

**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>• Education/Training for property owners, operators, tenants, occupants, or employees.</li> <li>• Irrigation system and landscape maintenance.</li> <li>• Common area litter control.</li> <li>• Sweeping of public streets, private streets, and parking lots.</li> <li>• Drainage facility inspection and maintenance.</li> <li>• Strict controls over use of fertilizers on both public and private property.</li> <li>• MS4 stenciling and signage.</li> <li>• Protection of slopes and channels such as riprap, vegetation in landscaped areas, etc.</li> </ul>		

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

\*Note: Mitigation Measure 4.10-3 Source Control BMP table

Potential Sources of Runoff Pollutants	Structural Source Control BMPs	Operational Source Control BMPs
On-site storm drain inlets	<ul style="list-style-type: none"> <li>• Mark all inlets with the words "Only Rain Down the Storm Drain" or similar. Catch Basin Markers may be available from the Riverside County Flood Control and Water Conservation District, call 951.955.1200 to verify.</li> </ul>	<ul style="list-style-type: none"> <li>• Maintain and periodically repaint or replace inlet markings.</li> <li>• Provide Stormwater pollution prevention information to new site owners, lessees, or operators.</li> <li>• See applicable optional BMPs in Fact Sheet SC-44, "Drainage System Maintenance," in the CASQA Stormwater Quality Handbooks at <a href="http://www.cabmphandbooks.com">www.cabmphandbooks.com</a></li> <li>• Include the following in lease agreements: "Tenant shall not allow anyone to discharge anything to storm drains or to store or deposit materials so as to create a potential discharge to storm drains."</li> </ul>
Landscape / Outdoor Pesticide Use	<p>State that final landscape plans will accomplish all of the following:</p> <ul style="list-style-type: none"> <li>• Preserve existing native trees, shrubs, and ground cover to the maximum extent possible.</li> <li>• Design landscaping to minimize irrigation and runoff, to promote surface infiltration where appropriate, and to minimize the use of fertilizers and pesticides that can contribute to stormwater pollution.</li> <li>• Where landscaped areas are used to retain or detain stormwater, specify</li> </ul>	

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Pools, spas, ponds, decorative fountains, and other water features	<ul style="list-style-type: none"> <li>plants that are tolerant to saturated soil conditions.</li> <li>Install pest-resistant plants, especially adjacent to hardscape.</li> <li>To insure successful establishment, select plants appropriate to site soils, slopes, climate, sun, wind, rain, land use, air movement, ecological consistency, and plant interactions.</li> </ul>	<ul style="list-style-type: none"> <li>See applicable operational BMPs in "Guidelines for Maintaining Your Swimming Pool, Jacuzzi and Garden Fountain" at <a href="http://rchood.org/stormwater/">http://rchood.org/stormwater/</a></li> </ul>
Roofing, gutters and trim	<ul style="list-style-type: none"> <li>If the Co-Permittee requires pools to be plumbed to the sanitary sewer, place a note on the plans and state in the narrative that this connection will be made according to local requirements.</li> <li>Future residences shall avoid roofing, gutters, and trim made of copper or other unprotected metals that may leach into runoff.</li> </ul>	<ul style="list-style-type: none"> <li>Sweep sidewalks regularly to prevent accumulation of litter and debris. Collect debris from pressure washing to prevent entry into storm drain system.</li> </ul>
Sidewalks		<ul style="list-style-type: none"> <li>Restrict vehicular onsite power washes through HOA enforceable HOA regulations.</li> <li>Restrict vehicular onsite maintenance and repairs through HOA enforceable HOA regulations.</li> </ul>
Vehicular Restrictions		<ul style="list-style-type: none"> <li>Sweep sidewalks regularly to prevent accumulation of litter and debris. Collect debris from pressure washing to prevent entry into storm drain system.</li> <li>Restrict vehicular onsite power washes through HOA enforceable HOA regulations.</li> <li>Restrict vehicular onsite maintenance and repairs through HOA enforceable HOA regulations.</li> </ul>

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<p><b>Hydrology and Water Quality</b></p> <p>4.10-4 A bioremediation basin management plan for maintenance operations and water quality shall be submitted to the County for review and approval. This plan shall protect human health and safety related to water quality issues, vectors and odors within the basins. Compliance with this measure shall be measured by prevention of anaerobic decomposition of organic matter for odors and control of vector habitat to prevent vector growth and dispersal.</p>	<p>Prior to occupancy the bioremediation basin management plan shall be complete and approved by the County. The management plan shall be implemented once the bioremediation basins become operable.</p>	<p>A copy of the approved bioremediation basin 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 the onsite basins are being managed in accordance with the approved plan. Field notes documenting verification shall be retained in the project file.</p>

