NO. 1129, CZ 07856 AND TR 36785)  
MITIGATION MONITORING AND REPORTING PROGRAM**

Mitigation Measure	Implementation Schedule	Verification
<p><b>Cultural Resources</b></p> <p><b>4.6-6 Cultural Sensitivity Training</b></p> <p>The County certified Archaeologist and Native American monitor shall attend the pre-grading meeting with the developer/permit holder's contractors to provide Cultural Sensitivity Training for all construction personnel. This shall include the procedures to be followed during ground disturbance in sensitive areas and protocols that apply in the event that unanticipated resources are discovered. This is a mandatory training and all construction personnel must attend prior to beginning work on the project site. A sign-in sheet for attendees of this training shall be included in the Phase IV Monitoring Report.</p>	<p>The cultural sensitivity training shall be initially completed for employees involved in site grading prior to grading. Training shall be conducted for all subsequent employees prior to being allowed to enter the site. The sign in sheet shall be incorporated into the Phase IV Monitoring Report when this report is finalized.</p>	<p>The Project Archaeologist shall compile and maintain the list of construction personnel on the site and those that have received the sensitivity training. The final list shall be made available to the County Archaeologist as part of the Phase IV Monitoring Report, a copy of which shall be retained in the project file.</p>

Source	Responsible Party	Status / Date / Initials
Final EIR	County of Riverside	

Mitigation Measure	Implementation Schedule	Verification
<p><b>Cultural Resources</b></p> <p><b>4.6-7 Controlled Grading</b></p> <p>Within 50 feet of the boundaries of P-33-002007 &amp; P-33-0023956 and in the areas of P-33-002039 and P-33-23952, any grading shall be conducted using controlled grading techniques. Large indiscriminate grading equipment shall not be used, and the controlled grading technique shall be reviewed by the County and Native American monitor to ensure that the grading effort in these areas are conducted in a manner that enhances the identification of and minimizes damage to any unknown subsurface cultural resources.</p>	<p>This measure will be implemented during site grading and shall be included in the grading contract. The controlled grading techniques shall be implemented and documented when grading occurs within 50 feet of the boundaries of the referenced sites.</p>	<p>A copy of the grading contract shall be retained in the project file. County inspectors shall conduct random field inspections during grading activities within 50 feet of the identified sites to verify the controlled grading methods are being implemented, and compile field notes in the project file verifying compliance.</p>

Source	Responsible Party	Status / Date / Initials
Final EIR	County of Riverside	

**LA VENTANA RANCH (GPA NO. 1129, CZ 07856 AND TR 36785)  
MITIGATION MONITORING AND REPORTING PROGRAM**

Mitigation Measure	Implementation Schedule	Verification
<p><b>4.6-8 Cultural Resources</b>  <b>Artifact Disposition</b>                      The landowner(s) shall relinquish ownership of all cultural resources, (with the exception of sacred items, burial goods, and human remains) including all archaeological artifacts and non-human remains as part of the required mitigation for impacts to cultural resources. This shall include any and all artifacts collected during any previous archaeological investigations. A curation agreement shall be developed with an appropriate qualified repository within Riverside County that meets federal standards pursuant to 36 CFR Part 79 and therefore would be professionally curated and made available to other archaeologists/ researchers for further study. The collections and associated records shall be transferred, including title, to an appropriate curation facility within Riverside County, to be accompanied by payment of the fees necessary for permanent curation.</p>	<p>The curation agreement shall be completed prior to initiating ground disturbance. The requirements of this agreement shall be implemented during grading if or when any cultural resources are exposed during grading activities.</p>	<p>A copy of the curation agreement shall be retained in the project file. County Inspectors shall verify that the requirements of the agreement are implemented if or when any cultural resources are exposed during grading activities. Notes documenting compliance shall be retained in the project file. At the end of grading activities the disposition of any artifacts shall be incorporated into the Phase IV Monitoring Report which shall be retained in the project file.</p>
<p><b>4.6-9 Cultural Resources</b>                      Prior to issuance of any grading permit, County Building and Safety Grading shall confirm that the following requirement is included on Contractor Specifications: "Should any cultural or archaeological resources be discovered during earth-moving activities, no further grading shall occur in the area of the discovery until the County Archaeologist, in consultation with the Native American monitor, is satisfied that adequate provisions are in place to evaluate and protect these resources." This condition and the approved provisions/recommendations as determined in the Agreement prepared under MM 4.6-4 &amp; 4.6-5 and as outlined in the CRMP, shall be incorporated on the cover sheet of the grading plan. Native American and archaeological monitors shall be allowed to monitor all grading, excavation and groundbreaking activities, and shall also have the authority to temporarily stop and redirect grading activities in the vicinity of a potential find.</p>	<p>The requisite language shall be included in the construction contract as a specification, prior to initiating ground disturbance. This language shall also be incorporated on the cover sheet of the grading plan. The onsite cultural monitors shall implement the requirements of this measure during grading activities.</p>	<p>A copy of the construction contract and the approved grading plan shall be retained in the project file to verify that the requirement is incorporated in both. If any cultural or archaeological resources are discovered during grading, the find and the management actions shall be documented in the Phase IV Monitoring Report which shall be retained in the project file.</p>
<p align="center"><b>Mitigation Measure</b></p>	<p align="center"><b>Implementation Schedule</b></p>	<p align="center"><b>Verification</b></p>
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**LA VENTANA RANCH (GPA NO. 1129, CZ 07856 AND TR 36785)  
MITIGATION MONITORING AND REPORTING PROGRAM**

