

**CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD  
SAN DIEGO REGION**

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Clean Water Act Section 401 Water Quality Certification  
and Waste Discharge Requirements  
for Discharge of Dredged and/or Fill Materials

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**PROJECT: La Ventana Residential Development  
Certification Number R9-2018-0037  
WDID: 9000003266**

Reg. Meas. ID: 419474 Place ID: 844764 Party ID: 573868 Person ID: 573869
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**APPLICANT: Global Investment Pool, LLC  
3470 Wilshire Boulevard, Suite 1020  
Los Angeles, CA 90010**

**ACTION:**

<input type="checkbox"/> Order for Low Impact Certification	<input type="checkbox"/> Order for Denial of Certification
<input checked="" type="checkbox"/> Order for Technically-conditioned Certification	<input type="checkbox"/> Enrollment in Isolated Waters Order No. 2004-004-DWQ
<input checked="" type="checkbox"/> Enrollment in SWRCB GWDR Order No. 2003-017-DWQ	

**PROJECT DESCRIPTION**

An application dated February 7, 2018 was submitted by Global Investment Pool, LLC (hereinafter Applicant), for Water Quality Certification pursuant to section 401 of the Clean Water Act (United States Code (USC) Title 33, section 1341) for the proposed La Ventana Residential Development Project (Project). The California Regional Water Quality Control Board, San Diego Region (San Diego Water Board) deemed the application to be complete on October 15, 2018. The Applicant proposes to discharge dredged or fill material to waters of the United States and/or State associated with construction activity at the Project site. The Applicant has also applied for a Clean Water Act section 404 permit from the United States Army Corps of Engineers for the Project (USACE File No. SPL-2018-00146-PJB).

The Project is located east of the City of Menifee, in unincorporated Riverside County, California, northwest of the intersection of Leon Road and Wickerd Road. The Project center reading is located at latitude 33.652297 and longitude -117.12797. The Applicant has paid all required application fees for this Certification in the amount of \$1,500.00. On an annual basis, the Applicant shall also pay all fees.<sup>1</sup> On October 16, 2018, the San Diego Water Board provided public notice of the Project application pursuant to California Code of Regulations, title 23, section 3858 by posting information describing the Project on the San Diego Water Board's web site and providing a period of twenty-one days for public review and comment. No comments were received.

<sup>1</sup> Additional information regarding fees can be found electronically on the State Water Resources Control Board website at the following location: [http://www.waterboards.ca.gov/water\\_issues/programs/cwa401/docs/dredgefillcalculator.xlsx](http://www.waterboards.ca.gov/water_issues/programs/cwa401/docs/dredgefillcalculator.xlsx)

The Applicant proposes to construct 530 residential units, two parks, detention basins, and open space recreation areas on approximately 170-acres. Project Development will occupy 148 acres. The remaining 22 acres will remain as open space, which includes an existing drainage feature (Drainage AI) that will serve as on-site compensatory mitigation for impacts to jurisdictional features. The Project also includes approximately 22 acres of off-site infrastructure on three adjacent off-site areas. The off-site areas will support utility and roadway infrastructure, which will provide access and use of the property.

The Project will convert approximately 74.37 acres of pervious ground cover to impervious surfaces. Runoff leaving the developed Project area would be significantly greater in volume, velocity, peak flow rate, and duration than pre-development runoff from the same area without mitigation. Post-construction best management practices (BMPs) to manage and control the effects of these runoff increases will consist of source control BMPs and 10 bioretention basins. These BMPs will be designed, constructed, and maintained to meet the Riverside County's low impact development (LID) capture volume and hydromodification treatment requirements.

The Project application includes a description of the design objective, operation, and degree of treatment expected to be attained from equipment, facilities, or activities (including construction and post-construction BMPs) to treat waste and reduce runoff or other effluents which may be discharged. Compliance with the Certification conditions will help ensure that construction and post-construction discharges from the Project will not cause on-site or off-site downstream erosion, damage to downstream properties, or otherwise damage stream habitats in violation of water quality standards in the *Water Quality Control Plan for the San Diego Basin (9)* (Basin Plan).

Project construction will permanently impact 0.046 acre (2,009 linear feet) of ephemeral streambed waters of the United States and/or State. The Applicant reports that the Project purpose cannot be practically accomplished in a manner which would avoid or result in less adverse impacts to aquatic resources considering all potential practicable alternatives, such as the potential for alternate available locations, designs, reductions in size, configuration or density.

The Applicant reports that compensatory mitigation for the permanent loss of 0.046 acre (2,009 linear feet) of jurisdictional waters will be achieved through the establishment and rehabilitation of 0.182 acres (1,950 linear feet) of waters of the United States and/or State. The impacted drainages are unvegetated as the Project site has been subject to dryland farming since at least the 1930s. No waters of the United States and/or State will receive temporary discharges of fill associated with the Project. Mitigation for discharges of fill material to waters of the United States and/or State will be completed by the Applicant onsite located in the Lower Domenigoni hydrologic sub-area (HSA 902.34) at a minimum compensation ratio of 3.96:1 (area mitigated:area impacted).

Detailed written specifications and work descriptions for the compensatory mitigation project including, but not limited to, the geographic boundaries of the project, timing, sequence, monitoring, maintenance, ecological success performance standards and provisions for long-term management and protection of the mitigation areas are described in the La Ventana Residential Development Project Habitat Mitigation and Monitoring Plan (Mitigation Plan),

dated February 6, 2018. San Diego Water Board acceptance of the Mitigation Plan applies only to the Project described in this Certification and must not be construed as approval for other current or future projects that are planning to use additional acreage at the site for mitigation. The Mitigation Plan is incorporated in this Certification by reference as if set forth herein. The Mitigation Plan provides for implementation of compensatory mitigation which offsets adverse water quality impacts attributed to the Project in a manner that protects and restores the abundance, types and conditions of aquatic resources and supports their beneficial uses. Implementation of the Mitigation Plan will reduce significant environmental impacts to resources within the San Diego Water Board's purview to a less than significant level. Based on all of these considerations, the Mitigation Plan will adequately compensate for the loss of beneficial uses and habitat within waters of the United States and/or State attributable to the Project.

Additional Project details are provided in Attachments 1 through 5 of this Certification.

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### Attachments:

1. Definitions
2. Project Location Maps
3. Project Site Plans
4. Mitigation Figures
5. CEQA Mitigation Monitoring and Reporting Program

The San Diego Water Board has independently reviewed the record of the Project to analyze the extent and nature of proposed Project impacts to the water quality and beneficial uses of waters of the United States and/or State and associated compensatory mitigation required to offset impacts attributed to the Project. In accordance with this Certification, the Applicant may proceed with the Project under the following terms and conditions:

## I. STANDARD CONDITIONS

Pursuant to section 3860 of title 23 of the California Code of Regulations, the following three standard conditions apply to all water quality certification actions:

- A. This Certification action is subject to modification or revocation upon administrative or judicial review, including review and amendment pursuant to section 13330 of the Water Code and chapter 28, article 6 (commencing with title 23, section 3867), of the California Code of Regulations.
- B. This Certification action is not intended and shall not be construed to apply to any discharge from any activity involving a hydroelectric facility and requiring a Federal Energy Regulatory Commission (FERC) license or an amendment to a FERC license unless the pertinent Certification application was filed pursuant to California Code of Regulations title 23, section 3855 subdivision (b), and that application specifically identified that a FERC license or amendment to a FERC license for a hydroelectric facility was being sought.
- C. This Certification action is conditioned upon total payment of any fee required under title 23, chapter 28 (commencing with section 3830) of California Code of Regulations and owed by the applicant.

## II. GENERAL CONDITIONS

- A. **Term of Certification.** Water Quality Certification No. R9-2018-0037 (Certification) shall expire upon a) the expiration or retraction of the Clean Water Act section 404 (33 USC Title 33, section 1344) permit issued by the U.S. Army Corps of Engineers for this Project, or b) five (5) years from the date of issuance of this Certification, whichever occurs first.
- B. **Duty to Comply.** The Applicant must comply with all conditions and requirements of this Certification. Any Certification noncompliance constitutes a violation of the Water Code and is grounds for enforcement action or Certification termination, revocation and reissuance, or modification.
- C. **General Waste Discharge Requirements.** The requirements of this Certification are enforceable through Water Quality Order No. 2003-0017-DWQ, *Statewide General Waste Discharge Requirements for Discharges of Dredged or Fill Material that have Received State Water Quality Certification* (Water Quality Order No. 2003-0017-DWQ). This provision shall apply irrespective of whether a) the federal permit for which the Certification was obtained is subsequently retracted or is expired, or b) the Certification is expired. Water Quality Order No. 2003-0017-DWQ is accessible at:

[http://www.waterboards.ca.gov/water\\_issues/programs/cwa401/docs/generalorders/gowdr401regulated\\_projects.pdf](http://www.waterboards.ca.gov/water_issues/programs/cwa401/docs/generalorders/gowdr401regulated_projects.pdf).

- D. **Project Conformance with Application.** All water quality protection measures and BMPs described in the application and supplemental information for water quality certification are incorporated by reference into this Certification as if fully stated herein. Notwithstanding any more specific conditions in this Certification, the Applicant shall construct, implement and comply with all water quality protection measures and BMPs described in the application and supplemental information. The conditions within this Certification shall supersede conflicting provisions within the application and supplemental information submitted as part of this Certification action.
- E. **Project Conformance with Water Quality Control Plans or Policies.** Notwithstanding any more specific conditions in this Certification, the Project shall be constructed in a manner consistent with the Basin Plan and any other applicable water quality control plans or policies adopted or approved pursuant to the Porter Cologne Water Quality Act (Division 7, commencing with Water Code Section 13000) or section 303 of the Clean Water Act (33 USC section 1313). The Basin Plan is accessible at:
- [http://www.waterboards.ca.gov/sandiego/water\\_issues/programs/basin\\_plan/index.shtml](http://www.waterboards.ca.gov/sandiego/water_issues/programs/basin_plan/index.shtml)
- F. **Project Modification.** The Applicant must submit any changes to the Project, including Project operation, which would have a significant or material effect on the findings, conclusions, or conditions of this Certification, to the San Diego Water Board for prior review and written approval. If the San Diego Water Board is not notified of a significant change to the Project, it will be considered a violation of this Certification.
- G. **Certification Distribution Posting.** During Project construction, the Applicant must maintain a copy of this Certification at the Project site. This Certification must be available at all times to site personnel and agencies. A copy of this Certification shall also be provided to any contractor or subcontractor performing construction work, and the copy shall remain in their possession at the Project site.
- H. **Inspection and Entry.** The Applicant must allow the San Diego Water Board or the State Water Resources Control Board, and/or their authorized representative(s) (including an authorized contractor acting as their representative), upon the presentation of credentials and other documents as may be required under law, to:
1. Enter upon the Project or Compensatory Mitigation site(s) premises where a regulated facility or activity is located or conducted, or where records must be kept under the conditions of this Certification;
  2. Have access to and copy, at reasonable times, any records that must be kept under the conditions of this Certification;
  3. Inspect, at reasonable times, any facilities, equipment (including monitoring and control equipment), practices, or operations regulated or required under this Certification; and

4. Sample or monitor, at reasonable times, for the purposes of assuring Certification compliance, or as otherwise authorized by the Clean Water Act or Water Code, any substances or parameters at any location.