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<p><b>Land Use and Planning</b></p> <p>4.11-1 To offset project trips that are forecast to utilize the Highway 79 corridor, the developer shall pay a project specific fee of \$295,189 prior to issuance of any occupancy permits for the project. If the Highway 79 policy is rescinded prior to project implementation, this requirement need not be fulfilled. If the County establishes a new fee policy for the Highway 79 Policy Area, this measure will be superseded and the developer shall pay the new fee in the time and manner identified in the new fee policy.</p>	<p>This fee shall be paid prior to issuance of the first occupancy permit issued by the County.</p>	<p>The County will retain a receipt of this payment in the project file.</p>
<p><b>Noise</b></p> <p><b>Construction Noise</b></p> <p>4.13-1 Prior to approval of grading plans and/or issuance of building permits, plans shall include a requirement that noise-generating Project construction activities shall not occur between the hours of 6:00 p.m. to 6:00 a.m. during the month of June through September, and between the hours of 6:00 p.m. and 7:00 a.m. during the months of October through May during weekdays, except in emergencies.</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 contract shall be retained in the project file. Verification of implementation shall be based on field inspections by County inspection personnel that verify the construction noise attenuation measures have been implemented as required in this measure. Field notes documenting verification shall be retained in the project file.</p>
<p><b>Noise</b></p> <p>4.13-2 During all project site construction, the construction contractors shall equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers, consistent with manufacturers' standards. The construction contractor shall place all stationary construction equipment so that emitted noise is directed away from the noise sensitive receptors nearest the project site. All equipment shall be operated in the quietest manner feasible.</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 contract shall be retained in the project file. Verification of implementation shall be based on field inspections by County inspection personnel that verify the construction noise attenuation measures have 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>Noise</b> 4.13-3 The construction contractor shall locate equipment staging in areas that will create the greatest distance between construction-related noise sources and noise sensitive receivers nearest the project site (i.e., to the north and east) during all Project construction.</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 contract shall be retained in the project file. Verification of implementation shall be based on field inspections by County inspection personnel that verify the construction noise attenuation measures have 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>Noise</b> 4.13-4 Prior to grading permit issuance, the County shall review and approve a Construction Haul Route Exhibit prepared by the Project Applicant that identifies all public and private roadways that will be used for haul truck deliveries. Haul routes shall minimize passage by noise-sensitive land uses. In addition, the construction contractor shall limit haul truck deliveries to the same hours specified for construction equipment (between the hours of 6:00 a.m. and 6:00 p.m., during the months of June through September, and 7:00 a.m. and 6:00 p.m., during the months of October through May). A requirement to comply with the Construction Haul Route Exhibit and hours shall be noted on all grading and building plans and also shall be specified in bid documents issued to perspective construction contractors.</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 contract and approved haul route exhibit shall be retained in the project file. Verification of implementation shall be based on field inspections by County inspection personnel that verify the construction Haul Route measures have 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>Noise</b> 4.13-5 No music or electronically reinforced speech from construction workers shall be audible at noise-sensitive properties.</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 contract shall be retained in the project file. Verification of implementation shall be based on field inspections by County inspection personnel that verify the construction noise attenuation measures have been implemented as required in this measure. Field notes documenting verification shall be retained in the project file.</p>			
<table border="1"> <tr> <td data-bbox="1015 989 1063 1351">Source Draft EIR</td> <td data-bbox="1015 1351 1063 1755">Responsible Party County of Riverside</td> <td data-bbox="1015 1755 1063 2053">Status / Date / Initials</td> </tr> </table>	Source Draft EIR	Responsible Party County of Riverside	Status / Date / Initials	<p><b>Implementation Schedule</b></p> <p>This measure shall be included in the construction contract as a contract specification and implemented by the contractor during construction.</p>	<p><b>Verification</b></p> <p>A copy of the contract shall be retained in the project file. Verification of implementation shall be based on field inspections by County inspection personnel that verify the construction noise attenuation measures have 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>Noise</b> 4.13-6 Because construction noise is anticipated to exceed 65 dBA at some nearby sensitive receptors during all phases of construction, portable noise barriers shall be placed near the noise-producing equipment between the noise source and the receptors for activities where the anticipated noise at the sensitive receptor would exceed 60dBA. The noise barriers may be constructed from construction materials such as from 4-foot by 8-foot sheets of marine plywood (minimum one-inch thickness) or one and one eighth inch (1 1/8") tongue-in-groove sub-floor, backed with three and a half inch thick R-11 fiberglass insulation for sound absorption. Several such panels may be hinged together in order to be self-supporting and to provide a continuous barrier. The temporary, portable noise barriers should at a minimum reduce noise levels at receptor locations below an exterior sound level of 65 dBA and an interior sound level of 45 dBA at the receptor.</p>	<table border="1"> <tr> <td data-bbox="430 989 479 1330">Source Draft EIR</td> <td data-bbox="430 1330 479 1755">Responsible Party County of Riverside</td> <td data-bbox="430 1755 479 2053">Status / Date / Initials</td> </tr> </table>	Source Draft EIR	Responsible Party County of Riverside	Status / Date / Initials	<p><b>Verification</b></p> <p>A copy of the contract shall be retained in the project file. Verification of implementation shall be based on field inspections by County inspection personnel that verify the construction noise attenuation measures have 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>Noise</b> 4.13-7 Where noise barriers required to mitigate operational noise would also mitigate construction noise at off-site sensitive receptors, said noise barriers will be constructed as early in the construction phasing process as possible (i.e., noise barriers shall be constructed prior to building construction where feasible).</p>	<p>This measure shall be included in the construction contract as a contract specification and implemented by the contractor during initial mass grading construction and thereafter as needed.</p>	<p>A copy of the contract shall be retained in the project file. Verification of implementation shall be based on field inspections by County inspection personnel that verify the construction noise attenuation measures have been implemented as required in this measure. Field notes documenting verification shall be retained in the project file.</p>
<p><b>Noise</b> 4.13-8 All employees that will be exposed to noise levels greater than 75 dB over an 8-hour period shall be provided with adequate hearing protection devices to ensure no hearing damage will result from construction activities. Areas where noise levels are routinely expected to exceed 80 dBA shall be clearly posted with signs requiring hearing protection be worn.</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 contract shall be retained in the project file. Verification of implementation shall be based on field inspections by County inspection personnel that verify the construction noise attenuation measures have been implemented as required in this measure. Field notes documenting verification shall be retained in the project file.</p>
<p><b>Noise</b> 4.13-9 Construction methods and/or equipment shall be used that will provide the lowest level of noise impact at nearby sensitive receptors, i.e., use newer equipment that will generate lower noise levels or alternative equipment that generates less noise than standard equipment.</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 contract shall be retained in the project file. Verification of implementation shall be based on field inspections by County inspection personnel that verify the construction noise attenuation measures have 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>Noise</b> 4.13-10</p> <p>The project proponent shall establish a noise complaint/response program that shall include keeping the local community informed of the schedule, duration, and progress of the construction, in order to minimize the public objections to unavoidable noise. Communities where construction is scheduled should be notified in advance of the construction and of the expected construction-related temporary and intermittent noise increases. This can be accomplished by posting signs with phone contacts and information regarding construction schedules a minimum of one week before initiating ground disturbing activities.</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 contract shall be retained in the project file. Verification of implementation shall be based on field inspections by County inspection personnel that verify the construction noise attenuation measures have 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>Noise</b> 4.13-11</p> <p>During future construction activities with heavy equipment within 300 feet of occupied residences, vibration field tests shall be conducted at the nearest occupied residences. If vibrations exceed 72 VdB, the construction activities shall be revised to reduce the vibration below this threshold or, if it is acceptable to the occupants, the project proponent may arrange for alternate housing for the occupants during the period that construction activities cause vibrations at the residence in excess of 70 VdB.</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 contract shall be retained in the project file. Verification of implementation shall be based on field inspections by County inspection personnel that verify the construction noise attenuation measures have 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>Noise</b> 4.13-12</p> <p>To the extent feasible (where construction activities can occur concurrently), the noisiest operations shall be scheduled to occur simultaneously in the construction program to avoid prolonged sequential periods of construction activity annoyance.</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 contract shall be retained in the project file. Verification of implementation shall be based on field inspections by County inspection personnel that verify that when construction activities occur simultaneously these measures are scheduled together. Field notes documenting verification shall be retained in the project file.</p>
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<p><b>Noise</b> 4.13-13</p> <p>If blasting is required, blasts shall be restricted to the hours of 10 a.m. to 4 p.m. Any residences located within 400 feet of the blast area shall be notified a minimum of two days prior to the blast(s) that blasting will be conducted at a specific location and a specific time within the restricted 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 contract shall be retained in the project file. Verification of implementation shall be based on field inspections by County inspection personnel that verify the construction blasting activities have 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>Noise</b> 4.13-14</p> <p>Prior to the issuance of a grading permit, the applicant shall retain a qualified contractor/consultant and have that contractor/consultant prepare a comprehensive Blasting Plan for this grading activity, as appropriate, and to the extent blasting required.</p> <p>This plan shall include, at a minimum, the following aspects/information:</p> <ol style="list-style-type: none"> <li>1. Type of blasting media to be used (TNT, ANFO, etc.),</li> <li>2. Drilling method: Bore hole diameter, depth of bore hole, number of holes per shot, stemming, burden, weight/volume of explosives, accelerants, fuse types, etc.</li> <li>3. Amount of material expected to be produced per blast.</li> <li>4. Monitoring plans for blast-induced ground vibrations and air overpressure (sound).</li> <li>5. Monitoring plans for drilling-induced ground vibrations and noise impacts on all uses, including wildlife.</li> <li>6. Monitoring plans for potential adverse effects caused by blasting relative to slope stability.</li> <li>7. Monitoring plans for potential adverse effects caused by blasting relative to the hydrologic characteristics of the rock body.</li> <li>8. Recommendations for minimizing any potential drilling and blasting impacts, as appropriate.</li> <li>9. All necessary blasting permits.</li> </ol>	<p>This measure shall be included in the construction contract as a contract specification and implemented by the contractor during construction after approval of the Blasting Plan by the County.</p>	<p>A copy of the contract shall be retained in the project file. Verification of implementation shall be based on field inspections by County inspection personnel that verify the Blasting Plan noise attenuation measures have 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>Noise</b> <b>On-Site Noise</b> <b>4.13-15</b></p> <p>The recommended noise control barriers shall be constructed as shown on Figures 4.13-6 and 4.13-7 and described in Table 4.13-14 so that the top of each wall and wall and berm extends to the recommended height above the pad elevation of the lot it is shielding. When the road is elevated above the pad elevation, the barrier shall extend to the recommended height above the highest point between the residential home and the road. The barriers shall provide a weight of at least 4 pounds per square foot of face area with no decorative cutouts or line-of-sight openings between shielded areas and the roadways. The noise barrier may be constructed using one of the following materials:</p> <ul style="list-style-type: none"> <li>• Masonry block</li> <li>• Stucco veneer over wood framing (or foam core), or 1 inch thick tongue and groove wood of sufficient weight per square foot</li> <li>• Glass (1/4 inch thick) or other transparent material with sufficient weight per square foot</li> <li>• Earthen berm</li> <li>• Any combination of these construction materials</li> </ul> <p>The barrier must present a solid face from top to bottom. Unnecessary openings or decorative cutouts should not be made. All gaps (except for weep holes) should be filled with grout or caulking.</p> <p>The improvements listed in this measure shall be offered to the existing residents along Garbani Road and included in the future residences exposed to noise from the high school athletic field(s).</p>	<p>The final design of the noise control barriers shall be reviewed and approved by the County. The noise control barriers shall be installed prior to first occupancy.</p>	<p>A copy of the noise control barrier designs shall be retained in the project file. Verification of implementation shall be based on field inspections by County inspection personnel that verify the exterior noise control barriers have 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>Noise</b> 4.13-16</p> <p>To satisfy the County of Riverside 45 dBA CNEL interior noise level criteria, lots facing Garbani Road, La Ventana Road, and Wickerd Road will require a Noise Level Reduction (NLR) of up to 27.9 dBA and a windows closed condition requiring a means of mechanical ventilation (e.g. air conditioning). In order to meet the County of Riverside 45 dBA CNEL interior noise standards the Project shall provide the following or equivalent noise mitigation measures:</p> <ul style="list-style-type: none"> <li>• <u>Windows</u>: All windows and sliding glass doors shall be well fitted, well weather-stripped assemblies and shall have a minimum sound transmission class (STC) rating of 27. Lots adjacent to Garbani Road shall require upgraded windows with a minimum STC rating of 31.</li> <li>• <u>Doors</u>: All exterior doors shall be well weather-stripped solid core assemblies at least one and three-fourths inch thick.</li> <li>• <u>Roof</u>: Roof sheathing of wood construction shall be well fitted or caulked plywood of at least one-half inch thick. Ceilings shall be well fitted, well sealed gypsum board of at least one-half inch thick. Insulation with at least a rating of R-19 shall be used in the attic space.</li> <li>• <u>Attic</u>: Attic vents should be oriented away from Garbani Road, La Ventana Road, and Wickerd Road. If such an orientation cannot be avoided, then an acoustical baffle shall be placed in the attic space behind the vents.</li> <li>• <u>Ventilation</u>: Arrangements for any habitable room shall be such that any exterior door or window can be kept closed when the room is in use. A forced air circulation system (e.g. air conditioning) shall be provided which satisfies the requirements of the Uniform Mechanical Code. Wall mounted air conditioners shall not be used.</li> <li>• <u>Furnishings</u>: All bedrooms, when in use, are expected to contain furniture or other materials that absorb sound equivalent to the absorption provided by wall-to-wall carpeting over a conventional pad.</li> </ul> <p>The improvements listed in this measure shall be offered to the existing residents along Garbani Road and included in the future residences exposed to noise from the high school athletic field(s).</p>	<p>The interior noise level attenuation designs shall be shown in the building designs submitted to the County and these design measures shall be implemented when the structures are constructed.</p>	<p>A copy of the interior noise control designs shall be retained in the project file. Verification of implementation shall be based on field inspections by County Inspection personnel that verify the interior noise control designs have 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>Noise</b> 4.13-17</p> <p>The final noise study shall finalize the mitigation measures proposed in the preliminary noise study using the precise grading plans and actual building design specifications. The final noise study shall include additional mitigation, if necessary, to meet the County of Riverside 45 dBA CNEL interior noise level performance standard.</p>	<p>This measure shall be implemented prior to issuance of building permits and the study shall be approved by the County. The noise attenuation measures shall be installed during construction of the interiors of future residences.</p>	<p>A copy of the final interior noise control designs shall be retained in the project file. Verification of implementation shall be based on field inspections by County inspection personnel that verify the interior noise control designs have been installed 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>