Mitigation Measure	Implementation Schedule	Verification
<p><b>Cultural Resources</b>  <b>4.6-10 Inadvertent Finds/Unanticipated Resources</b>                      In the event that cultural resources are inadvertently unearthed during earth-moving activities for the Project, all earth-disturbing activities within a 100-foot radius of the area of discovery shall cease. The project archaeologist, in consultation with the Native American monitor, shall evaluate the significance of the find and determine appropriate avoidance and/or mitigation. If avoidance of the resources is determined not to be feasible by the County, in consultation with Native American monitor, salvage operation requirements pursuant to Section 15064.5 of the CEQA Guidelines shall be followed and which shall take into account tribal preferences and sensitivity concerns. After the find has been appropriately avoided or mitigated and cleared by the County, the Project cultural resources professional and, the Native American monitor, work in the area may resume. Pursuant to California Public Resources Code Section 21083.2(b), avoidance is the preferred method of preservation for archaeological and tribal cultural resources. If the developer/permit holder, the Project archaeologist and the Native American monitor cannot agree on the significance of or the avoidance or mitigation for such resources, these issues will be presented to the County of Riverside for decision. The County of Riverside shall make the determination based on the provisions of the California Environmental Quality Act with respect to archaeological and tribal cultural resources and shall take into account the religious beliefs, customs, and practices of the appropriate Native American tribe. Notwithstanding any other rights available under the law, the decision of the County of Riverside shall be appealable to the Planning Commission and/or Board of Supervisors.</p>	<p>This requirement shall be incorporated into the construction contract and this measure shall be implemented during grading activities if and when cultural resources are inadvertently unearthed. If avoidance is not feasible, the salvage operations shall be initiated immediately upon discovery and documented in the Phase IV Monitoring Report. Any decision by the County regarding subsequent management of a discovered resource shall be implemented in as timely a manner as possible. Any appeal to County decision-makers shall be processed in accordance with the routine schedule of the body receiving the appeal.</p>	<p>A copy of the construction contract shall be retained in the project file to verify that the requirement is incorporated. If any cultural or archaeological resources are inadvertently discovered during grading, the find and the management actions shall be documented in the Phase IV Monitoring Report which shall be retained in the project file. This includes all actions up to and including appeals to the decision-makers.</p>
<p style="text-align: center;"><b>Source</b></p>		
<p style="text-align: center;">Final EIR</p>	<p style="text-align: center;"><b>Responsible Party</b></p>	
	<p style="text-align: center;">County of Riverside</p>	
<p style="text-align: center;"><b>Status / Date / Initials</b></p>		