I. **Enforcement Notification.** In the event of any violation or threatened violation of the conditions of this Certification, the violation or threatened violation shall be subject to any remedies, penalties, process or sanctions as provided for under State law. For purposes of section 401(d) of the Clean Water Act, the applicability of any State law authorizing remedies, penalties, process or sanctions for the violation or threatened violation constitutes a limitation necessary to assure compliance with the water quality standards and other pertinent requirements incorporated into this Certification.

J. **Certification Actions.** This Certification may be modified, revoked and reissued, or terminated for cause including but not limited to the following:

1. Violation of any term or condition of this Certification;
2. Monitoring results indicate that continued Project activities could violate water quality objectives or impair the beneficial uses of the Warm Springs Creek or its tributaries;
3. Obtaining this Certification by misrepresentation or failure to disclose fully all relevant facts;
4. A change in any condition that requires either a temporary or permanent reduction or elimination of the authorized discharge; and
5. Incorporation of any new or revised water quality standards and implementation plans adopted or approved pursuant to the Porter-Cologne Water Quality Control Act or section 303 of the Clean Water Act.

The filing of a request by the Applicant for modification, revocation and reissuance, or termination, or a notification of planned changes or anticipated noncompliance does not stay any Certification condition.

K. **Duty to Provide Information.** The Applicant shall furnish to the San Diego Water Board, within a reasonable time, any information which the San Diego Water Board may request to determine whether cause exists for modifying, revoking and reissuing, or terminating this Certification or to determine compliance with this Certification.

L. **Property Rights.** This Certification does not convey any property rights of any sort, or any exclusive privilege.

M. **Petitions.** Any person aggrieved by this action of the San Diego Water Board may petition the State Water Resources Control Board (State Water Board) to review the action in accordance with the California Code of Regulations, title 23, sections 3867 and following. The State Water Board must receive the petition by 5:00 p.m., 30 days after the date of this Certification. Copies of the law and regulations applicable to filing petitions may be found on the Internet at:

[http://www.waterboards.ca.gov/public\\_notices/petitions/water\\_quality](http://www.waterboards.ca.gov/public_notices/petitions/water_quality) or will be provided upon request.

### III. CONSTRUCTION BEST MANAGEMENT PRACTICES

- A. **Approvals to Commence Construction.** The Applicant shall not commence Project construction until all necessary federal, State, and local approvals are obtained.
- B. **Personnel Education.** Prior to the start of the Project, and annually thereafter, the Applicant must educate all personnel on the requirements in this Certification, pollution prevention measures, spill response measures, and BMP implementation and maintenance measures.
- C. **Spill Containment Materials.** The Applicant must, at all times, maintain appropriate types and sufficient quantities of materials on-site to contain any spill or inadvertent release of materials that may cause a condition of pollution or nuisance if the materials reach waters of the United States and/or State.
- D. **General Construction Storm Water Permit.** Prior to start of Project construction, the Applicant must, as applicable, obtain coverage under, and comply with, the requirements of State Water Resources Control Board Water Quality Order No. 2009-0009-DWQ, the *General Permit for Storm Water Discharges Associated with Construction and Land Disturbance Activity*, (General Construction Storm Water Permit) and any reissuance. If Project construction activities do not require coverage under the General Construction Storm Water Permit, the Applicant must develop and implement a runoff management plan (or equivalent construction BMP plan) to prevent the discharge of sediment and other pollutants during construction activities.
- E. **Waste Management.** The Applicant must properly manage, store, treat, and dispose of wastes in accordance with applicable federal, state, and local laws and regulations. Waste management shall be implemented to avoid or minimize exposure of wastes to precipitation or storm water runoff. The storage, handling, treatment, or disposal of waste shall not create conditions of pollution, contamination or nuisance as defined in Water Code section 13050. Upon Project completion, all Project generated debris, building materials, excess material, waste, and trash shall be removed from the Project site(s) for disposal at an authorized landfill or other disposal site in compliance with federal, state and local laws and regulations.
- F. **Waste Management.** Except for a discharge permitted under this Certification, the dumping, deposition, or discharge of trash, rubbish, unset cement or asphalt, concrete, grout, damaged concrete or asphalt, concrete or asphalt spoils, wash water, organic or earthen material, steel, sawdust or other construction debris waste from Project activities directly into waters of the United States and or State, or adjacent to such waters in any manner which may permit its being transported into the waters, is prohibited.
- G. **Downstream Erosion.** Discharges of concentrated flow during construction or after Project completion must not cause downstream erosion or damage to properties or stream habitat.

- H. **Construction Equipment.** All equipment must be washed prior to transport to the Project site and must be free of sediment, debris, and foreign matter. All equipment used in direct contact with surface water shall be steam cleaned prior to use. All equipment using gas, oil, hydraulic fluid, or other petroleum products shall be inspected for leaks prior to use and shall be monitored for leakage. Stationary equipment (e.g., motors, pumps, generator, etc.) shall be positioned over drip pans or other types of containment.
- I. **Process Water.** Water containing mud, silt, or other pollutants from equipment washing or other activities, must not be discharged to waters of the United States and/or State or placed in locations that may be subjected to storm water runoff flows. Pollutants discharged to areas within a stream diversion must be removed at the end of each work day or sooner if rain is predicted.
- J. **Surface Water Diversion.** All surface waters, including ponded waters, must be diverted away from areas of active grading, construction, excavation, vegetation removal, and/or any other activity which may result in a discharge to the receiving water. Diversion activities must not result in the degradation of beneficial uses or exceedance of the receiving water quality objectives. Any temporary dam or other artificial obstruction constructed must only be built from materials such as clean gravel which will cause little or no siltation. Normal flows must be restored to the affected stream immediately upon completion of work at that location.
- K. **Re-vegetation and Stabilization.** All areas that have 14 or more days of inactivity must be stabilized within 14 days of the last activity. The Applicant shall implement and maintain BMPs to prevent erosion of the rough graded areas. After completion of grading, all areas must be re-vegetated with native species appropriate for the area. The re-vegetation palette must not contain any plants listed on the California Invasive Plant Council Invasive Plant Inventory, which can be accessed at <http://www.cal-ipc.org/ip/inventory/>.
- L. **Hazardous Materials.** Except as authorized by this Certification, substances hazardous to aquatic life including, but not limited to, petroleum products, unused cement/concrete, asphalt, and coating materials, must be prevented from contaminating the soil and/or entering waters of the United States and/or State. BMPs must be implemented to prevent such discharges during each Project activity involving hazardous materials.
- M. **Vegetation Removal.** Removal of vegetation must occur by hand, mechanically, or through application of United States Environmental Protection Agency (USEPA) approved herbicides deployed using applicable BMPs to minimize adverse effects to beneficial uses of waters of the United States and/or State. Discharges related to the application of aquatic pesticides within waters of the United States must be done in compliance with State Water Resources Control Board Water Quality Order No. 2004-0009-DWQ, the *Statewide General National Pollution Discharge Elimination System Permit for the Discharge of Aquatic Weed Control in Waters of the United States*, and any subsequent reissuance as applicable.

- N. **Limits of Disturbance.** The Applicant shall clearly define the limits of Project disturbance to waters of the United States and/or State using highly visible markers such as flag markers, construction fencing, or silt barriers prior to commencement of Project construction activities within those areas.
- O. **On-site Qualified Biologist.** The Applicant shall designate an on-site qualified biologist to monitor Project construction activities within or adjacent to waters of the United States and/or State to ensure compliance with the Certification requirements. The biologist shall be given the authority to stop all work on-site if a violation of this Certification occurs or has the potential to occur. Records and field notes of the biologist's activities shall be kept on-site and made available for review upon request by the San Diego Water Board.
- P. **Beneficial Use Protection.** The Applicant must take all necessary measures to protect the beneficial uses of waters of Warm Springs Creek and its tributaries. This Certification requires compliance with all applicable requirements of the Basin Plan. If at any time, an unauthorized discharge to surface waters (including rivers or streams) occurs or monitoring indicates that the Project is violating, or threatens to violate, water quality objectives, the associated Project activities shall cease immediately and the San Diego Water Board shall be notified in accordance with Notification Requirement VII.A of this Certification. Associated Project activities may not resume without approval from the San Diego Water Board.
- Q. **Groundwater Dewatering.** If groundwater dewatering is required for the Project, the Applicant shall enroll in and comply with the requirements of San Diego Water Board Order No. R9-2015-0013 NPDES No. CAG919003, *General Waste Discharge Requirements For Groundwater Extraction Discharges to Surface Waters within the San Diego Region* or its successor permit.

#### IV. POST-CONSTRUCTION BEST MANAGEMENT PRACTICES

- A. **Post-Construction Discharges.** The Applicant shall not allow post-construction discharges from the Project site to cause or contribute to on-site or off-site erosion or damage to properties or stream habitats.
- B. **Storm Drain Inlets.** All storm drain inlet structures within the Project boundaries must be stamped or stenciled (or equivalent) with appropriate language prohibiting non-storm water discharges.
- C. **Post-Construction BMP Design.** The Project must be designed to comply with the requirements for priority development projects in section E.3 of the Regional MS4 Permit Order No. R9-2013-0001, *National Pollutant Discharge Elimination Systems Permit and Waste Discharge Requirements for Discharges of Urban Runoff from the MS4s Draining the Watersheds within the San Diego Region* (Regional MS4 Permit) as well as the most current BMP Design Manual for the County of Riverside. Where conflict exists between the referenced documents the most stringent requirements shall apply.

**D. Post-Construction BMP Maintenance.** The post construction BMPs must be designed, constructed, and maintained in accordance with the most recent California Storm Water Quality Association (CASQA)<sup>2</sup> guidance. The Applicant shall:

1. No less than two times per year, assess the performance of the BMPs to ensure protection of the receiving waters and identify any necessary corrective measures;
2. Perform inspections of BMPs, at the beginning of the wet season no later than October 1 and the end of the wet season no later than April 1, for standing water, slope stability, sediment accumulation, trash and debris, and presence of burrows;
3. Regularly perform preventative maintenance of BMPs, including removal of accumulated trash and debris, as needed to ensure proper functioning of the BMPs;
4. Identify and promptly repair damage to BMPs; and
5. Maintain a log documenting all BMP inspections and maintenance activities. The log shall be made available to the San Diego Water Board upon request.

**E. Bridge, Crossing, and Culvert Design.** Bridges, culverts, dip crossings, or other stream crossing structures shall be designed and installed so they will not cause scouring of the stream bed and/or erosion of the banks in the vicinity of the Project. Storm drain lines/culverts and other stream crossing structures shall be designed and maintained to accommodate at least a 100-year, 24-hour storm event, including associated bedload and debris, with a similar average velocity as upstream and downstream sections. Bottoms of temporary culverts shall be placed at stream channel grade and bottoms of permanent culverts shall be open bottom or embedded and backfilled below the grade of the stream greater than or equal to a depth of 1 foot.