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<p><b>Noise</b> Off-Site Noise 4.13-18</p> <p>Where the proposed Project will cause a significant noise level increase as defined in Section 4.13.3.1 and summarized in Table 4.13-1 of this document at off-site residential and sensitive uses (along roadway segments 31, 32 and 62), the proposed Project shall implement supplemental noise controls designed to reduce noise level impacts below the applicable level of significance at all legal conforming use residential dwellings. Supplemental noise controls may include exterior noise walls or structural retrofits. Structural retrofits could include upgraded dual-paned windows, air conditioning, wall insulation or other methods acceptable to the property owner that can be demonstrated to reduce the noise impact below a level of significance.</p>	<p>This measure shall be implemented at the referenced locations prior to the project generating sufficient traffic to cause excessive offsite noise exposure. The design of the noise attenuation feature shall be reviewed and approved by the County.</p>	<p>A copy of the offsite noise attenuation barrier design shall be retained in the project file. Verification of implementation shall be based on field inspections by County inspection personnel that verify the offsite exterior noise control designs have 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>Public Services</b>  <b>Sheriff's Law Enforcement Services</b>                      4.15.3-1 To assure that the future Project development incorporates defensible space concepts, the design of each tract shall be reviewed with the Sheriff Department prior to approval of any final tract maps, conditional use permits or other entitlements and the approved maps shall incorporate defensible space measures approved by the Sheriff.</p>	<p>This measure shall be implemented prior to approval of any final entitlements and the defensible space concepts shall be installed during construction of individual homes.</p>	<p>The defensible space concepts for this project shall be retained in the project file. Verification of implementation shall be based on field inspections by County inspection personnel that verify the defensible space concepts have 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>Transportation / Traffic</b>                      4.17-1 All adjacent roadway improvements for both Phase 1 and Phase 2 developments summarized in the preceding text shall be implemented by the project developer(s) prior to issuance of any occupancy permits for any residences in TR No. 36785 Amended by the County. These improvements are shown of Figure 4.17-23 and consist of the following:</p> <ul style="list-style-type: none"> <li>Project driveways and those facilities assumed to be constructed by the Project to provide site access are also assumed to be in place for E+P conditions only (e.g., intersection and roadway improvements at the Project's frontage and driveways). These include the project site adjacent roadways of El Centro Drive, La Ventana Road, Brandon Lane, Garbani Road, and Wickerd Road.</li> <li>In order to access the existing roadway network from the site, the Project applicant will also construct a minimum of one lane of pavement in each direction of travel along Wickerd Road between El Centro Drive and Briggs Road and along Briggs Road between Wickerd Road and the existing terminus at Sharon Way.</li> </ul>	<p>This measure shall be implemented prior to issuance of occupancy permits.</p>	<p>Verification of implementation shall be based on field inspections by County inspection personnel that verify the Phase 1 and Phase 2 roadway improvements have been implemented as required in this measure. Field notes documenting verification shall be retained in the project file.</p>
<p><b>Source</b></p>	<p><b>Responsible Party</b></p>	<p><b>Status / Date / Initials</b></p>
<p>Draft EIR</p>	<p>County of Riverside</p>	

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<p><b>4.17-2 Transportation / Traffic</b></p> <p>The recommended site access driveway improvements for the Project are described below and shall be implemented prior to issuance of any occupancy permits for any residences in TR No. 36785 by the County. Figure 4.17-49 illustrates the on-site and site adjacent recommended intersection lane improvements for Phase 1 (2017) and Figure 4.17-50 illustrates the on-site and site adjacent recommended intersection lane improvements for Phase 2 (2019) (Project buildout). Construction of on-site and site adjacent improvements are required to occur in conjunction with adjacent Project development activity or as needed for Project access purposes and as determined by the County.</p> <p>The following intersection recommendations represent the minimum lanes that must be provided to achieve acceptable peak hour operations. As there is not anticipated to be sufficient receiving lanes beyond the Project, a minimum of one lane shall be provided in each direction of travel until such time that the adjacent roadways are also widened to their ultimate General Plan roadway classification. However, the site adjacent roadways will be improved consistent with requirements outlined in this Subchapter of the DEIR.</p> <p><u>Phase 1 (2017)</u></p> <p>EI Centro Lane / Driveway 1 – Install a stop control on the westbound approach and construct the intersection with the following geometrics:            Northbound Approach: One shared through-right turn lane.            Southbound Approach: One shared left-through lane.            Eastbound Approach: N/A            Westbound Approach: One shared left-right turn lane.</p> <p>EI Centro Lane / Gardner Lane/Driveway2 – Install a stop control on the eastbound and westbound approaches and construct the intersection with the following geometrics:            Northbound Approach: One shared left-through-right turn lane.            Southbound Approach: One shared left-through-right turn lane.            Eastbound Approach: One shared left-through-right turn lane.            Westbound Approach: One shared left-through-right turn lane.</p> <p>EI Centro Lane / Wickard Road – Install a stop control on the southbound approach and construct the intersection with the following geometrics:            Northbound Approach: N/A            Southbound Approach: One shared left-right turn lane.            Eastbound Approach: One shared left-through lane.            Westbound Approach: One shared through-right turn lane.</p>	<p>This measure shall be implemented prior to issuance of occupancy permits.</p>	<p>Verification of implementation shall be based on field inspections by County inspection personnel that verify the onsite circulation system improvements have been implemented as required in this measure. Field notes documenting verification shall be retained in the project file.</p>