**LA VENTANA RANCH (GPA NO. 1129, CZ 07856 AND TR 36785)  
MITIGATION MONITORING AND REPORTING PROGRAM**

Mitigation Measure	Implementation Schedule	Verification						
<p><b>Cultural Resources</b> 4.6-11 A Phase IV Monitoring Report, prepared by the Project archaeologist that complies with the Riverside County Planning Department's requirements for such reports shall be submitted to the County Archaeologist documenting monitoring activities conducted by the Qualified Archaeologist and Native American monitor within 60 days of completion of grading. The report shall follow the County of Riverside Planning Department Cultural Resources (Archaeological) Investigations Standard Scopes of Work posted on the TLMA website. This report shall document the impacts to the known resources on the property, describe how each mitigation measure pertaining to the four sites on the property was fulfilled; document the type of cultural resources recovered and the disposition of such resources; provide evidence of the required cultural sensitivity training for the construction staff held during the required pre-grade meeting; and, in a confidential appendix, include the daily/weekly monitoring notes from each archaeological and Native American monitor. All reports produced will be submitted to the County of Riverside, Eastern Information Center and the appropriate Native American tribe.</p>	<p>The Phase IV Monitoring Report shall be compiled and submitted to the County within 60 days of completion of overall site mass grading.</p>	<p>A copy of the final Phase IV Monitoring Report shall be retained in the project file. Verification that the Phase IV Monitoring Report has been distributed to the Eastern Information Center and Native American tribe shall be retained in the project file.</p>						
<table border="1"> <thead> <tr> <th align="center">Source</th> <th align="center">Responsible Party</th> <th align="center">Status / Date / Initials</th> </tr> </thead> <tbody> <tr> <td align="center">Final EIR</td> <td align="center">County of Riverside</td> <td></td> </tr> </tbody> </table>	Source	Responsible Party	Status / Date / Initials	Final EIR	County of Riverside			
Source	Responsible Party	Status / Date / Initials						
Final EIR	County of Riverside							

Mitigation Measure	Implementation Schedule	Verification						
<p><b>Geology and Soils</b> 4.7-1 The contractor installing the offsite utility infrastructure shall implement the construction and seismic design guidelines established by the companies and agencies that own these infrastructure systems. These measures are defined in Appendix 4 in Volume 2 of this DEIR and will ensure the infrastructure will be protected from geotechnical hazards discussed in this document. The performance standard shall be that the infrastructure shall remain easily repairable and functional following a regional seismic event.</p>	<p>The design measures shall be incorporated into the construction plans and these measures shall be implemented during construction of offsite infrastructure.</p>	<p>A copy of the construction plans shall be retained in the project file. Verification of implementation shall be based on field inspections by County inspection personnel that verify the offsite infrastructure construction is implemented in accordance with these design measures. Field notes documenting verification shall be retained in the project file.</p>						
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Draft EIR	County of Riverside							



**LA VENTANA RANCH (GPA NO. 1129, CZ 07856 AND TR 36785)  
MITIGATION MONITORING AND REPORTING PROGRAM**

Mitigation Measure	Implementation Schedule	Verification
<p><b>Hazards and Hazardous Materials</b> 4.9-1 Prior to grading permit final, and during construction, should an accidental release of a hazardous material occur, the following actions will be implemented: construction activities in the immediate area will be immediately stopped; appropriate regulatory agencies will be notified; immediate actions will be implemented to limit the volume and area impacted by the contaminant; the contaminated material, primarily soil, shall be collected and removed to a location where it can be treated or disposed of in accordance with the regulations in place at the time of the event; any transport of hazardous waste from the property shall be carried out by a registered hazardous waste transporter; and testing shall be conducted to verify that any residual concentrations of the accidentally released material are below the regulatory remediation goal at the time of the event. All of the above sampling or remediation activities related to the contamination will be conducted under the oversight of Riverside County Site Cleanup Program. All of the above actions shall be documented and made available to the appropriate regulatory agencies prior to closure (a determination of the regulatory agency that the site has been remediated to a threshold that poses no hazard to humans) of the contaminated area.</p>	<p>These measures shall be identified in the project Stormwater Pollution Prevention Plan (SWPPP) and implemented during construction.</p>	<p>A copy of the SWPPP shall be retained in the project file. Verification of implementation shall be based on field inspections by County inspection personnel that verify the SWPPP BMPs have been implemented as required in this measure. Field notes documenting verification shall be retained in the project file.</p>
	<p><b>Source</b> Draft EIR</p>	<p><b>Responsible Party</b> County of Riverside</p> <p><b>Status / Date / Initials</b></p>