## **V. PROJECT IMPACTS AND COMPENSATORY MITIGATION**

**A. Project Impact Avoidance and Minimization.** The Project must avoid and minimize adverse impacts to waters of the United States and/or State to the maximum extent practicable.

**B. Project Impacts and Compensatory Mitigation.** Unavoidable Project impacts to Warm Springs Creek and its unnamed tributaries within the Santa Margarita Watershed must not exceed the type and magnitude of impacts described in the table below. At a minimum, compensatory mitigation required to offset unavoidable temporary and permanent Project impacts to waters of the United States and/or State must be achieved as described in the table below:

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<sup>2</sup> California Storm Water Quality Association (*California Storm Water BMP Handbook, New Development and Redevelopment 2003*), available on-line at: <http://www.cabmphandbooks.org/> [Accessed on January 15, 2012]

	Impacts (acres)	Impacts (linear ft.)	Mitigation for Impacts (acres)	Mitigation Ratio (area mitigated :area impacted)	Mitigation for Impacts (linear ft.)	Mitigation Ratio (linear feet mitigated :linear feet impacted)
<b>Permanent Impacts</b>						
Stream Channel	0.046	2,009	0.070 Establishment <sup>1</sup>	1.52:1	NA <sup>1</sup>	
			0.090 Establishment <sup>2</sup>	1.96:1	1,950 Establishment <sup>2</sup>	0.97:1
			0.022 Rehabilitation <sup>3</sup>	0.48:1	NA <sup>3</sup>	
<b>Temporary Impacts<sup>4</sup></b>						

1. Streambed establishment will occur on-site within Drainage A1 by widening the limits of the existing drainage and planting native riparian plant species. A total of 0.998 acre of upland buffer will be planted adjacent to the riparian-transition habitat and will be included as part of the conservation easement.
2. Two vegetated swales will be established totaling 0.090 acre (1,950 LF), including 0.048 acre (900 LF) adjacent to Wickerd Road and 0.042 acre (1,050 LF) adjacent to El Centro Lane.
3. Streambed rehabilitation will be achieved by planting native riparian plant species within the existing Drainage A1 streambed.
4. No waters of the United States and/or State shall receive temporary discharges of fill associated with the Project.

**C. Compensatory Mitigation Plan Implementation.** The Applicant must fully and completely implement the Mitigation Plan; any deviations from, or revisions to, the Mitigation Plan must be pre-approved by the San Diego Water Board.

**D. Performance Standards.** Compensatory mitigation required under this Certification shall be considered achieved once it has met the ecological success performance standards contained in the Mitigation Plan (Section 9.0, page 19) to the satisfaction of the San Diego Water Board.

**E. Compensatory Mitigation Site Design.** The compensatory mitigation site(s) shall be designed to be self-sustaining once performance standards have been achieved. This includes minimization of active engineering features (e.g., pumps) and appropriate siting to ensure that natural hydrology and landscape context support long-term sustainability in conformance with the following conditions:

1. Most of the channels through the mitigation sites shall be characterized by equilibrium conditions, with no evidence of severe aggradation or degradation;

2. As viewed along cross-sections, the channel and buffer area(s) shall have a variety of slopes, or elevations, that are characterized by different moisture gradients. Each sub-slope shall contain physical patch types or features that contribute to irregularity in height, edges, or surface and to complex topography overall; and
3. The mitigation sites shall have a well-developed plant community characterized by a high degree of horizontal and vertical interspersions among plant zones and layers.

F. **Temporary Project Impact Areas.** The Applicant must restore all areas of temporary impacts and all other areas of temporary disturbance which could result in a discharge or a threatened discharge of pollutants to waters of the United States and/or State. Restoration must include grading of disturbed areas to pre-project contours and re-vegetation with native species. The Applicant must implement all necessary BMPs to control erosion and runoff from areas associated with the Project.

G. **Long-Term Management and Maintenance.** The compensatory mitigation site(s) must be managed, protected, and maintained, in perpetuity, in conformance with the long-term management plan and the final ecological success performance standards identified in the Mitigation Plan. The aquatic habitats, riparian areas, buffers and uplands that comprise the mitigation site(s) must be protected in perpetuity from land-use and maintenance activities that may threaten water quality or beneficial uses within the mitigation area(s) in a manner consistent with the following requirements:

1. Any maintenance activities on the mitigation site(s) that do not contribute to the success of the mitigation site(s) and enhancement of beneficial uses and ecological functions and services are prohibited;
2. Maintenance activities must be limited to the removal of trash and debris, removal of exotic plant species, replacement of dead native plant species, and remedial measures deemed necessary for the success of the compensatory mitigation project;
3. The Mitigation site(s) must be maintained, in perpetuity, free of perennial exotic plant species including, but not limited to, pampas grass, giant reed, tamarisk, sweet fennel, tree tobacco, castor bean, and pepper tree. Annual exotic plant species must not occupy more than 5 percent of the mitigation site(s); and
4. If at any time a catastrophic natural event (e.g., fire, flood) causes damage(s) to the mitigation site(s) or other deficiencies in the compensatory mitigation project, the Applicant must take prompt and appropriate action to repair the damage(s) including replanting the affected area(s) and address any other deficiencies. The San Diego Water Board may require additional monitoring by the Applicant to assess how the compensatory mitigation site(s) or project is responding to a catastrophic natural event.

- H. **Timing of Mitigation Site Construction.** The construction of proposed mitigation must be concurrent with project grading and completed no later than 9 months following the start of Project construction. Delays in implementing mitigation must be compensated for by an increased mitigation implementation of 10% of the cumulative compensatory mitigation for each month of delay.
- I. **Mitigation Site(s) Preservation Mechanism.** Within 90 days from the issuance of this Certification, the Applicant must provide the San Diego Water Board with a draft preservation mechanism (e.g. deed restriction, conservation easement, etc.) that will protect all mitigation areas and their buffers in perpetuity. Within 5 years of the start of Project construction, the Applicant must submit proof of a completed final preservation mechanism that will protect all mitigation areas and their buffers in perpetuity. The conservation easement, deed restriction, or other legal limitation on the mitigation properties must be adequate to demonstrate that the sites will be maintained without future development or encroachment on the sites which could otherwise reduce the functions and values of the sites for the variety of beneficial uses of waters of the United States and/ or State that it supports. The legal limitation must prohibit, without exception, all residential, commercial, industrial, institutional, and transportation development, and any other infrastructure development that would not maintain or enhance the wetland and streambed functions and values of the sites. The preservation mechanism must clearly prohibit activities that would result in soil disturbance or vegetation removal, other than the removal of non-native vegetation. Other infrastructure development to be prohibited includes, but is not limited to, additional utility lines, maintenance roads, and areas of maintained landscaping for recreation.

## VI. MONITORING AND REPORTING REQUIREMENTS

- A. **Representative Monitoring.** Samples and measurements taken for the purpose of monitoring under this Certification shall be representative of the monitored activity.
- B. **Monitoring Reports.** Monitoring results shall be reported to the San Diego Water Board at the intervals specified in section VI of this Certification.
- C. **Monitoring and Reporting Revisions.** The San Diego Water Board may make revisions to the monitoring program at any time during the term of this Certification and may reduce or increase the number of parameters to be monitored, locations monitored, the frequency of monitoring, or the number and size of samples collected.
- D. **Records of Monitoring Information.** Records of monitoring information shall include:
1. The date, exact place, and time of sampling or measurements;
  2. The individual(s) who performed the sampling or measurements;
  3. The date(s) analyses were performed;
  4. The individual(s) who performed the analyses;

5. The analytical techniques or methods used; and
  6. The results of such analyses.
- E. **California Rapid Assessment Method.** California Rapid Assessment Method (CRAM)<sup>3</sup> monitoring must be performed to assess the current and potential ecological conditions (ecological integrity) of the impact site and proposed compensatory mitigation site(s). These conditions reflect the overall level of ecological function of an aquatic resource. Prior to initiating Project construction, the Applicant shall develop a monitoring plan to implement California Rapid Assessment Method (CRAM) monitoring. The Applicant must conduct a quantitative function-based assessment of the health of streambed habitat to establish pre-project baseline conditions, set CRAM success criteria, and assess the mitigation site(s) progress towards meeting the success criteria. CRAM monitoring must be conducted prior to the start of Project construction authorized under this Certification and annually following construction completion for a period of 5 years. The annual CRAM monitoring results shall be submitted with the Annual Project Progress Report. An evaluation, interpretation, and tabulation of all CRAM assessment data shall be submitted with the Final Project Completion Report.
- F. **Discharge Commencement Notification.** The Applicant must notify the San Diego Water Board in writing **at least 5 days prior to** the start of Project construction.
- G. **Geographic Information System Data.** The Applicant must submit Geographic Information System (GIS) shape files of the Project impact sites within 30 days of the start of project construction and GIS shape files of the Project mitigation sites within 30 days of mitigation installation. All impact and mitigation site shape files must be polygons. Two GPS readings (points) must be taken on each line of the polygon and the polygon must have a minimum of 10 points. GIS metadata must also be submitted.
- H. **Annual Project Progress Reports.** The Applicant must submit annual Project progress reports describing status of BMP implementation, compensatory mitigation, and compliance with all requirements of this Certification to the San Diego Water Board prior to **March 1** of each year following the issuance of this Certification, until the Project has reached completion. The Annual Project Progress Reports must contain compensatory mitigation monitoring information sufficient to demonstrate how the compensatory mitigation project is progressing towards accomplishing its objectives and meeting its performance standards. Annual Project Progress Reports must be submitted even if Project construction has not begun. The monitoring period for each Annual Project Progress Report shall be January 1<sup>st</sup> through December 31<sup>st</sup> of each year. Annual Project Progress Reports must include, at a minimum, the following:

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<sup>3</sup> The most recent versions of the California Rapid Assessment Method (CRAM) for Wetlands and additional information regarding CRAM can be accessed at <http://www.cramwetlands.org/>

1. **Project Status and Compliance Reporting.** The Annual Project Progress Report must include the following Project status and compliance information:
  - a. The names, qualifications, and affiliations of the persons contributing to the report;
  - b. The status, progress, and anticipated schedule for completion of Project construction activities including the installation and operational status of best management practices project features for erosion and storm water quality treatment;
  - c. A description of Project construction delays encountered or anticipated that may affect the schedule for construction completion; and
  - d. A description of each incident of noncompliance during the annual monitoring period and its cause, the period of the noncompliance including exact dates and times, and if the noncompliance has not been corrected, the anticipated time it is expected to continue; and the steps taken or planned to reduce, eliminate, and prevent reoccurrence of the noncompliance.
  