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<p>La Ventana Road / Driveway 2 – Install a stop control on the eastbound and westbound approaches and construct the intersection with the following geometrics:            Northbound Approach: One shared left-through-right turn lane.            Southbound Approach: One shared left-through-right turn lane.            Eastbound Approach: One shared left-through-right turn lane.            Westbound Approach: One shared left-through-right turn lane.</p> <p>La Ventana Road / Wickerd Road – Install a stop control on the southbound approach and construct the intersection with the following geometrics:            Northbound Approach: N/A            Southbound Approach: One shared left-right turn lane.            Eastbound Approach: One shared left-through lane.            Westbound Approach: One shared through-right turn lane.</p> <p><u>Phase 2 (2019)</u>            El Centro Lane / Garbani Road – Install a stop control on the northbound and construct the intersection with the following geometrics:            Northbound Approach: One shared left-right turn lane.            Southbound Approach: N/A            Eastbound Approach: One shared through-right turn lane.            Westbound Approach: One shared left-through lane.</p> <p>La Ventana Road / Garbani Road – Install a traffic signal and construct the intersection with the following geometrics:            Northbound Approach: One left turn lane and one shared through-right turn lane.            Southbound Approach: One left turn lane and one shared through-right turn lane.            Eastbound Approach: One left turn lane and one shared through-right turn lane.            Westbound Approach: One left turn lane and one shared through-right turn lane.</p> <p>The traffic signal at La Ventana Road and Garbani Road may be eligible for fee credit.</p> <p>La Ventana Road / Driveway 3 – Install a stop control on the eastbound and westbound approaches and construct the intersection with the following geometrics:            Northbound Approach: One shared left-through-right turn lane.</p>		

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<p>Southbound Approach: One shared left-through-right turn lane. Eastbound Approach: One shared left-through-right turn lane. Westbound Approach: One shared left-through-right turn lane.</p> <p>La Ventana Road / Driveway 4 – Install a stop control on the westbound approach and construct the intersection with the following geometrics: Northbound Approach: One shared through-right turn lane. Southbound Approach: One shared left-through lane. Eastbound Approach: N/A Westbound Approach: One shared left-right turn lane.</p> <p>Brandon Lane / Garbani Road – Install a stop control on the northbound and construct the intersection with the following geometrics: Northbound Approach: One shared left-right turn lane. Southbound Approach: N/A Eastbound Approach: One shared through-right turn lane. Westbound Approach: One shared left-through lane.</p> <p>On-site traffic signing and striping should be implemented in conjunction with detailed construction plans for the project site.</p> <p>Sight distance at each project access point should be reviewed with respect to standard Caltrans and County of Riverside sight distance standards at the time of preparation of final grading, landscape and street improvement plans to ensure adequate sight distance in accordance with these standards is fulfilled.</p>		
<p><b>Transportation / Traffic</b> 4.17-3 Recommended Improvements to Address Deficiencies at Intersections for E+P conditions.</p> <p>Improvement strategies have been recommended at intersections that have been identified as deficient to reduce each location's peak hour delay and improve the associated LOS grade to an acceptable LOS (LOS D or better). The effectiveness of the proposed recommended improvements is presented in Table 4.17-18 for E+P traffic conditions. Recommended improvements to address deficiencies for E+P traffic conditions are described below and shall be implemented in accordance with Riverside County requirements as needed. All</p>	<p><b>Implementation Schedule</b></p> <p>The project developer shall fund the E+P deficiencies as required by the County prior to issuance of occupancy permits.</p>	<p><b>Verification</b></p> <p>The County shall retain receipts for E+P improvements or shall verify that these improvements have been installed in accordance with the requirements contained in this measure.</p>
<p align="center"><b>Mitigation Measure</b></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>



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<p>recommended improvements are consistent with Existing (2014) traffic conditions (see Table 4.16-11).</p> <p>Recommended Improvement –Haun Road / Holland Road (#2)</p> <ul style="list-style-type: none"> <li>o Add traffic signal (required for Existing conditions)</li> <li>o Add a northbound left turn lane (required for Existing conditions)</li> <li>o Add a southbound left turn lane (required for Existing conditions)</li> </ul> <p>Recommended Improvement – Haun Road / Garbani Road (#3)</p> <ul style="list-style-type: none"> <li>o Add traffic signal (required for Existing conditions)</li> </ul> <p>Recommended Improvement –Haun Road / Scott Road (#4)</p> <ul style="list-style-type: none"> <li>o Add a 2<sup>nd</sup> southbound left turn lane (required for Existing conditions)</li> <li>o Add a 2<sup>nd</sup> eastbound through lane (required for Existing conditions)</li> <li>o Add overlap phasing on the westbound right turn lane (required for Existing conditions)</li> </ul> <p>Recommended Improvement – I-215 Southbound Ramps / Scott Road (#6)</p> <ul style="list-style-type: none"> <li>o Add a 2<sup>nd</sup> eastbound through lane (required for Existing conditions)</li> <li>o Add a 2<sup>nd</sup> westbound through lane (required for Existing conditions)</li> <li>o Increase the intersection cycle length to 120 seconds during the AM and PM peak hours (required for Existing conditions)</li> </ul> <p>As noted previously, the improvements shown for the I-215 Southbound Ramps at Scott Road are a subset of the proposed interchange improvements. Pursuant to the County's traffic study guidelines, the improvements necessary to maintain acceptable peak hour operations have been identified; however, it is unlikely these improvements would be implemented independently outside of the interchange project.</p> <p>Recommended Improvement – Antelope Road / Scott Road (#11)</p> <ul style="list-style-type: none"> <li>o Add overlap phasing on the southbound right turn lane (required for Existing conditions)</li> </ul> <p>Recommended Improvement – Menifee Road / Newport Road (#12)</p> <ul style="list-style-type: none"> <li>o Add overlap phasing on the northbound right turn lane (required for Existing conditions)</li> <li>o Add a 2<sup>nd</sup> eastbound left turn lane (required for Existing conditions)</li> </ul> <p>Recommended Improvement – Menifee Road / Garbani Road (#17)</p> <ul style="list-style-type: none"> <li>o Add a traffic signal (required for Existing conditions)</li> </ul>		

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<p>Recommended Improvement – Menifee Road / Scott Road (#18)</p> <ul style="list-style-type: none"> <li>o Add a 2<sup>nd</sup> eastbound left turn lane (required for Existing conditions)</li> <li>o Recommended Improvement – Leon Road / Scott Road (#31)</li> <li>o Add a traffic signal (required for Existing conditions)</li> </ul> <p>The applicant shall participate in the funding of off-site improvements, including traffic signals that are needed to serve cumulative traffic conditions through the payment of Western Riverside County TUMF, DIF, RBBB, or a fair share contribution as directed by the County. These fees are described in the TIA (Volume 2, Technical Appendices) and are collected as part of a funding mechanism aimed at ensuring that regional highways and arterial expansions keep pace with the projected population increases. Each of the improvements discussed above have been identified as being included as part of TUMF funding program, DIF funding program, RBBB, or fair share contribution in Section 10 Local and Regional Funding Mechanisms of this TIA, Volume 2, Technical Appendices.</p>	<table border="1"> <thead> <tr> <th data-bbox="760 974 808 1336">Source</th> <th data-bbox="760 1336 808 1506">Responsible Party</th> <th data-bbox="760 1506 808 1761">Status / Date / Initials</th> </tr> </thead> <tbody> <tr> <td data-bbox="719 974 760 1336">Draft EIR</td> <td data-bbox="719 1336 760 1506">County of Riverside</td> <td data-bbox="719 1506 760 1761"></td> </tr> </tbody> </table>	Source	Responsible Party	Status / Date / Initials	Draft EIR	County of Riverside		
Source	Responsible Party	Status / Date / Initials						
Draft EIR	County of Riverside							
<p><b>Transportation / Traffic</b></p> <p>4.17-4 Recommended Improvements to Address Deficiencies at Intersections for EAP conditions.</p> <p>Improvement strategies have been recommended at intersections that have been identified as deficient in an effort to reduce each location's peak hour delay and improve the associated LOS grade to an acceptable LOS (LOS D or better). The effectiveness of the recommended improvement strategies discussed below to address EAP traffic deficiencies is presented in Table 4.17-23. The improvements that were previously required to address LOS deficiencies for Existing and E+P traffic conditions are shown in <i>italics</i>. New improvements for EAP traffic conditions are shown in regular text.</p> <p>Recommended Improvement –Hawn Road / Holland Road (#2)</p> <ul style="list-style-type: none"> <li>o Add traffic signal (required for Existing conditions)</li> <li>o Add a northbound left turn lane (required for Existing conditions)</li> <li>o Add a southbound left turn lane (required for Existing conditions)</li> </ul>	<p>The project developer shall fund the EAP deficiencies as required by the County prior to issuance of occupancy permits for Phase 2.</p>	<p>The County shall retain receipts for EAP improvements or shall verify that these improvements have been installed in accordance with the requirements contained in this measure.</p>						