**LA VENTANA RANCH (GPA NO. 1129, CZ 07856 AND TR 36785)  
MITIGATION MONITORING AND REPORTING PROGRAM**

Mitigation Measure	Implementation Schedule	Verification
<p><b>Hazards and Hazardous Materials</b>  <b>4.9-2</b> During grading if an unknown contaminated area is exposed based on field observations by the contractor, soils engineer or County inspector, the following actions will be implemented: any contamination found during construction will be reported to the Riverside County Site Cleanup Program and all of the sampling or remediation related to the contamination will be conducted under the oversight of the Riverside County Site Program; construction activities in the immediate area will be immediately stopped; appropriate regulatory agencies will be identified; a qualified professional (industrial hygienist or chemist) shall test the contamination and determine the type of material and define appropriate remediation strategies; immediate actions will be implemented to limit the volume and area impacted by the contaminant; the contaminated material, primarily soil, shall be collected and removed to a location where it can be treated or disposed of in accordance with the regulations in place at the time of the event; any transport of hazardous waste from the property shall be carried out by a registered hazardous waste transporter; and testing shall be conducted to verify that any residual concentrations of the accidentally released material are below the regulatory remediation goal at the time of the event. All of the above actions shall be documented and made available to the appropriate regulatory agencies prior to closure of the contaminated area (a determination of the regulatory agency that the site has been remediated to a threshold that poses no hazard to humans).</p>	<p>This measure shall be incorporated into all construction contracts and implemented during construction.</p>	<p>A copy of the construction contract shall be retained in the project file. Verification of implementation shall be based on field inspections by County inspection personnel that verify the exposed contamination is managed in accordance with these health protection measures. Field notes documenting verification shall be retained in the project file.</p>
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**LA VENTANA RANCH (GPA NO. 1129, CZ 07856 AND TR 36785)  
MITIGATION MONITORING AND REPORTING PROGRAM**

Mitigation Measure	Implementation Schedule	Verification
<p><b>Hazards and Hazardous Materials</b>  <b>4.9-3</b> Prior to issuance of occupancy permits, an information brochure shall be prepared and approved by the Riverside County Environmental Health Department and provided to all home purchasers prior to the close of escrow that informs all purchasers of homes within this development of the system for disposal of household hazardous wastes and the prohibition against disposal of such materials in the municipal solid waste collection system that serves the subdivision. This brochure shall also provide residents with an outline of a neighborhood plan to support self-sufficiency in an emergency. This will include how to establish a volunteer fire response team to support the local fire and emergency responders to manage small fires and identification of local residents with emergency response skills (medical personnel or individuals certified to perform first aid or CPR).</p>	<p>The brochure shall be completed and approved prior to issuance of occupancy permits. This brochure shall be provided to all homeowners at time of purchase.</p>	<p>A copy of the approved brochure shall be retained in the project file. Upon request the site developer shall verify that the brochure is provided to each new homeowner at the time of purchase.</p>
<b>Source</b>	<b>Responsible Party</b>	<b>Status / Date / Initials</b>
Draft EIR	County of Riverside	

Mitigation Measure	Implementation Schedule	Verification
<p><b>Hazards and Hazardous Materials</b>  <b>4.9-4</b> Prior to issuance of grading permits, the site developer shall remove all illegally dumped solid waste on the project site. All of the waste shall be evaluated prior to removal to ensure that the materials are directed to the proper waste disposal system (municipal solid waste, recyclable solid waste, and hazardous waste). A report of findings shall be provided to the Riverside County Environmental Health Department and when the wastes have been removed the Environmental Health Department shall be informed and documentation provided that all wastes were disposed of to the proper waste management system.</p>	<p>This measure shall be included in the construction contract and removal of all solid waste on the site shall be removed prior to grading.</p>	<p>A copy of the construction contract shall be retained in the project file. Verification of implementation shall be based on field inspections by County inspection personnel that verify the solid waste has been removed from the project site prior to initiation of grading. Field notes documenting verification shall be retained in the project file.</p>
<b>Source</b>	<b>Responsible Party</b>	<b>Status / Date / Initials</b>
Draft EIR	County of Riverside	