2. **Compensatory Mitigation Monitoring Reporting.** Mitigation monitoring information must be submitted as part of the Annual Project Progress Report for a period of not less than five years, sufficient to demonstrate that the compensatory mitigation project has accomplished its objectives and met ecological success performance standards contained in the Mitigation Plan. Following Project implementation the San Diego Water Board may reduce or waive compensatory mitigation monitoring requirements upon a determination that performance standards have been achieved. Conversely the San Diego Water Board may extend the monitoring period beyond five years upon a determination that the performance standards have not been met or the compensatory mitigation project is not on track to meet them. The Annual Project Progress Report must include the following compensatory mitigation monitoring information:
  - a. Names, qualifications, and affiliations of the persons contributing to the report;
  - b. An evaluation, interpretation, and tabulation of the parameters being monitored, including the results of the Mitigation Plan monitoring program, and all quantitative and qualitative data collected in the field;
  - c. A description of the following mitigation site(s) characteristics:
    - i. Detritus cover;
    - ii. General topographic complexity;
    - iii. General upstream and downstream habitat and hydrologic connectivity; and
    - iv. Source of hydrology

- d. Monitoring data interpretations and conclusions as to how the compensatory mitigation project(s) is progressing towards meeting performance standards and whether the performance standards have been met;
  - e. A description of the progress toward implementing a plan to manage the compensatory mitigation project after performance standards have been achieved to ensure the long term sustainability of the resource in perpetuity, including a discussion of long term financing mechanisms, the party responsible for long term management, and a timetable for future steps;
  - f. Qualitative and quantitative comparisons of current mitigation conditions with pre-construction conditions and previous mitigation monitoring results;
  - g. Stream photo documentation, including all areas of permanent and temporary impact, prior to and after mitigation site construction. Photo documentation must be conducted in accordance with guidelines posted at [http://www.waterboards.ca.gov/sandiego/water\\_issues/programs/401\\_certification/docs/401c/401PhotoDocRB9V713.pdf](http://www.waterboards.ca.gov/sandiego/water_issues/programs/401_certification/docs/401c/401PhotoDocRB9V713.pdf). In addition, photo documentation must include Geographic Positioning System (GPS) coordinates for each of the photo points referenced;
  - h. The results of the California Rapid Assessment Method (CRAM) monitoring required under section VI.E of this Certification;
  - i. As-built drawings of the compensatory mitigation project site(s), no bigger than 11"X17"; and
  - j. A survey report documenting boundaries of the compensatory mitigation site(s).
- I. **Final Project Completion Report.** The Applicant must submit a Final Project Completion Report to the San Diego Water Board **within 30 days of completion of the Project.** The final report must include the following information:
1. Date of construction initiation;
  2. Date of construction completion;
  3. BMP installation and operational status for the Project;
  4. As-built drawings of the Project, no bigger than 11"X17";
  5. Photo documentation of implemented post-construction BMPs and all areas of permanent and temporary impacts, prior to and after project construction. Photo documentation must be conducted in accordance with guidelines posted at [http://www.waterboards.ca.gov/sandiego/water\\_issues/programs/401\\_certification/docs/StreamPhotoDocSOP.pdf](http://www.waterboards.ca.gov/sandiego/water_issues/programs/401_certification/docs/StreamPhotoDocSOP.pdf). In addition, photo documentation must include Global Positioning System (GPS) coordinates for each of the photo points referenced; and

6. An evaluation, interpretation, and tabulation of all California Rapid Assessment Method (CRAM) collected throughout the term of Project construction in accordance with section VI.E of this Certification.
- J. **Reporting Authority.** The submittal of information required under this Certification, or in response to a suspected violation of any condition of this Certification, is required pursuant to Water Code section 13267 and 13383. Civil liability may be administratively imposed by the San Diego Water Board for failure to submit information pursuant to Water Code sections 13268 or 13385.
- K. **Electronic Document Submittal.** The Applicant must submit all reports and information required under this Certification in electronic format via e-mail to [SanDiego@waterboards.ca.gov](mailto:SanDiego@waterboards.ca.gov). Documents over 50 megabytes will not be accepted via e-mail and must be placed on a disc and delivered to:

California Regional Water Quality Control Board  
San Diego Region  
Attn: 401 Certification No. R9-2018-0037:844764:dbradford  
2375 Northside Drive, Suite 100  
San Diego, California 92108

Each electronic document must be submitted as a single file, in Portable Document Format (PDF), converted to text searchable format using Optical Character Recognition (OCR), and not be password protected. All electronic documents must include scanned copies of all signature pages; electronic signatures will not be accepted. Electronic documents submitted to the San Diego Water Board must include the following identification numbers in the header or subject line: Certification No. R9-2018-0037: 844764:dbradford.

- L. **Document Signatory Requirements.** All applications, reports, or information submitted to the San Diego Water Board must be signed as follows:
  1. For a corporation, by a responsible corporate officer of at least the level of vice president.
  2. For a partnership or sole proprietorship, by a general partner or proprietor, respectively.
  3. For a municipality, or a state, federal, or other public agency, by either a principal executive officer or ranking elected official.
  4. A duly authorized representative may sign applications, reports, or information if:
    - a. The authorization is made in writing by a person described above.
    - b. The authorization specifies either an individual or position having responsibility for the overall operation of the regulated activity.

- c. The written authorization is submitted to the San Diego Water Board Executive Officer.

If such authorization is no longer accurate because a different individual or position has responsibility for the overall operation of the Project, a new authorization satisfying the above requirements must be submitted to the San Diego Water Board prior to or together with any reports, information, or applications, to be signed by an authorized representative.

- M. **Document Certification Requirements.** All applications, reports, or information submitted to the San Diego Water Board must be certified as follows:

*"I certify under penalty of law that I have personally examined and am familiar with the information submitted in this document and all attachments and that, based on my inquiry of those individuals immediately responsible for obtaining the information, I believe that the information is true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment."*

## VII. NOTIFICATION REQUIREMENTS

- A. **Twenty Four Hour Non-Compliance Reporting.** The Applicant shall report any noncompliance which may endanger health or the environment. Any such information shall be provided orally to the San Diego Water Board within **24 hours** from the time the Applicant becomes aware of the circumstances. A written submission shall also be provided within five days of the time the Applicant becomes aware of the circumstances. The written submission shall contain a description of the noncompliance and its cause; the period of noncompliance, including exact dates and times, and if the noncompliance has not been corrected; the anticipated time it is expected to continue; and steps taken or planned to reduce, eliminate, and prevent recurrence of the noncompliance. The San Diego Water Board, or an authorized representative, may waive the written report on a case-by-case basis if the oral report has been received within 24 hours.
- B. **Hazardous Substance Discharge.** Except as provided in Water Code section 13271(b), any person who, without regard to intent or negligence, causes or permits any hazardous substance or sewage to be discharged in or on any waters of the State, shall as soon as (a) that person has knowledge of the discharge, (b) notification is possible, and (c) notification can be provided without substantially impeding cleanup or other emergency measures, immediately notify the County of Riverside, in accordance with California Health and Safety Code section 5411.5 and the California Office of Emergency Services of the discharge in accordance with the spill reporting provision of the State toxic disaster contingency plan adopted pursuant to Government Code Title 2, Division 1, Chapter 7, Article 3.7 (commencing with section 8574.17), and immediately notify the State Water Board or the San Diego Water Board of the discharge. This provision does not require reporting of any discharge of less than a reportable quantity as provided for under subdivisions (f) and (g) of section 13271 of the Water Code unless the Applicant is in violation of a Basin Plan prohibition.

- C. **Oil or Petroleum Product Discharge.** Except as provided in Water Code section 13272(b), any person who without regard to intent or negligence, causes or permits any oil or petroleum product to be discharged in or on any waters of the State, or discharged or deposited where it is, or probably will be, discharged in or on any waters of the State, shall, as soon as (a) such person has knowledge of the discharge, (b) notification is possible, and (c) notification can be provided without substantially impeding cleanup or other emergency measures, immediately notify the California Office of Emergency Services of the discharge in accordance with the spill reporting provision of the State oil spill contingency plan adopted pursuant to Government Code Title 2, Division 1, Chapter 7, Article 3.7 (commencing with section 8574.1). This requirement does not require reporting of any discharge of less than 42 gallons unless the discharge is also required to be reported pursuant to Clean Water Act section 311, or the discharge is in violation of a Basin Plan prohibition.
- D. **Anticipated Noncompliance.** The Applicant shall give advance notice to the San Diego Water Board of any planned changes in the Project or the Compensatory Mitigation project which may result in noncompliance with Certification conditions or requirements.
- E. **Transfers.** This Certification is not transferable in its entirety or in part to any person or organization except after notice to the San Diego Water Board in accordance with the following terms:
1. **Transfer of Property Ownership:** The Applicant must notify the San Diego Water Board of any change in ownership of the Project area. Notification of change in ownership must include, but not be limited to, a statement that the Applicant has provided the purchaser with a copy of the Section 401 Water Quality Certification and that the purchaser understands and accepts the certification requirements and the obligation to implement them or be subject to liability for failure to do so; the seller and purchaser must sign and date the notification and provide such notification to the San Diego Water Board **within 10 days of the transfer of ownership.**
  2. **Transfer of Mitigation Responsibility:** Any notification of transfer of responsibilities to satisfy the mitigation requirements set forth in this Certification must include a signed statement from an authorized representative of the new party (transferee) demonstrating acceptance and understanding of the responsibility to comply with and fully satisfy the mitigation conditions and agreement that failure to comply with the mitigation conditions and associated requirements may subject the transferee to enforcement by the San Diego Water Board under Water Code section 13385, subdivision (a). Notification of transfer of responsibilities meeting the above conditions must be provided to the San Diego Water Board **within 10 days of the transfer date.**
  3. **Transfer of Post-Construction BMP Maintenance Responsibility:** The Applicant assumes responsibility for the inspection and maintenance of all post-construction structural BMPs until such responsibility is legally transferred to another entity. At the time maintenance responsibility for post-construction BMPs is legally transferred the Applicant must submit to the San Diego Water Board a copy of such

documentation and must provide the transferee with a copy of a long-term BMP maintenance plan that complies with manufacturer specifications. The Applicant must provide such notification to the San Diego Water Board within **10 days** of the transfer of BMP maintenance responsibility.

Upon properly noticed transfers of responsibility, the transferee assumes responsibility for compliance with this Certification and references in this Certification to the Applicant will be interpreted to refer to the transferee as appropriate. Transfer of responsibility does not necessarily relieve the Applicant of responsibility for compliance with this Certification in the event that a transferee fails to comply.

## **VIII. CALIFORNIA ENVIRONMENTAL QUALITY ACT COMPLIANCE**

- A. The Riverside County is the Lead Agency under the California Environmental Quality Act (CEQA) (Public Resources Code section 21000, et seq.) section 21067, and CEQA Guidelines (California Code of Regulations, title 14, section 15000 et seq.) section 15367, and has filed a Notice of Determination dated December 13, 2016, for the Final Environmental Impact Report (FEIR) titled Draft Environmental Impact Report No. 542 for the county of Riverside, La Ventana Ranch Project (GPA No. 1129, CZ 07856 and TR36785) (State Clearing House Number 2014081022). The Lead Agency has determined the Project will have a significant effect on the environment and mitigation measures were made a condition of the Project.
- B. The San Diego Water Board is a Responsible Agency under CEQA (Public Resources Code section 21069; CEQA Guidelines section 15381). The San Diego Water Board has considered the Lead Agency's FEIR and finds that the Project as proposed will have a significant effect on resources within the San Diego Water Board's purview.
- C. The San Diego Water Board has required mitigation measures as a condition of this Certification to avoid or reduce the environmental effects of the Project to resources within the Board's purview to a less than significant level.
- D. The Lead Agency has adopted a mitigation monitoring and reporting program pursuant to Public Resources Code section 21081.6 and CEQA Guidelines section 15097 to ensure that mitigation measures and revisions to the Project identified in the FEIR are implemented. The Mitigation Monitoring and Reporting Program (MMRP) is included and incorporated by reference in Attachment 5 to this Certification. The Applicant shall implement the Lead Agency's MMRP described in the FEIR, as it pertains to resources within the San Diego Water Board's purview. The San Diego Water Board has imposed additional MMRP requirements as specified in sections V and VI of this Certification.
- E. As a Responsible Agency under CEQA, the San Diego Water Board will file a Notice of Determination in accordance with CEQA Guidelines section 15096 subdivision (i).