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<p>Recommended Improvement – Haun Road / Garbani Road (#3)</p> <ul style="list-style-type: none"> <li>○ Add traffic signal (required for Existing conditions)</li> </ul> <p>Recommended Improvement –Haun Road / Scott Road (#4)</p> <ul style="list-style-type: none"> <li>○ Add a 2<sup>nd</sup> southbound left turn lane (required for Existing conditions)</li> <li>○ Add a 2<sup>nd</sup> eastbound through lane (required for Existing conditions)</li> <li>○ Add overlap phasing on the westbound right turn lane (required for Existing conditions)</li> </ul> <p>Recommended Improvement – I-215 Southbound Ramps / Scott Road (#6)</p> <ul style="list-style-type: none"> <li>○ Add a 2<sup>nd</sup> eastbound through lane (required for Existing conditions)</li> <li>○ Add a 2<sup>nd</sup> westbound through lane (required for Existing conditions)</li> <li>○ Increase the intersection cycle length to 120 seconds during the AM and PM peak hours (required for Existing conditions)</li> <li>○ Add a 2<sup>nd</sup> westbound left turn lane</li> </ul> <p>Recommended Improvement – I-215 Northbound Ramps / Scott Road (#8)</p> <ul style="list-style-type: none"> <li>○ Add a 2<sup>nd</sup> eastbound through lane</li> <li>○ Add a 2<sup>nd</sup> westbound through lane</li> <li>○ Increase the intersection cycle length to 120 seconds during the AM and PM peak hours</li> </ul> <p>As noted previously, the improvements shown for the I-215 Southbound and Northbound Ramps at Scott Road are a subset of the proposed interchange improvements. Pursuant to the County's traffic study guidelines, the improvements necessary to maintain acceptable peak hour operations have been identified at both the I-215 Southbound and Northbound ramps on Scott Road; however, it is unlikely these improvements would be implemented independently outside of the interchange project.</p> <p>Recommended Improvement – Antelope Road / Scott Road (#11)</p> <ul style="list-style-type: none"> <li>○ Add overlap phasing on the southbound right turn lane (required for Existing conditions)</li> </ul> <p>Recommended Improvement – Menifee Road / Newport Road (#12)</p> <ul style="list-style-type: none"> <li>○ Add overlap phasing on the northbound right turn lane (required for Existing conditions)</li> <li>○ Add a 2<sup>nd</sup> eastbound left turn lane (required for Existing conditions)</li> </ul>		

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<p>Recommended Improvement – Menifee Road / Garbani Road (#17)</p> <ul style="list-style-type: none"> <li>o Add a traffic signal (required for Existing conditions)</li> </ul> <p>Recommended Improvement – Menifee Road / Scott Road (#18)</p> <ul style="list-style-type: none"> <li>o Add a 2<sup>nd</sup> eastbound left turn lane (required for Existing conditions)</li> </ul> <p>Recommended Improvement – Leon Road / Scott Road (#31)</p> <ul style="list-style-type: none"> <li>o Add a traffic signal (required for Existing conditions)</li> </ul> <p>The applicant shall participate in the funding of off-site improvements, including traffic signals that are needed to serve cumulative traffic conditions through the payment of Western Riverside County TUMF, DIF, RBBB, or a fair share contribution as directed by the County. These fees are collected as part of a funding mechanism aimed at ensuring that regional highways and arterial expansions keep pace with the projected population increases. Each of the improvements discussed above have been identified as being included as part of TUMF fee program, DIF fee program, RBBB fee program, or fair share contribution in Section 10 Local and Regional Funding Mechanisms of this TIA, Volume 2, Technical Appendices.</p>		

Source	Responsible Party	Status / Date / Initials
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<p><b>Transportation / Traffic</b></p> <p>4.17-5 Recommended Improvements to Address Deficiencies at Intersections for EAPC conditions.</p> <p>Improvement strategies have been recommended at intersections that have been identified as deficient in an effort to reduce each location's peak hour delay and improve the associated LOS grade to an acceptable LOS (LOS "D" or better). The effectiveness of the recommended improvement strategies necessary to address EAPC traffic deficiencies is presented in Table 4.17-28.</p>	<p>The project developer shall fund the EAPC deficiencies as required by the County prior to issuance of occupancy permits for Phase 2.</p>	<p>The County shall retain receipts for EAPC improvements or shall verify that these improvements have been installed in accordance with the requirements contained in this measure.</p>