**LA VENTANA RANCH (GPA NO. 1129, CZ 07856 AND TR 36785)  
MITIGATION MONITORING AND REPORTING PROGRAM**

Mitigation Measure	Implementation Schedule	Verification
<p><b>Hazards and Hazardous Materials</b> 4.9-5 Prior to issuance of a grading permit, a blasting report, shall be submitted to the County as part of the grading plan check review. Said blasting report shall contain, at a minimum, the following information:</p> <ul style="list-style-type: none"> <li>• Explosive handling</li> <li>• Chemical exposure</li> <li>• Compliance with 2010 California Fire Code Chapter 33 and the California Code of Regulations, Title 19, Subchapter 4, Article 6</li> </ul> <p>The following shall be required:</p> <ul style="list-style-type: none"> <li>• The use and handling of explosives is restricted to permittees, their employees and authorized representatives, who shall be at least 21 years of age; however, persons between the ages of 18 and 21 years may be permitted to use and handle such explosives if they are under the direct personal supervision of an experienced competent permittee, employee or authorized representative over the age of 21 years.</li> <li>• Smoking shall not be permitted while explosives are being used or handled, and no one within 50 feet of explosives shall possess matches, lighters, open light or other fire or flame. Exception: The lighting of safety fuse in conjunction with approved blasting operations.</li> <li>• No person shall use or handle explosives while under the influence of intoxicating liquors, or narcotics.</li> <li>• Authorized containers or Class II magazines shall be used for taking detonators and other explosives from storage magazines to the blasting area.</li> <li>• When blasting is done in congested areas or in close proximity to a structure, railway, or highway, or any other installation that may be damaged, the blast shall be covered before firing with a mat constructed so that it is capable of preventing fragments from being thrown. Appropriate provisions (water) shall be available in brush areas to extinguish a fire that may occur as a result of blasting operations.</li> <li>• Persons authorized to prepare explosive charges or conduct blasting operations shall use every reasonable precaution, including but not limited to warning signals, flags, barricades, guards or woven mats to insure the safety of the general public.</li> </ul>	<p>This measure shall be included in the construction contract and conduct of any blasting shall be implemented during construction. The contractor shall submit the report to the County and it shall be approved prior to initiating any blasting on the project site.</p>	<p>A copy of the construction contract shall be retained in the project file. Verification of implementation shall be based on field inspections by County inspection personnel that verify that all blasting onsite is carried out in accordance with the approved blasting report. Field notes documenting verification shall be retained in the project file.</p>

**LA VENTANA RANCH (GPA NO. 1129, CZ 07856 AND TR 36785)  
MITIGATION MONITORING AND REPORTING PROGRAM**

Mitigation Measure	Implementation Schedule	Verification
<ul style="list-style-type: none"> <li>• Blasting operations, except by special written permission of the County, shall be conducted during daylight hours. Local residents shall be notified prior to blasting operations (minimum one day notification).</li> <li>• Blasting shall be controlled to prevent the blasted material from going off the project site and vibrations from blasting shall not exceed vibration levels that could cause building damage at the nearest residential structure.</li> <li>• Whenever blasting is being conducted in the vicinity of gas, electric, water, fire alarm, telephone, telegraph or steam facilities, and flammable liquid and any similar lines, the blaster shall notify the appropriate representatives of such facilities, at least 24 hours in advance of blasting, specifying the location and intended time of such blasting. In an emergency this time limit may be waived by the County.</li> <li>• Due precautions shall be taken to prevent accidental discharge of electric blasting caps from current induced by radar, radio transmitters, lightning, adjacent power lines, sand or dust storms, or other sources of extraneous electricity. These precautions shall include:               <ol style="list-style-type: none"> <li>1. The suspension of all blasting operations and removal of persons from the blasting area during the approach and progress of an electric storm, or sand or dust storm.</li> <li>2. The posting of signs warning against the use of mobile radio transmitters on all access roads between 1,000 feet and 3,000 feet of the blasting operations. The sign shall be in contrasting 8 inch letters on a white background and shall read "BLASTING AREA - NO RADIO TRANSMITTING". Signs shall be displayed only at time of blasting.</li> <li>3. No electric blasting shall be done under overhead electric lines, or at such distance where it is possible for the blasting line to be blown in contact with any electric line unless the power in the energized line is shut-off or unless shot blow deflectors, hold downs, mats, logs, or other material are placed over the charge to confine the blast.</li> <li>4. When blasting near overhead electric lines, and when placing the lead and leg wires near these lines, the lead and leg wires shall not be placed parallel to the power line, and they shall be securely anchored.</li> </ol> </li> </ul>		