## **IX. SAN DIEGO WATER BOARD CONTACT PERSON**

Darren Bradford, Environmental Scientist  
Telephone: (619) 521-3356  
Email: darren.bradford@waterboards.ca.gov

## X. WATER QUALITY CERTIFICATION

I hereby certify that the proposed discharge from the **La Ventana Residential Development** (Certification No. R9-2018-0037) will comply with the applicable provisions of sections 301 ("Effluent Limitations"), 302 ("Water Quality Related Effluent Limitations"), 303 ("Water Quality Standards and Implementation Plans"), 306 ("National Standards of Performance"), and 307 ("Toxic and Pretreatment Effluent Standards") of the Clean Water Act. This discharge is also regulated under State Water Board Order No. 2003-0017-DWQ, "*Statewide General Waste Discharge Requirements for Dredged or Fill Discharges that have Received State Water Quality Certification (General WDRs)*," which requires compliance with all conditions of this Water Quality Certification. Please note that enrollment under Order No. 2003-017-DWQ is conditional and, should new information come to our attention that indicates a water quality problem, the San Diego Water Board may issue individual waste discharge requirements at that time.

Except insofar as may be modified by any preceding conditions, all Certification actions are contingent on (a) the discharge being limited to, and all proposed mitigation being completed in strict compliance with, the applicants' Project description and/or the description in this Certification, and (b) compliance with all applicable requirements of the Basin Plan.

I, David W. Gibson, Executive Officer, do hereby certify the forgoing is a full, true, and correct copy of Certification No. R9-2018-0037 issued on December 6, 2018.

  
\_\_\_\_\_  
DAVID W. GIBSON  
Executive Officer  
San Diego Water Board

6 December 2018  
Date

# ATTACHMENT 1

## DEFINITIONS

**Activity** - when used in reference to a permit means any action, undertaking, or project including, but not limited to, construction, operation, maintenance, repair, modification, and restoration which may result in any discharge to waters of the state.

**Buffer** - means an upland, wetland, and/or riparian area that protects and/or enhances aquatic resource functions associated with wetlands, rivers, streams, lakes, marine, and estuarine systems from disturbances associated with adjacent land uses.

**California Rapid Assessment Method (CRAM)** - is a wetland assessment method intended to provide a rapid, scientifically-defensible and repeatable assessment methodology to monitor status and trends in the conditions of wetlands for applications throughout the state. It can also be used to assess the performance of compensatory mitigation projects and restoration projects. CRAM provides an assessment of overall ecological condition in terms of four attributes: landscape context and buffer, hydrology, physical structure and biotic structure. CRAM also includes an assessment of key stressors that may be affecting wetland condition and a "field to PC" data management tool (eCRAM) to ensure consistency and quality of data produced with the method.

**Compensatory Mitigation Project** - means compensatory mitigation implemented by the Applicant as a requirement of this Certification (i.e., applicant -responsible mitigation), or by a mitigation bank or an in-lieu fee program.

**Discharge of dredged material** – means any addition of dredged material into, including redeposit of dredged material other than incidental fallback within, the waters of the United States and/or State.

**Discharge of fill material** – means the addition of fill material into waters of the United States and/or State.

**Dredged material** – means material that is excavated or dredged from waters of the United States and/or State.

**Ecological Success Performance Standards** – means observable or measurable physical (including hydrological), chemical, and/or biological attributes that are used to determine if a compensatory mitigation project meets its objectives.

**Enhancement** – means the manipulation of the physical, chemical, or biological characteristics of an aquatic resource to improve a specific aquatic resource function(s). Enhancement results in the gain of selected aquatic resource function(s), but may also lead to a decline in other aquatic resource function(s). Enhancement does not result in a gain in aquatic resource area.

**Establishment** – means the manipulation of the physical, chemical, or biological characteristics present to develop an aquatic resource that did not previously exist. Creation results in a gain in aquatic resource area.

**Fill material** – means any material used for the primary purpose of replacing an aquatic area with dry land or of changing the bottom elevation of a water body.

**Isolated wetland** – means a wetland with no surface water connection to other aquatic resources.

**Mitigation Bank** – means a site, or suite of sites, where resources (e.g., wetlands, streams, riparian areas) are restored, established, enhanced, and/or preserved for the purpose of providing mitigation for impacts authorized by this Certification.

**Preservation** - means the removal of a threat to, or preventing the decline of, aquatic resources by an action in or near those aquatic resources. This term includes activities commonly associated with the protection and maintenance of aquatic resources through the implementation of appropriate legal and physical mechanisms. Preservation does not result in a gain of aquatic resource area or functions.

**Re-establishment** - means the manipulation of the physical, chemical, or biological characteristics of a site with the goal of returning natural/ historic functions to a former aquatic resource. Re-establishment results in rebuilding a former aquatic resource and results in a gain in aquatic resource area and functions.

**Rehabilitation** - means the manipulation of the physical, chemical, or biological characteristics of a site with the goal of repairing natural/ historic functions to a degraded aquatic resource. Rehabilitation results in a gain in aquatic resource function, but does not result in a gain in aquatic resource area.

**Restoration** - means the manipulation of the physical, chemical, or biological characteristics of a site with the goal of returning natural/historic functions to a former or degraded aquatic resource. For the purpose of tracking net gains in aquatic resource area, restoration is divided into two categories: re-establishment and rehabilitation.

**Start of Project Construction** - For the purpose of this Certification, "start of Project construction" means to engage in a program of on-site construction, including site clearing, grading, dredging, landfilling, changing equipment, substituting equipment, or even moving the location of equipment specifically designed for a stationary source in preparation for the fabrication, erection or installation of the building components of the stationary source within waters of the United States and/or State.

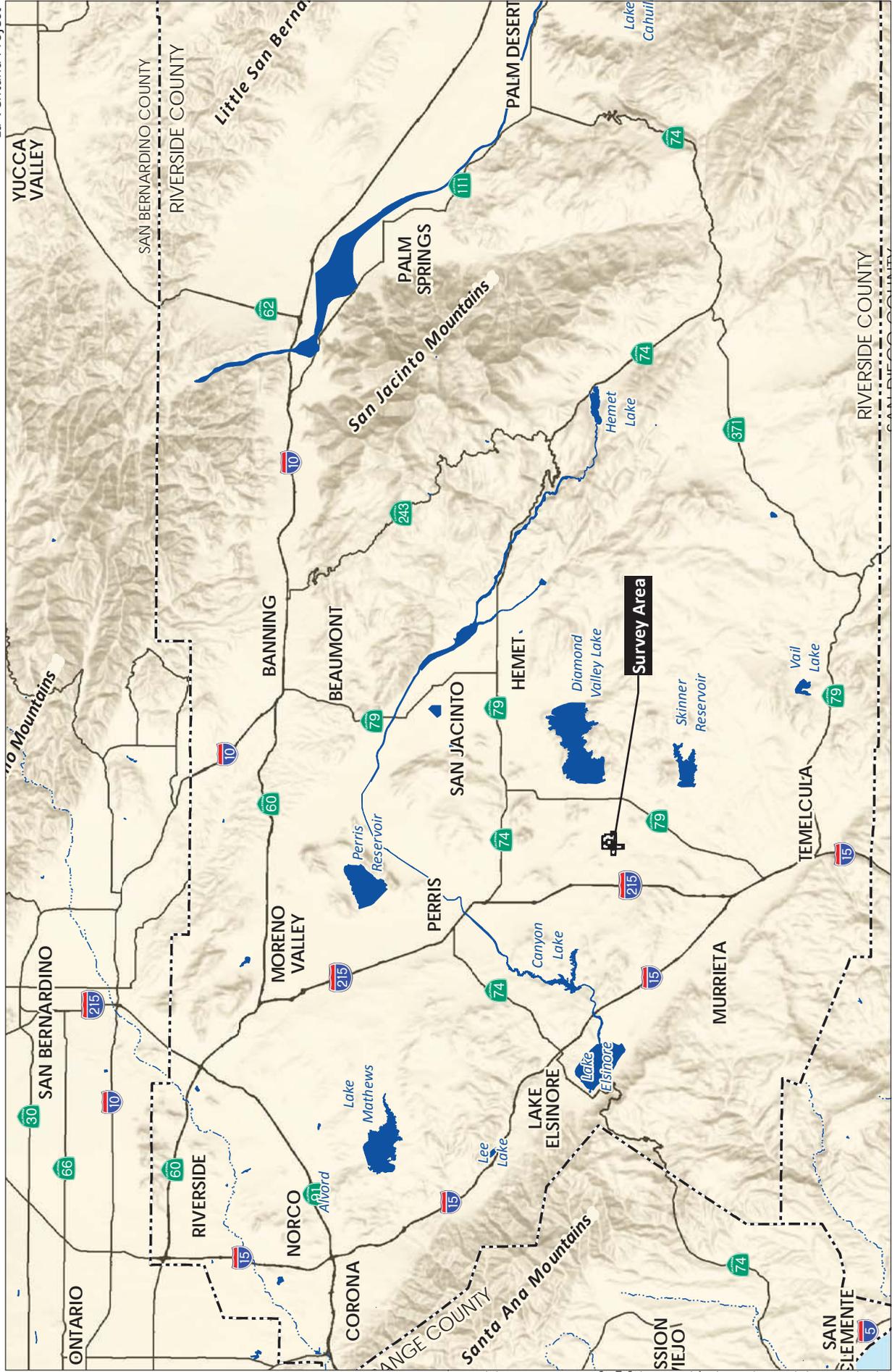
**Uplands** - means non-wetland areas that lack any field-based indicators of wetlands or other aquatic conditions. Uplands are generally well-drained and occur above (i.e., up-slope) from nearby aquatic areas. Wetlands can, however, be entirely surrounded by uplands. For example, some natural seeps and constructed stock ponds lack aboveground hydrological connection to other aquatic areas. In the watershed context, uplands comprise the landscape matrix in which aquatic areas form. They are the primary sources of sediment, surface runoff, and associated chemicals that are deposited in aquatic areas or transported through them.

**Water quality objectives and other appropriate requirements of state law** – means the water quality objectives and beneficial uses as specified in the appropriate water quality control plan(s); the applicable provisions of sections 301, 302, 303, 306, and 307 of the Clean Water Act; and any other appropriate requirement of state law.