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<p><b>Transportation / Traffic</b> 4.17-6 Recommended Improvements to Address Deficiencies at Intersections for the Horizon Year, 2035.</p> <p>Improvement strategies have been recommended at intersections that have been identified as deficient in an effort to reduce each location's peak hour delay and improve the associated LOS grade to an acceptable LOS (LOS "D" or better). The effectiveness of the recommended improvement strategies necessary to address Horizon Year traffic deficiencies are presented in Table 4.17-33.</p>	<p>The project developer shall fund the Horizon Year deficiencies as required by the County when the last occupancy permits for Phase 2 are issued.</p>	<p>The County shall retain receipts for Horizon Year improvements or shall verify that these improvements have been installed in accordance with the requirements contained in this measure.</p>						
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<p><b>Transportation / Traffic</b> 4.17-7 The project developer and the school district shall enter into discussions with the Riverside Transit Authority (RTA) about rerouting the existing bus service to extend service from the intersection of Menifee Road/Scott Road east to Leon; thence north to the intersection of Wickard and Leon; then back west to the intersection of Briggs and Biggs; and finally back south along Briggs to Scott Road. This effort shall begin after completion of Phase 1 and prior to implementation of Phase 2 of the proposed project.</p>	<p>This measure shall be implemented prior to issuance of the first occupancy permit for Phase 1.</p>	<p>Documentation of communication with the RTA shall be provided to the County.</p>						
<table border="1"> <thead> <tr> <th style="text-align: center;">Source</th> <th style="text-align: center;">Responsible Party</th> <th style="text-align: center;">Status / Date / Initials</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">Draft EIR</td> <td style="text-align: center;">County of Riverside</td> <td></td> </tr> </tbody> </table>			Source	Responsible Party	Status / Date / Initials	Draft EIR	County of Riverside	
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Draft EIR	County of Riverside							
<p><b>Utilities and Service Systems</b> Water, Sewer and Recycled Water 4.18.1-1 The following water consumption reduction measures shall be implemented by the proposed project.</p> <p>Ultra-Low-Flush Toilets (ULFT): More than 15,700 ULFTs have been installed in residential homes.</p> <p>Residential High-Efficiency Clothes Washers (HECW): More than 1,000 HECW units have been installed. They use 40 percent less water and require 55 percent less energy.</p>	<p>Prior to issuance of building permits the site developer shall provide the County with verification that the water consumption reduction measures are included in building designs.</p>	<p>A copy of the water reduction designs shall be retained in the project file. Verification of implementation shall be based on field inspections by County inspection personnel that verify the water consumption reduction components have been implemented as required in this measure. Field notes documenting verification shall be retained in the project file.</p>						
<table border="1"> <thead> <tr> <th style="text-align: center;">Implementation Schedule</th> <th style="text-align: center;">Verification</th> </tr> </thead> </table>			Implementation Schedule	Verification				
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<p><b>Water-saving showerhead program:</b> Customers are using more than 25,500 low-flow showerheads and water use efficiency kits handed out at headquarters and community outreach.</p> <p><b>California Friendly Model Home Program:</b> This offers financial incentives for builders to install water efficient landscaping, fixtures and appliances in new model homes, demonstrating significant water savings for homeowners.</p>	<table border="1"> <thead> <tr> <th>Source</th> <th>Responsible Party</th> </tr> </thead> <tbody> <tr> <td>Draft EIR</td> <td>County of Riverside</td> </tr> </tbody> </table>	Source	Responsible Party	Draft EIR	County of Riverside	<table border="1"> <thead> <tr> <th>Status / Date / Initials</th> </tr> </thead> <tbody> <tr> <td></td> </tr> </tbody> </table>	Status / Date / Initials	
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<p><b>Utilities and Service Systems</b></p> <p><b>4.18.1-2</b> Although use of recycled water is incorporated as part of the project, the future development shall connect all possible landscaping at the site to a recycled water system and use this system exclusively to water these landscaped areas.</p>	<p>The final tract map shall identify points of connection to EMWD's recycled water pipeline and those landscape areas that will be irrigated with recycled water.</p> <table border="1"> <thead> <tr> <th>Source</th> <th>Responsible Party</th> </tr> </thead> <tbody> <tr> <td>Draft EIR</td> <td>County of Riverside</td> </tr> </tbody> </table>	Source	Responsible Party	Draft EIR	County of Riverside	<p>A copy of the final tract map shall be retained in the project file. Verification of implementation shall be based on field inspections by County inspection personnel that verify the recycled water connections and landscape areas have been implemented as required in this measure. Field notes documenting verification shall be retained in the project file.</p> <table border="1"> <thead> <tr> <th>Status / Date / Initials</th> </tr> </thead> <tbody> <tr> <td></td> </tr> </tbody> </table>	Status / Date / Initials	
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<p><b>Utilities and Service Systems</b></p> <p><b>4.18.1-3</b> Smart landscape/irrigation management/control systems (including drip systems) shall be installed on all irrigation systems, public and private, within the project's boundaries.</p>	<p>The final landscape plan shall incorporate smart landscape/irrigation management/control systems on private and public property.</p> <table border="1"> <thead> <tr> <th>Source</th> <th>Responsible Party</th> </tr> </thead> <tbody> <tr> <td>Draft EIR</td> <td>County of Riverside</td> </tr> </tbody> </table>	Source	Responsible Party	Draft EIR	County of Riverside	<p>A copy of the final landscape plan shall be retained in the project file. Verification of implementation shall be based on field inspections by County inspection personnel that verify the smart landscape/irrigation management/control systems have been implemented as required in this measure. Field notes documenting verification shall be retained in the project file.</p> <table border="1"> <thead> <tr> <th>Status / Date / Initials</th> </tr> </thead> <tbody> <tr> <td></td> </tr> </tbody> </table>	Status / Date / Initials	
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<p><b>Utilities and Service Systems</b> 4.18.1-4 At a minimum turf shall be limited to 20% of each lot. Individual home owners shall be provided a brochure prior to installing landscaping that provides basic information on eliminating turf from each private lot; how to install and maintain drought resistant plants; and how to utilize xeroscaping to create a pleasant living environment.</p>		<p>The minimum 20% turf design shall be included in the final building layout plans for the site. The brochure shall be provided to homeowners at the time of purchase.</p>		<p>A copy of the approve building layout plans documenting compliance with this measure shall be retained in the project file. A copy of the brochure shall also be retained in the project file and the developer shall verify that each homeowner is provided a copy of the brochure.</p>	
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Draft EIR		County of Riverside			

Mitigation Measure		Implementation Schedule		Verification	
<p><b>Utilities and Service Systems</b> Energy (Electricity, Natural Gas, and Dry Utilities) 4.18.2-1 Prior to recordation of a final map by the County, the project applicant shall construct, or enter into an agreement and post security, in a form and amount acceptable to the Building and Safety Department, guaranteeing the undergridding of proposed utility distribution lines in conformance with applicable County standards and the County's Capital Improvement Policy.</p>		<p>This measure must be implemented prior to recordation of the final map.</p>		<p>A copy of the final map shall be retained in the project file. Verification of implementation shall be based on field inspections by County inspection personnel that verify the utility distribution lines have been undergrounded as required in this measure. Field notes documenting verification shall be retained in the project file.</p>	
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Draft EIR		County of Riverside			

Mitigation Measure		Implementation Schedule		Verification	
<p><b>Utilities and Service Systems</b> 4.18.2-2 The Tentative Tract map shall be conditioned to require that all electrical service lines (excluding transmission lines) serving development within the project will be installed underground. This includes existing service facilities that may have to be relocated temporarily during grading.</p>		<p>This measure must be implemented prior to recordation of the final map.</p>		<p>A copy of the final map shall be retained in the project file. Verification of implementation shall be based on field inspections by County inspection personnel that verify the electrical service lines have been undergrounded as required in this measure. Field notes documenting verification shall be retained in the project file.</p>	
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Mitigation Measure	Implementation Schedule	Verification						
<p><b>Utilities and Service Systems</b> 4.18.2-3 The contractor shall temporarily relocate existing overhead facilities, as necessary to maintain service, while grading and installing the new underground system is underway.</p>	<p>This measure shall be implemented during installation of the new underground electricity system is in progress.</p>	<p>Verification of implementation shall be based on field inspections by County inspection personnel that verify the existing overhead electricity lines remain in service during undergrounding of new lines as required in this measure. Field notes documenting verification shall be retained in the project file.</p>						
	<table border="1"> <tr> <td>Source</td> <td>Responsible Party</td> <td>Status / Date / Initials</td> </tr> <tr> <td>Draft EIR</td> <td>County of Riverside</td> <td></td> </tr> </table>	Source	Responsible Party	Status / Date / Initials	Draft EIR	County of Riverside		
Source	Responsible Party	Status / Date / Initials						
Draft EIR	County of Riverside							

Mitigation Measure	Implementation Schedule	Verification						
<p><b>Utilities and Service Systems</b> 4.18.2-4 Gas service shall remain available to all existing customers during construction of new and replacement gas lines within the project site.</p>	<p>This measure shall be implemented during installation of any new underground utilities..</p>	<p>Verification of implementation shall be based on field inspections by County inspection personnel that verify the existing natural gas services remain available during undergrounding of new utility lines as required in this measure. Field notes documenting verification shall be retained in the project file.</p>						
	<table border="1"> <tr> <td>Source</td> <td>Responsible Party</td> <td>Status / Date / Initials</td> </tr> <tr> <td>Draft EIR</td> <td>County of Riverside</td> <td></td> </tr> </table>	Source	Responsible Party	Status / Date / Initials	Draft EIR	County of Riverside		
Source	Responsible Party	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>Utilities and Service Systems</b> <b>Solid Waste</b> 4.18.3-1</p> <p>The project proponent shall recycle, reuse, and/or reduce the amount of construction and demolition materials (i.e., concrete, asphalt, wood, metal, etc.) generated by development of the project that would otherwise be taken to a landfill. This diversion of waste must exceed a 50 percent reduction by weight. The project shall complete the Riverside County Waste Management Department Construction and Demolition Waste Diversion Program Waste Recycle Plan (WRP) to ensure compliance. The WRP must identify materials that will be generated by construction and development, the project amounts, the measures/methods that will be taken to recycle, reuse and/or reduce the amount of materials, the facilities and/or hauler that will be utilized, and the targeted recycling or reduction rate. During Project construction, the project site shall have, at a minimum, two (2) bins: one for waste disposal and another for recycling of construction materials. Additional bins are encouraged to be used for further source separation of construction materials. Accurate record keeping (receipts) for recycling of construction materials and solid waste disposal must be kept. The WRP must be submitted and approved by the Riverside County Waste Management Department and provided to the Department of Building and Safety prior to the issuance of building permits. Evidence of Project compliance (receipts) with the approved WRP must be presented to the Department of Building and Safety prior to the issuance of certificate of occupancy/final inspection.</p>	<p>This measure shall be included in the construction contract and implemented by the construction contractor during clearing, grubbing or demolition activities carried out 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 construction or demolition waste have been recycled 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>Utilities and Service Systems</b>                      4.18.3-2 To assure compliance with the California Solid Waste Reuse and Recycling Act of 1991 (AB 1327), which requires the local jurisdiction to require adequate areas for collecting and loading recyclable materials at specific types of development, prior to issuance of Building Permits the applicant shall submit a Recyclable Collection and Loading Area plot plan to the Riverside County Waste Management Department for review and approval. The plot plan shall conform to the Departments' Design Guideline for Recyclable Collection and Loading Areas to verify compliance with AB 1327 requirements to recycling access areas. Recyclables Collection and Loading Area shall be installed prior to final building inspections in compliance with the approved and stamped plot plan.</p>	<p>This measure shall be implemented as part of the final tract map and locations for managing solid waste for all new residences and other facilities (parks). The locations shall be installed during construction.</p>	<p>A copy of the final map shall be retained in the project file. Verification of implementation shall be based on field inspections by County inspection personnel that verify the locations for solid waste management have been installed 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>