**LA VENTANA RANCH (GPA NO. 1129, CZ 07856 AND TR 36785)  
MITIGATION MONITORING AND REPORTING PROGRAM**

Mitigation Measure	Implementation Schedule	Verification
<p>5. Before a blast is fired, the person in charge shall make certain that surplus explosive materials are in a safe place, that persons and vehicles are at a safe distance or under sufficient cover, and that a loud warning signal has been sounded. It shall also be ascertained that all entrances to the place or places where charges are to be fired are properly guarded. Tools used for the opening of containers of explosive materials shall be made of non sparking materials.</p> <p>7. Empty boxes and paper, plastic of fiber packing material which has previously contained explosive materials shall not be reused, and shall be disposed of in an appropriate manner.</p> <p>8. Explosive materials shall not be abandoned.</p> <p>9. Temporary storage for use in connection with approved blasting operations shall comply with NFPA 495.</p>		
<p>Source Draft EIR</p>	<p>Responsible Party County of Riverside</p>	<p>Status / Date / Initials</p>

Mitigation Measure	Implementation Schedule	Verification
<p><b>4.9-6 Hazards and Hazardous Materials</b></p> <p>To the extent that construction activities must occur within adjacent on-site and off-site roadway rights-of-way, a Traffic Management Plan, prepared for construction activities, shall provide adequate emergency access to all parcels of land at all times, and shall include measures to ensure that during an evacuation, the right-of-way is accessible for this purpose. Adequate emergency access is defined as access by any emergency personnel to any occupied parcel at all times during construction activities. Prior to grading permit issuance, the County shall verify and approve the construction Traffic Management Plan incorporates adequate measures to ensure emergency access and availability of adjacent on-site and off-site roadways should an evacuation be needed.</p>	<p>The traffic management plan shall be completed prior to conduct of any construction activities within onsite and offsite road rights-of-way. The County shall approve this plan prior to initiating construction in road rights-of-way. This plan shall be implemented during construction activities within the rights-of-way.</p>	<p>A copy of the traffic management plan shall be retained in the project file. Verification of implementation shall be based on field inspections by County inspection personnel that verify that all traffic management actions identified in the plan are carried out in accordance with the approved plan. Field notes documenting verification shall be retained in the project file.</p>
<p>Source Draft EIR</p>	<p>Responsible Party County of Riverside</p>	<p>Status / Date / Initials</p>