Global Investment Pool, LLC  
La Ventana Residential Development Project  
Certification No. R9-2018-0037

**ATTACHMENT 2**  
**PROJECT LOCATION MAPS**

Figure 1 – Regional Location  
Figure 2 – USGS Topography  
Figure 3 – Aerial Photograph  
Figure 4 – Vegetation

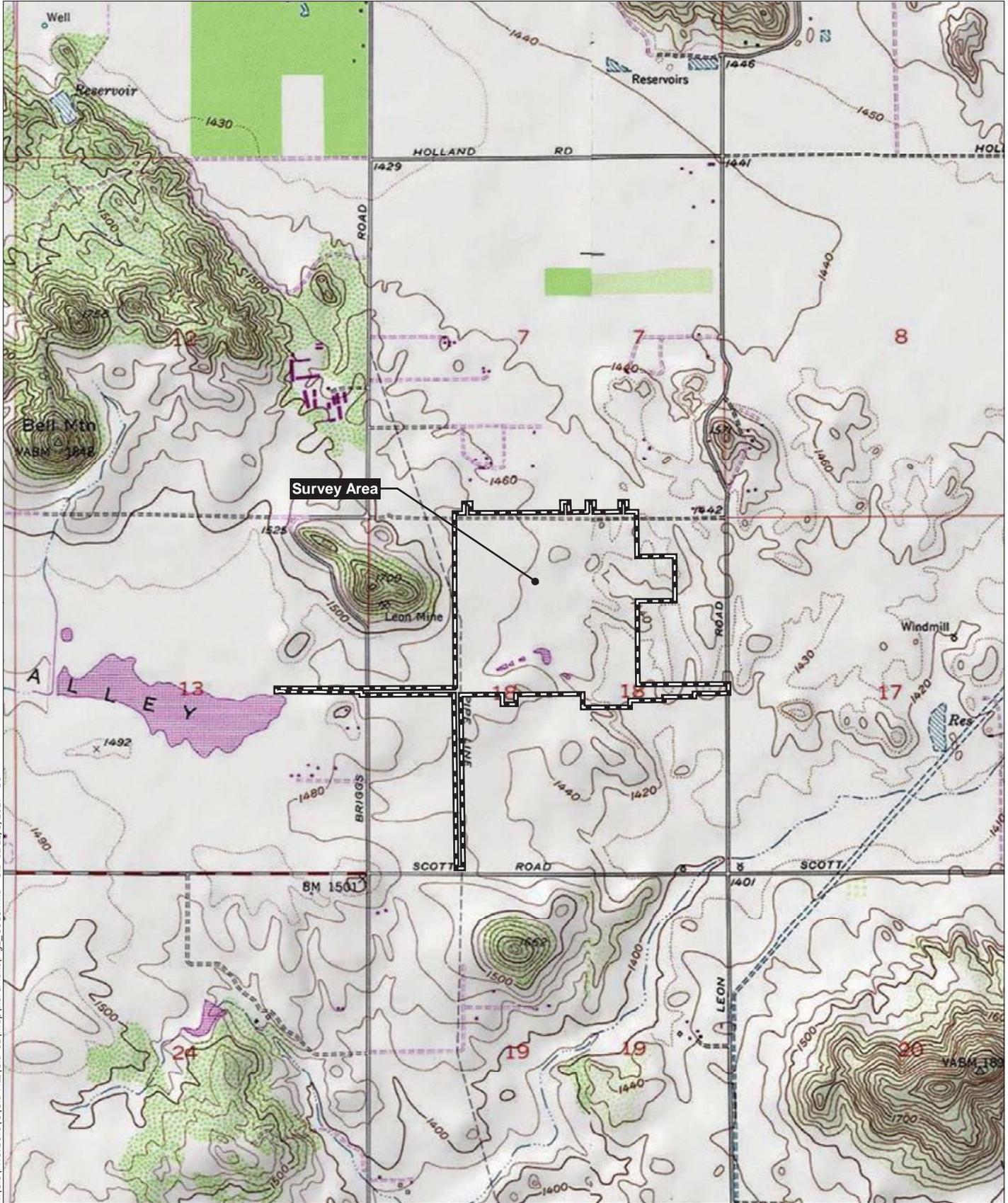


Source: Base Map Layers (ESRI, 2013)

# Regional Location

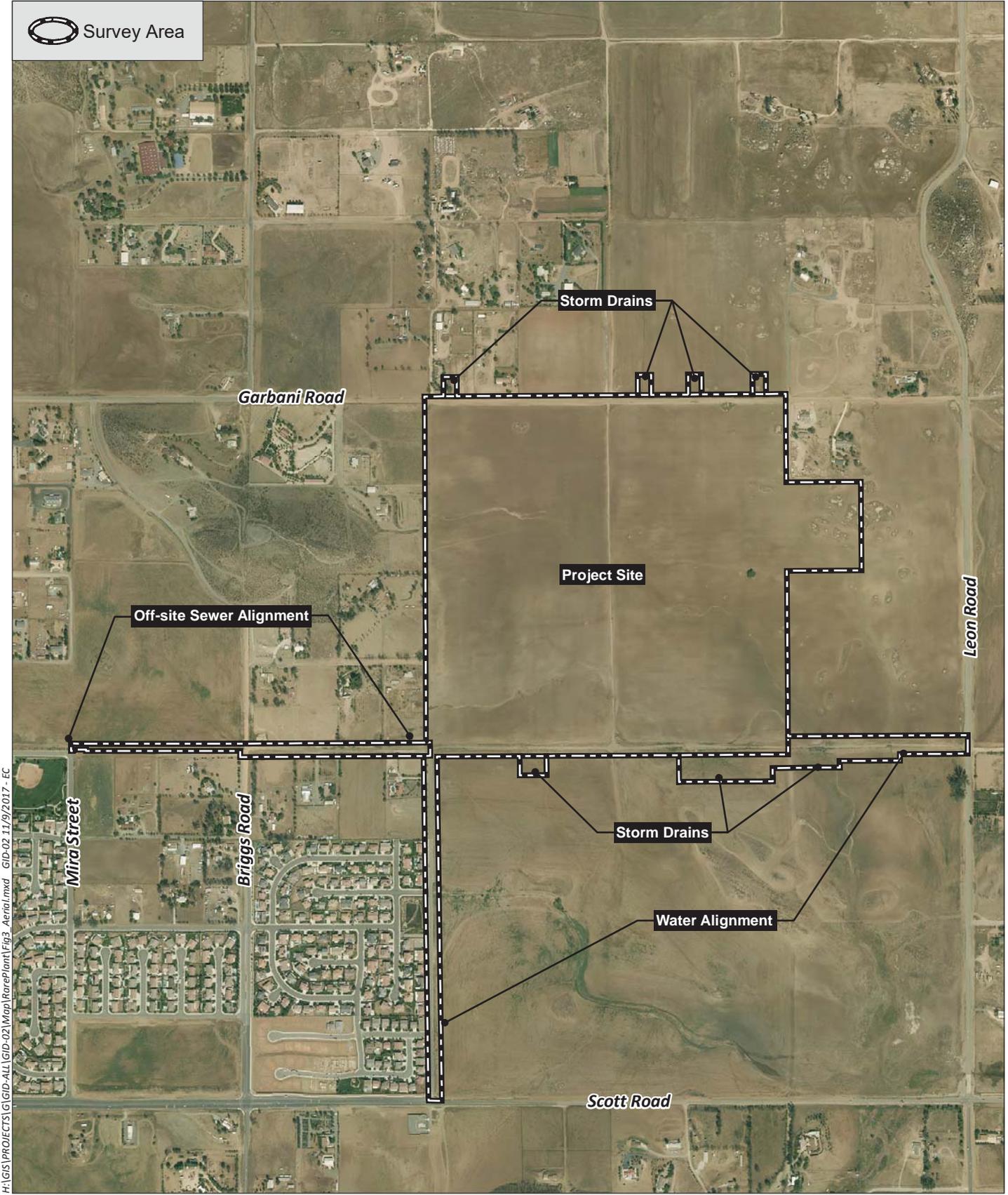
Figure 1

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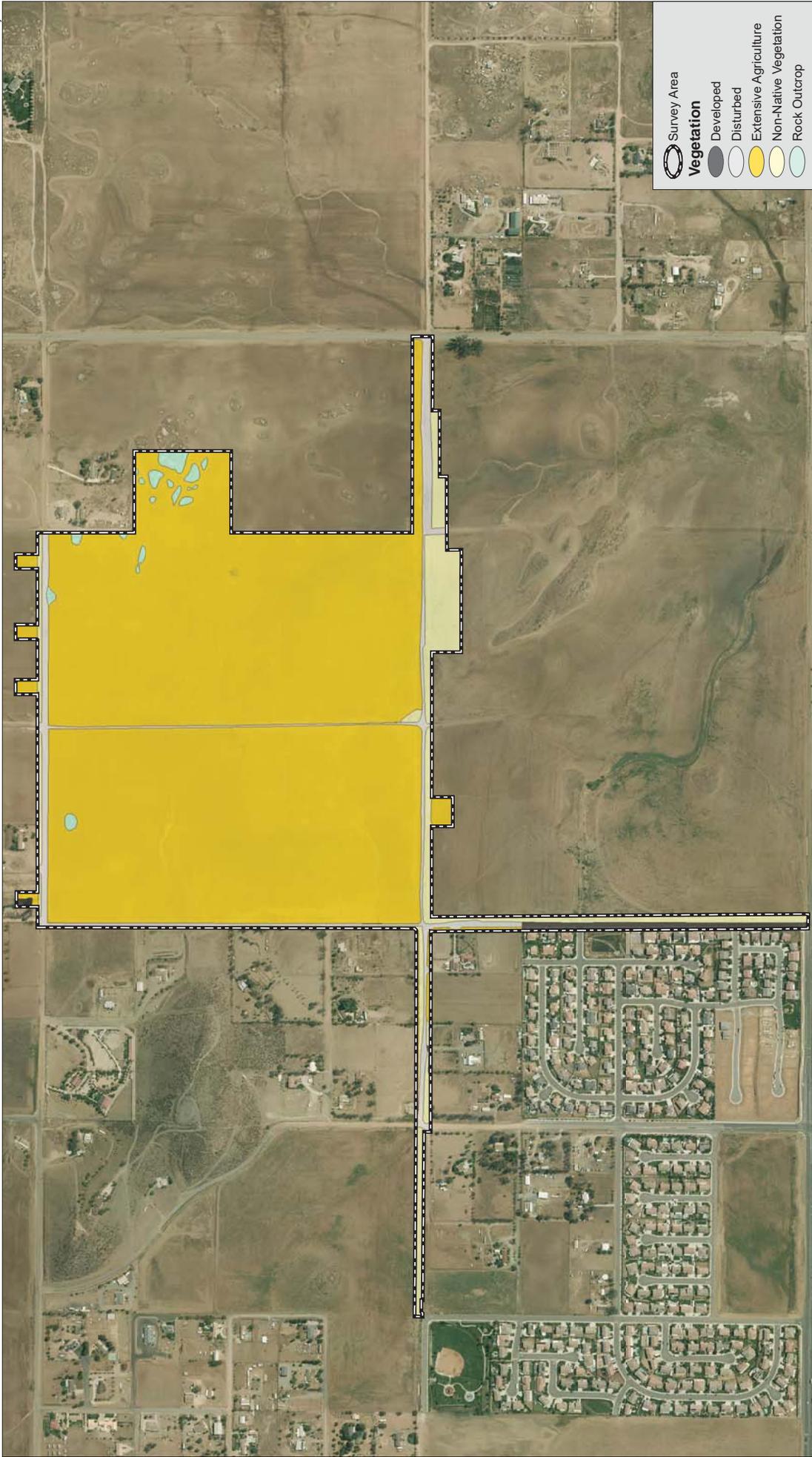
H:\GIS\PROJECTS\GID-ALL\GID-02\Map\RarePlant\Fig2\_USGS.mxd GID-02 11/9/2017 - EC