Mitigation Measure	Implementation Schedule	Verification
<p><b>Utilities and Service Systems</b>                      4.18.3-3 The Homeowners Association (HOA) established for the proposed development shall establish green waste recycling through its yard maintenance or waste hauling contracts. Green waste recycling includes such things as grass recycling (where lawn clippings from a mulching type mower are left on the lawn) and on- or off-site composting. This measure shall be implemented to reduce green waste going to landfills. If such services are not available through the yard maintenance or waste haulers in the area, the HOA shall provide individual homeowners with information about ways to recycle green waste individually and collectively. The Developer and the HOA shall encourage xeriscaping and the installation of drought tolerant low maintenance vegetation. Homeowners shall be notified of such in the CC&amp;Rs.</p>	<p>This measure shall be incorporated into the HOA by-laws and implemented through HOA enforcement.</p>	<p>A copy of the HOA by-laws shall be retained in the project file. Verification of implementation shall be based on field inspections by HOA inspection personnel that verify the green waste recycling program 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>
		<p><b>Status / Date / Initials</b></p>



# DELANO & DELANO

December 12, 2016

VIA E-MAIL & U.S. MAIL

Board of Supervisors  
County of Riverside  
4080 Lemon St., 5<sup>th</sup> Floor  
Riverside, CA 92501

Re: December 13, 2016 Meeting, Item 3.42: La Ventana Ranch Project and Final EIR, General Plan Amendment No. 1129, EIR No. 542, Change of Zone No. 7856

Dear Honorable Members of the Board of Supervisors:

This letter is submitted on behalf of Grant Becklund in connection with the proposed La Ventana Ranch project ("Project") and related Final Environmental Impact Report ("FEIR"). As my July 11<sup>th</sup> letter noted, the Project is inconsistent with several aspects of the County's General Plan and land use requirements, which are also inadequately discussed in the EIR. Among those are inconsistencies with specific requirements of the Highway 79 Policy Area, including General Plan Circulation Element Policies 1, 2, 2.6 and 2.7. A May 20, 2015 "Evaluation Letter" from Urban Crossroads attempts to address these requirements, but its analysis completely misses the boat.

For example, Policy 2 requires "overall trip generation from residential development to ensure that overall within the Highway 79 Policy Area development projects produce traffic generation at a level that is 9% less than the trips projected from the General Plan traffic model residential land use designations." And Policy 2.7 requires "a net reduction in overall trip generation of 70,000 vehicle trips per day from that which would be anticipated from the General Plan Land Use designations ...."

The Project violates these policies. The "Evaluation Letter" acknowledges: "the General Plan allows up to 85 single family residential dwelling units or 809 vehicles per day. With the 9 percent reduction required within the Highway 79 Policy Area, the maximum allowable is 736 vehicles per day. As such, the Project is in excess of the Highway 79 Policy Area by 5,110 vehicles per day ...." But rather than discussing how the Project might be revised to address this substantial discrepancy, the "Evaluation Letter" discusses a "fair share contribution" "at a cost not to exceed the project's proportional share." The EIR likewise fails to acknowledge how the Project violates these requirements, instead claiming that "the County is considering how to and whether to continue implementing the Highway 79 Policy Area policies." EIR at 4-252.

EVERETT L. DELANO III  
Admitted in California and Colorado

M. DARE DELANO  
Admitted in California and New York

220 W. Grand Avenue  
Escondido, CA 92025

(760) 510-1562 : Office  
(760) 510-1565 : Fax

342

County of Riverside  
December 12, 2016  
Page 2 of 2

The General Plan is the County's single most important planning document. *Citizens of Goleta Valley v. Board of Supervisors* (1990) 52 Cal.3d 553, 570 – 71. Any attempt to approve a project that is inconsistent with the General Plan would be "invalid at the time it is passed." *Leshar Communications, Inc. v. City of Walnut Creek* (1990) 52 Cal.3d 531, 544. The County is not free to simply ignore the Highway 79 Policy Area requirements.

Accordingly, Mr. Becklund urges you to reject the Project and EIR as proposed. Thank you for your consideration of these concerns.

Sincerely,



Everett DeLano



OFFICE OF  
CLERK OF THE BOARD OF SUPERVISORS  
1st FLOOR, COUNTY ADMINISTRATIVE CENTER  
P.O. BOX 1147, 4080 LEMON STREET  
RIVERSIDE, CA 92502-1147  
PHONE: (951) 955-1060  
FAX: (951) 955-1071

KECIA HARPER-IHEM  
Clerk of the Board of Supervisors

KIMBERLY A. RECTOR  
Assistant Clerk of the Board

December 15, 2016

THE PRESS ENTERPRISE  
ATTN: LEGALS  
P.O. BOX 792  
RIVERSIDE, CA 92501

TEL: (951) 368-9222  
E-MAIL: [legals@pe.com](mailto:legals@pe.com)

RE: ADOPTION OF ORDINANCE NO. 348.4852

To Whom It May Concern:

Attached is a copy for publication in your newspaper for **ONE (1) TIME** on **Wednesday, December 21, 2016**.

We require your affidavit of publication immediately upon completion of the last publication.

Your invoice must be submitted to this office, **WITH TWO CLIPPINGS OF THE PUBLICATION.**

**NOTE: PLEASE COMPOSE THIS PUBLICATION INTO A SINGLE COLUMN FORMAT.**

Thank you in advance for your assistance and expertise.

Sincerely,

*Cecilia Gil*

Board Assistant to:  
KECIA HARPER-IHEM, CLERK OF THE BOARD

**Gil, Cecilia**

---

**From:** Legals <legals@pe.com>  
**Sent:** Thursday, December 15, 2016 12:29 PM  
**To:** Gil, Cecilia  
**Subject:** Re: FOR PUBLICATION: Adoption of Ordinance No. 348.4852

Received for publication on 12/21. Proof with cost to follow.

Nick Eller

**Christmas & New Year's 2016 Deadlines**

<b>Pub Date</b>	<b>Deadline (@10:30am)</b>
Sat-Sun 12/24-12/25	Tues 12/20
Mon-Tues 12/26-12/27	Wed 12/21
Wednesday 12/28	Thurs 12/22
Thursday 12/29	Mon 12/26
Fri-Sat 12/30-12/31	Tues 12/27
Sun-Tues 1/1-1/3	Wed 12/28
Wednesday 1/4	Thurs 12/29

Legal Advertising Phone: **951-368-9222** / Fax: 951-368-9018 / E-mail: [legals@pe.com](mailto:legals@pe.com)

**Please Note: Deadline is 10:30 AM, three (3) business days prior to the date you would like to publish.**

**\*\*Employees of The Press-Enterprise are not able to give legal advice of any kind\*\***

The Press-Enterprise PE.com / La Prensa

On Thu, Dec 15, 2016 at 11:46 AM, Gil, Cecilia <[CCGIL@rivco.org](mailto:CCGIL@rivco.org)> wrote:

Good morning!

Attached is an Adoption of Ordinance, for publication on Wednesday, Dec. 21, 2016. Please confirm. THANK YOU!