**LA VENTANA RANCH (GPA NO. 1129, CZ 07856 AND TR 36785)  
MITIGATION MONITORING AND REPORTING PROGRAM**

Mitigation Measure	Implementation Schedule	Verification
<p><b>Hazards and Hazardous Materials</b> 4.9-7 Prior to finalizing engineering of facilities located within the Southern California Gas easement, the developer shall submit the engineering drawings and construction protocols within the SCG easement for review and approval by SCG. At a minimum the following design protocols shall be implemented for any facilities proposed within the SCG easement: (1) No change of grade shall be proposed without prior written approval of SCG; (2) No permanent structures shall be placed within the easement (buildings, concrete pads, walls, vaults, etc.) without approval by SCG and SCG retains the ability to remove such temporary or permanent structures over the SCG easements at the owner's expense; (3) No deep rooting plans shall be installed within the easement; (4) No poles, signs or fence posts to be installed without the written approval of The Gas Company; (5) Ingress and egress rights to and from the pipeline must be maintained; (6) All substructure crossing must be perpendicular to the gas lines and maintain a minimum 2-foot separation; (7) Only lightly loaded, rubber tire equipment will be allowed over the gas facility and any work over and around the pipeline must be approved by The Gas Company; and (8) All work within the Gas Company Easement must be witnessed by a Gas Company representative and no work will be allowed without the Gas Company representative on site.</p>	<p>The management protocols to be used within SCG right-of-way shall be completed prior to conduct of any construction activities within this right-of-way. This plan shall be implemented during construction activities within the right-of-way.</p>	<p>A copy of the approved SCG management protocols shall be retained in the project file. Verification of implementation shall be based on field inspections by County inspection personnel that verify that all SCG right-of-way management protocols identified are carried out in accordance with the approved plan. Field notes documenting verification shall be retained in the project file.</p>
<p><b>Hydrology and Water Quality</b> 4.10-1 At the inlets and outlets from the offsite watersheds and from the project site, the discharge shall be controlled to accomplish the following objectives: the outlet facility shall control the energy of the releases of stormwater to the downstream watershed to ensure that no new downstream erosion is initiated from the point of discharge.</p>	<p>This measure shall be incorporated into the engineering drawings for the drainage system and be implemented during installation of the project drainage system.</p>	<p>A copy of the approved drainage system engineering drawings shall be retained in the project file. Verification of implementation shall be based on field inspections by County inspection personnel that verify that all the inlets and outlets from offsite watersheds are installed in accordance with the approved plan. Field notes documenting verification shall be retained in the project file.</p>
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<p><b>Source</b> Draft EIR</p>	<p><b>Responsible Party</b> County of Riverside</p>	<p><b>Status / Date / Initials</b></p>
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**LA VENTANA RANCH (GPA NO. 1129, CZ 07856 AND TR 36785)  
MITIGATION MONITORING AND REPORTING PROGRAM**

Mitigation Measure	Implementation Schedule	Verification
<p><b>Hydrology and Water Quality</b> 4.10-2 The future developer shall prepare and implement a Storm Water Pollution Prevention Plan (SWPPP) which specifies Best Management Practices (BMPs) that will be implemented to prevent construction pollutants from contacting stormwater and with the performance standard of keeping all products of erosion from moving offsite. The SWPPP shall be developed with the goal of achieving a reduction in pollutants both during and following construction to control urban runoff to the maximum extent practicable based on available, feasible best management practices. The SWPPP and the monitoring program for the construction projects shall be consistent with the requirements of the latest version of the State's General Construction Activity Storm Water Permit and NPDES No. CAS618033, Order No. R8-2002-0011 for projects within Riverside County or the permits in place at the time of construction.</p>	<p>This measure shall be implemented prior to construction and BMPs verified during installation and following the first storm of the season following installation.</p>	<p>A copy of the approved SWPPP shall be retained in the project file. Verification of implementation shall be based on field inspections by County inspection personnel that verify that all the SWPPP Best Management Practices are installed in accordance with the approved SWPPP. Field notes documenting verification shall be retained in the project file.</p>

Source	Responsible Party	Status / Date / Initials
Draft EIR	County of Riverside	

Mitigation Measure	Implementation Schedule	Verification
<p><b>Hydrology and Water Quality</b> 4.10-3 The two Project Specific Water Quality Management Plans (WQMPs) which define bioretention basins as permanent Best Management Practices shall be implemented to prevent long-term surface runoff from discharging pollutants from site on which construction has been completed. The WQMP shall be implemented with the goal of achieving a reduction in pollutants following construction to control urban runoff pollution to the maximum extent practicable based on available, feasible best management practices at the time of construction. The stormwater discharge from the project site shall be treated to control pollutant concentrations for all pollutants, but especially for those identified pollutants that impair downstream surface water quality (Canyon Lake and Warm Springs Creek) at the time construction occurs. Source Control BMPs reduce the potential for urban runoff and pollutants from coming into contact with one another. Source Control BMPs that may be incorporated into the project are: <i>(*Note: Source Control BMPs table is provided at end of summary of mitigation measures for Section 4.10.)</i></p>	<p>The two WQMPs for the site shall be finalized before construction and approved by the County. All BMPs shall be installed prior to completion of project construction activities.</p>	<p>A copy of the approved WQMPs shall be retained in the project file. Verification of implementation shall be based on field inspections by County inspection personnel that verify that all the WQMP Best Management Practices are installed in accordance with the approved WQMPs. Field notes documenting verification shall be retained in the project file.</p>