Source: Romoland, Winchester 7.5' Quad (USGS)



H:\GIS\PROJECTS\GID-ALL\GID-02\Map\RarePlant\Fig3\_Aerial.mxd GID-02 11/9/2017 - EC

Source: Base Map Layers (Eagle Aerial, 2014)



Global Investment Pool, LLC  
La Ventana Residential Development Project  
Certification No. R9-2018-0037

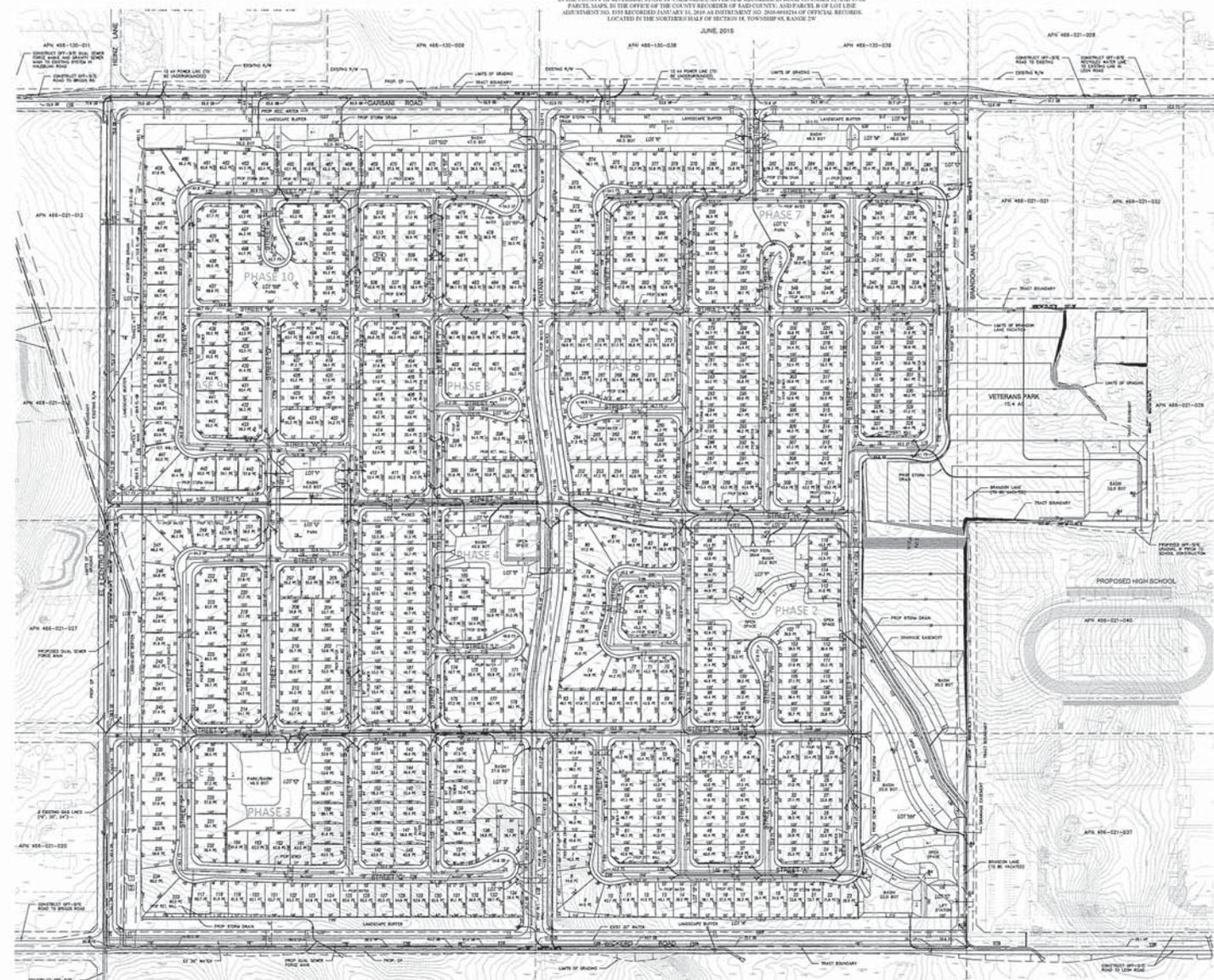
**ATTACHMENT 3  
PROJECT SITE PLANS**

Figure 3-5a – Site Plan  
Figure 3A – WQMP Site Plan

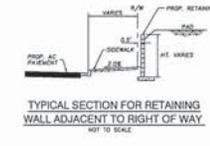
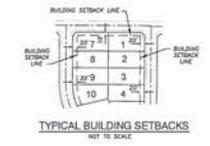
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA  
**TENTATIVE TRACT MAP NO. 36785**  
**AMENDMENT NO. 1**

PORTIONS 1 THROUGH 8, 10, 11, AND 12, AND LETTERED LOTS "A" THROUGH "T" OF TRACT MAP NO. 18047, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 133, PAGE 23, AND 2149, PARCEL MAP, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, AND PARCELS B OF LOT LINE AMENDMENT NO. 103 RECORDED JANUARY 11, 2005 AND INSTRUMENT NO. 2005-00074 OF OFFICIAL RECORDS, LOCATED IN THE SOUTHERN HALF OF SECTION 14, TOWNSHIP 35S, RANGE 27W.

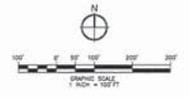
JUNE, 2015



**EASEMENTS**  
 (1) AN EASEMENT FOR PUBLIC AND INCIDENTAL PURPOSES, IN FAVOR OF SOUTHERN CALIFORNIA GAS CO., RECORDED JANUARY 1, 1988 IN BOOK 108, PAGE 234 OF OFFICIAL RECORDS.  
 (2) AN EASEMENT FOR PUBLIC AND INCIDENTAL PURPOSES, IN FAVOR OF SOUTHERN CALIFORNIA GAS CO., RECORDED JULY 28, 1988 IN BOOK 233, PAGE 105 OF OFFICIAL RECORDS.



**FIGURE 3-5a**

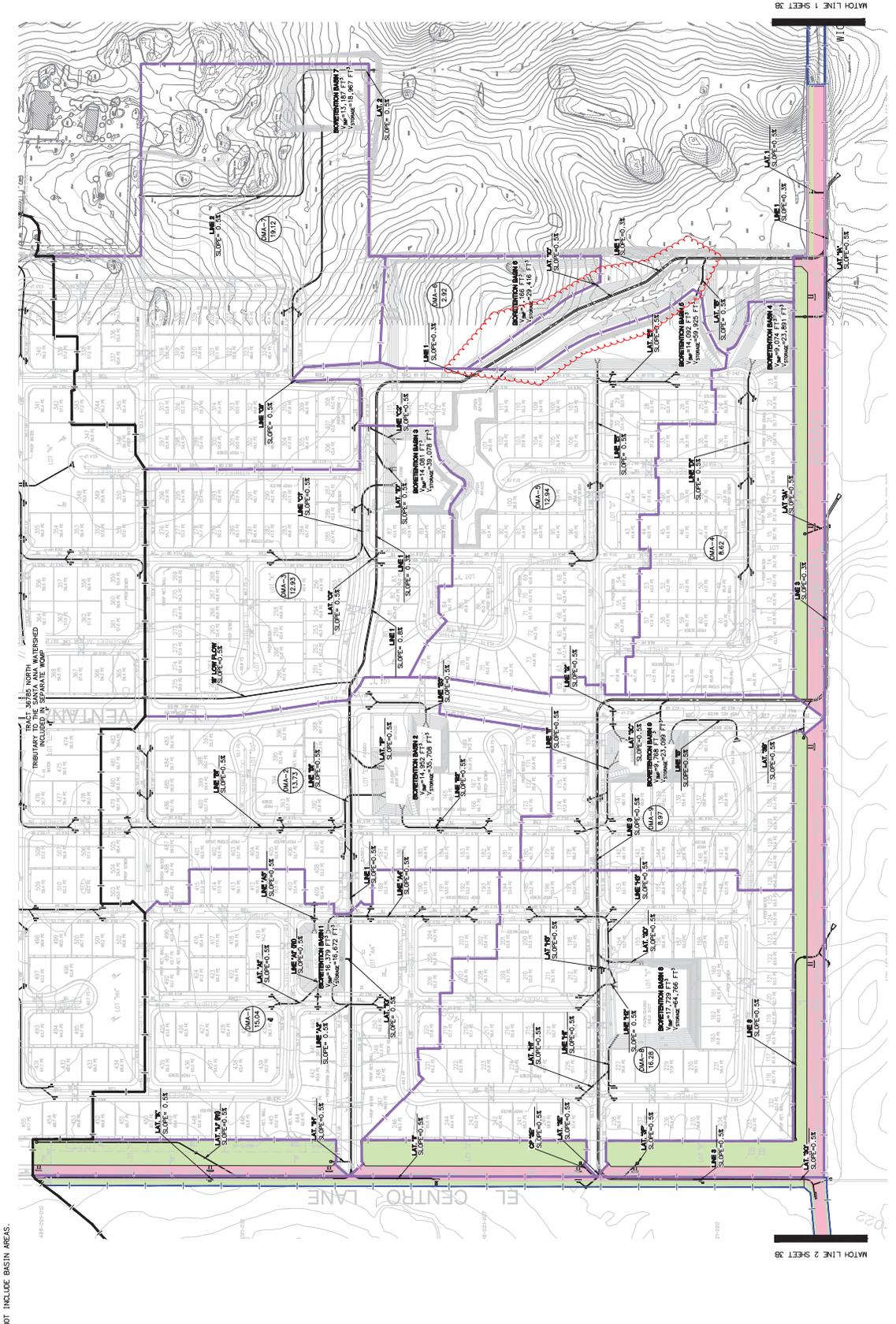


<b>ANDERSON CONSULTING ENGINEERS, INC.</b> 1233 HIGH BLUFF DR., SUITE 300 SAN DIEGO, CA 92108 (858) 924-7916	<b>TENTATIVE TRACT MAP NO. 36785</b> <b>AMENDMENT NO. 1</b> COUNTY OF RIVERSIDE, STATE OF CALIFORNIA SITE PLAN	SHEET NO. SHEET BY: JAA DRAWN BY: JAA CHECKED BY: JAA SHEET 2 OF 3
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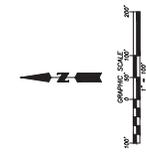
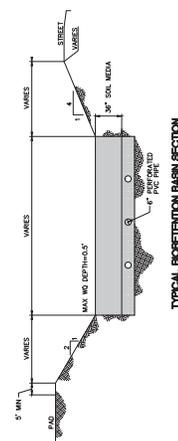
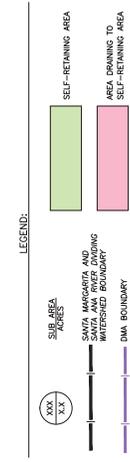
# TENTATIVE TRACT MAP NO. 36785 - SOUTH

COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

## WQMP SITE PLAN



NOTE: AREAS SHOWN DO NOT INCLUDE BASIN AREAS.