*Cecilia Gil*

Board Assistant

Clerk of the Board of Supervisors

(951) 955-8464

MS# 1010

BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

**(INSERT ORDINANCE NO. 348.4852)**

John Tavaglione, Vice-Chairman of the Board

I HEREBY CERTIFY that at a regular meeting of the Board of Supervisors of said County, held on **December 13, 2016** the foregoing Ordinance consisting of two (2) sections was adopted by said Board by the following vote:

AYES: Jeffries, Tavaglione, Washington and Ashley  
NAYS: None  
ABSENT: Benoit

Kecia Harper-Ihem, Clerk of the Board  
By: Cecilia Gil, Board Assistant

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ORDINANCE NO. 348.4852

AN ORDINANCE OF THE COUNTY OF RIVERSIDE

AMENDING ORDINANCE NO. 348 RELATING TO ZONING

The Board of Supervisors of the County of Riverside ordains as follows:

Section 1. Section 4.1 of Ordinance No. 348, and official Zoning Plan Map No. 2, as amended, are further amended by placing in effect in the Winchester Area, the zone or zones as shown on the map entitled "Change of Official Zoning Plan Amending Ordinance No. 348, Map No. 2.2408, Change of Zone Case No. 7856" which map is made a part of this ordinance.

Section 2. This ordinance shall take effect 30 days after its adoption.

~~BOARD OF SUPERVISORS OF THE COUNTY  
OF RIVERSIDE, STATE OF CALIFORNIA~~

~~By: \_\_\_\_\_  
Chairman, Board of Supervisors~~

ATTEST:  
KECIA HARPER-IHEM  
Clerk of the Board

By: \_\_\_\_\_

(SEAL)

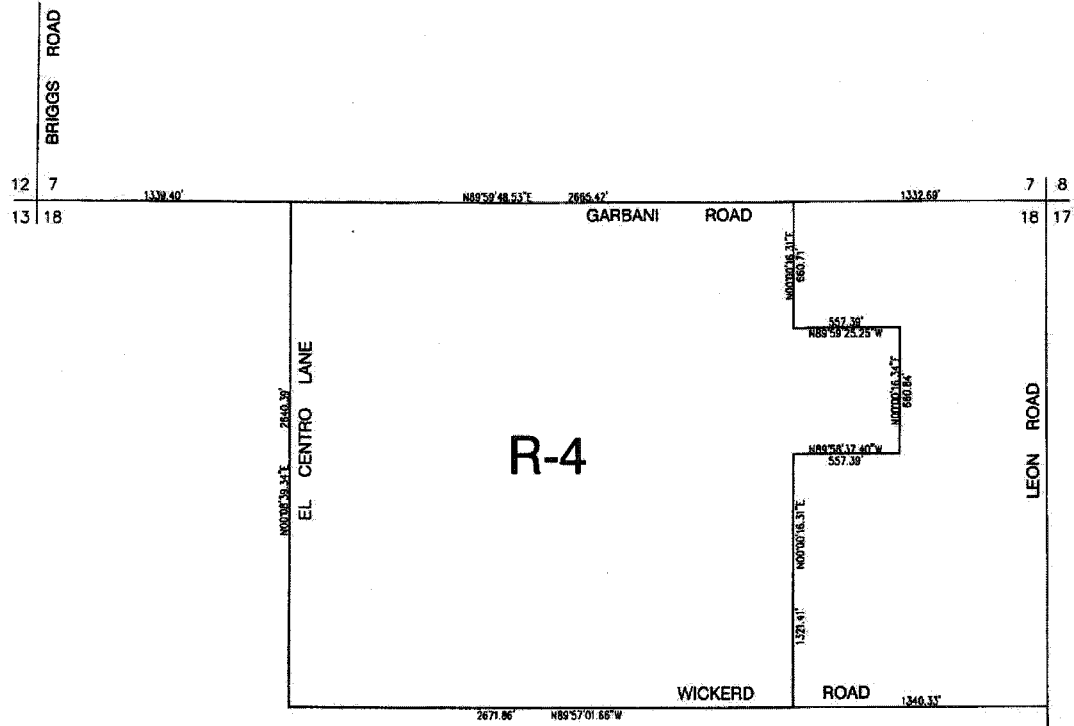
APPROVED AS TO FORM  
November 30, 2016

By:   
MICHELLE CLACK  
Deputy County Counsel



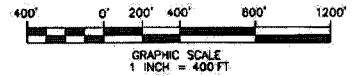
# WINCHESTER ZONING AREA

SEC. 18 T.6S., R.2W. S.B.B. & M



## LEGEND

R-4 PLANNED RESIDENTIAL



MAP NO. 2.2408  
CHANGE OF OFFICIAL ZONING PLAN  
AMENDING  
MAP NO. 2, ORDINANCE NO. 348  
CHANGE OF ZONE CASE NO. 7856  
ADOPTED BY ORDINANCE NO. 348.4852  
DATE:

RIVERSIDE COUNTY BOARD OF SUPERVISORS



# DELANO & DELANO

*FWDED to Phayvanh in Planning*  
*See 12-19-16*

✓ \*COB misc

December 12, 2016

VIA E-MAIL & U.S. MAIL

Board of Supervisors  
County of Riverside  
4080 Lemon St., 5<sup>th</sup> Floor  
Riverside, CA 92501

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M. DARE DELANO  
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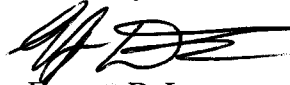
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County of Riverside  
December 12, 2016  
Page 2 of 2

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Accordingly, Mr. Becklund urges you to reject the Project and EIR as proposed. Thank you for your consideration of these concerns.

Sincerely,

A handwritten signature in black ink, appearing to read 'E. DeLano', with a stylized flourish at the end.

Everett DeLano



DELANO & DELANO

Delano & Delano  
220 W. Grand Avenue  
Escondido, CA 92025

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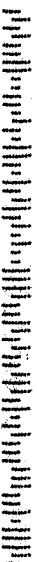
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Board of Supervisors  
County of Riverside  
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## PROOF OF PUBLICATION (2010, 2015.5 C.C.P)

Publication(s): The Press-Enterprise

### PROOF OF PUBLICATION OF

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I am a citizen of the United States. I am over the age of eighteen years and not a party to or interested in the above entitled matter. I am an authorized representative of THE PRESS-ENTERPRISE, a newspaper in general circulation, printed and published daily in the County of Riverside, and which newspaper has been adjudicated a newspaper of general circulation by the Superior Court of the County of Riverside, State of California, under date of April 25, 1952, Case Number 54446, under date of March 29, 1957, Case Number 65673, under date of August 25, 1995, Case Number 267864, and under date of September 16, 2013, Case Number RIC 1309013; that the notice, of which the annexed is a printed copy, has been published in said newspaper in accordance with the instructions of the person(s) requesting publication, and not in any supplement thereof on the following dates, to wit:

12/21/2016

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

Date: Dec 21, 2016

At: Riverside, California

Legal Advertising Representative, The Press-Enterprise

BOARD OF SUPERVISORS  
COUNTY OF RIVERSIDE  
P.O. BOX 1147  
RIVERSIDE, CA 92502

Ad Number: 0010223498-01

P.O. Number: Ord. No. 348.4852

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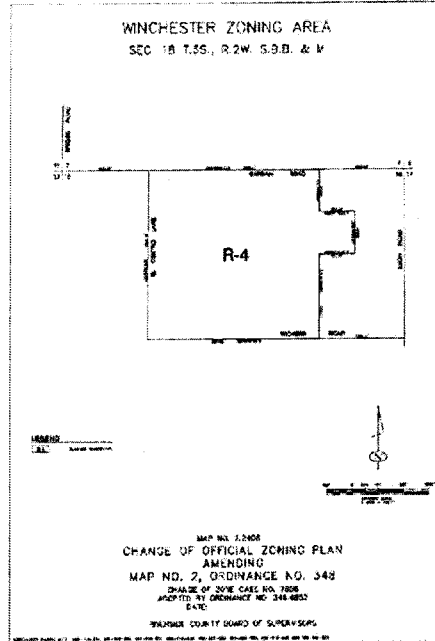
BOARD OF SUPERVISORS OF THE COUNTY OF  
RIVERSIDE, STATE OF CALIFORNIA

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Section 2. This ordinance shall take effect 30 days after its adoption.



John Tavaglione, Vice-Chairman of the Board

I HEREBY CERTIFY that at a regular meeting of the Board of Supervisors of said County, held on **December 13, 2016** the foregoing Ordinance consisting of two (2) sections was adopted by said Board by the following vote:

AYES: Jeffries, Tavaglione, Washington and Ashley  
NAYS: None  
ABSENT: Benoit

Kecia Harper-Ihem, Clerk of the Board  
By: Cecilia Gil, Board Assistant

12/21

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