**FIGURE 3A**

**TTM NO. 36785 - SOUTH**

**WQMP SITE PLAN**

**JCS**  
Engineering & Consulting, Inc.

3028 CALLE DE LORO  
MURRIETA, CA 92562  
PH: 925.245.9555 FAX: 925.245.1546

# TENTATIVE TRACT MAP NO. 36765 - SOUTH

COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

## WQMP SITE PLAN

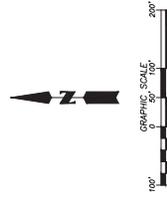
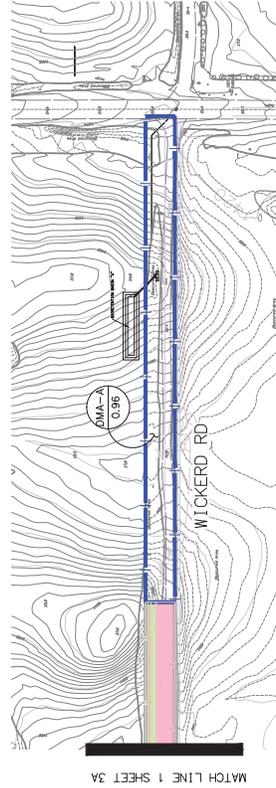
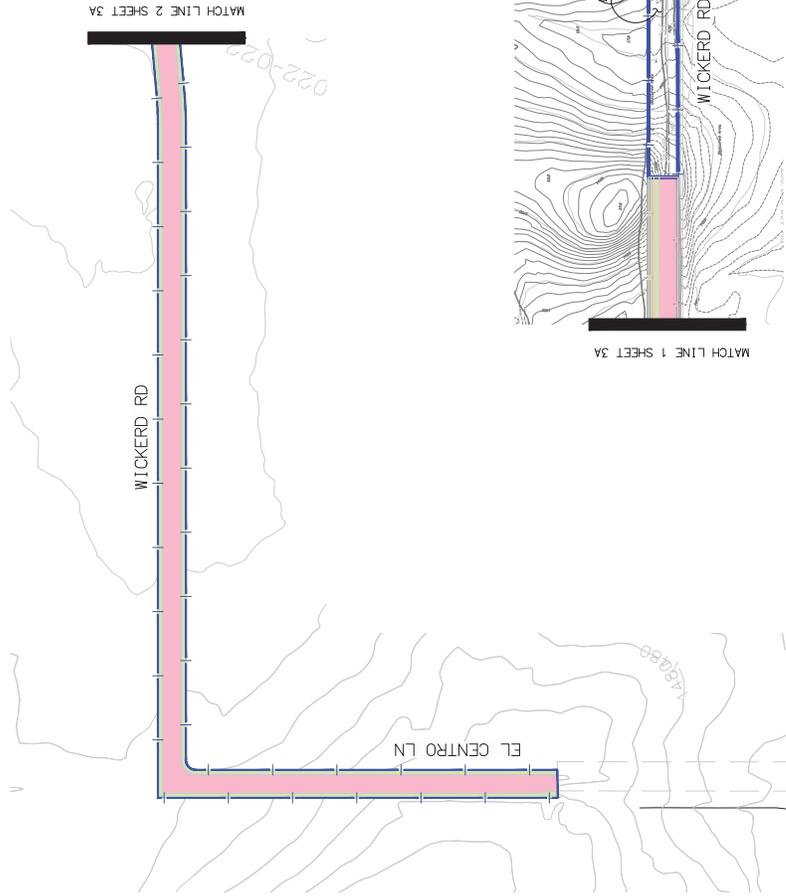


FIGURE 3B

TTM NO. 36765 - SOUTH

WQMP SITE  
PLAN

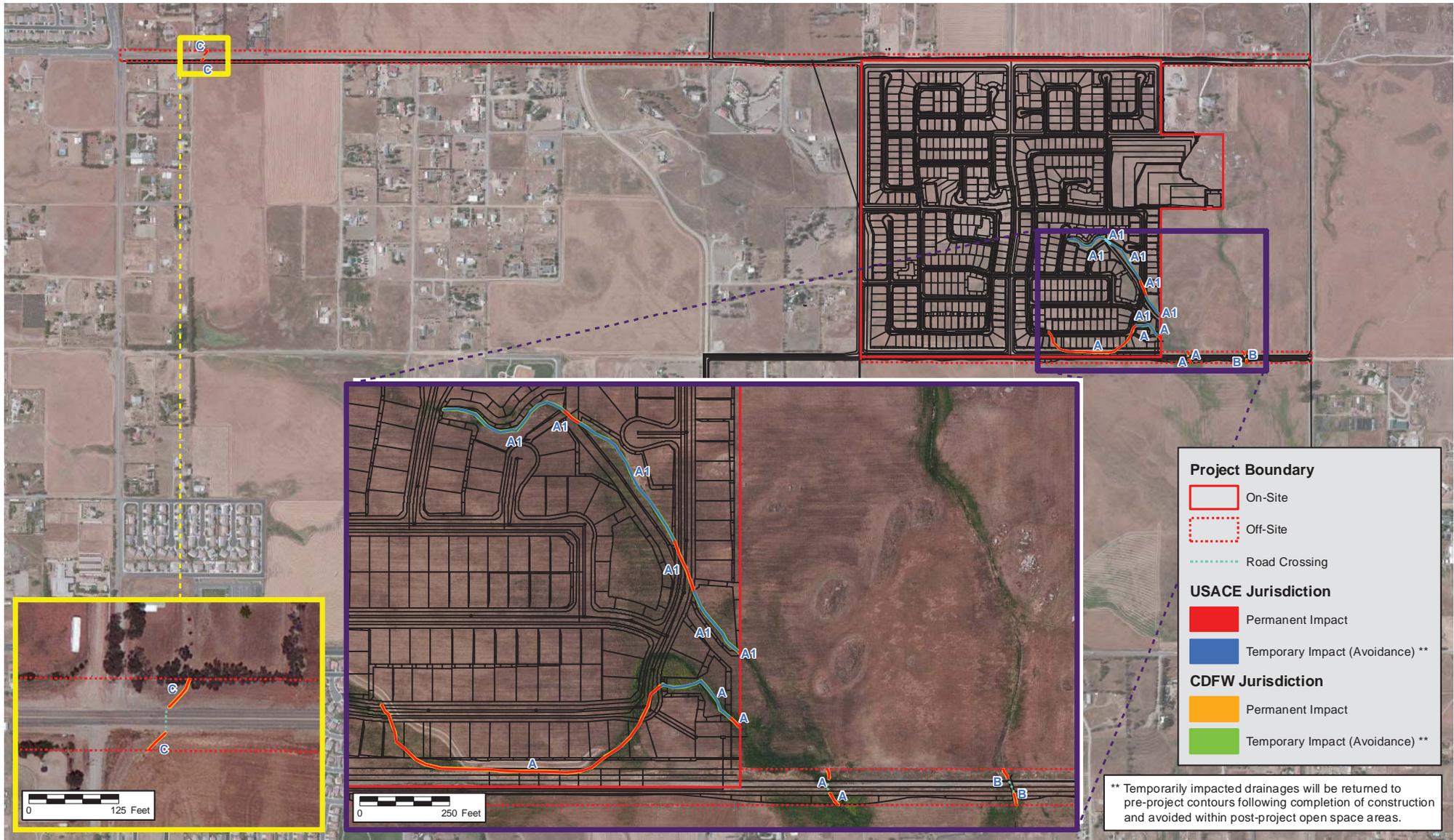


3663 CALLE DE LOBO  
MURRIETA, CA 92562  
PH: 951.304.9552 FAX: 951.304.3568

Global Investment Pool, LLC  
La Ventana Residential Development Project  
Certification No. R9-2018-0037

## **MITIGATION FIGURES**

Figure 7 – Impacts to Jurisdictional Features  
Figure 5 – Impacts to Jurisdictional Features  
Figure 6 – Proposed Mitigation Design  
Figure 7 – Representative Mitigation Area Cross Section  
Figure 8 – Representative Vegetated Swale Cross Section



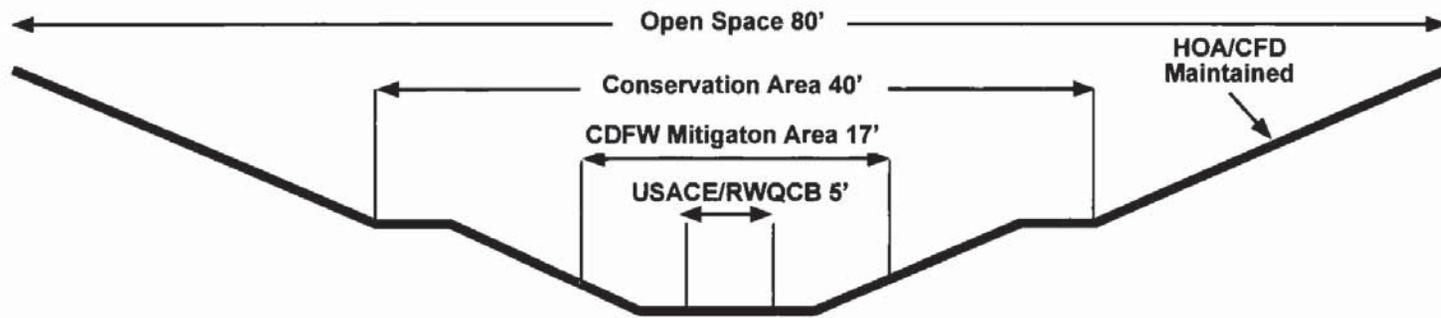




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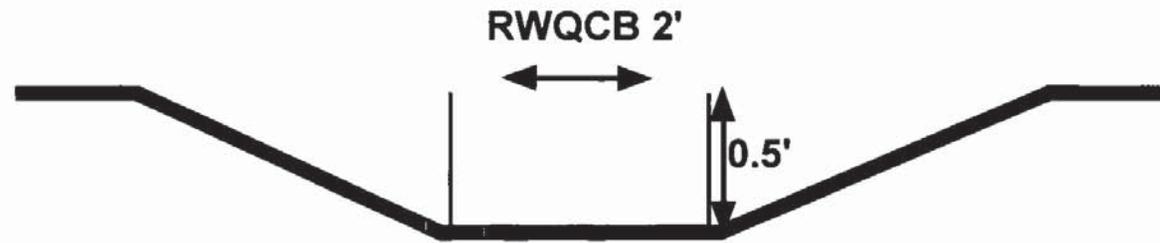
Source: Aerial (Eagle Aerial, 2014); JLC, 2017.



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Source: HELIX 2018

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Source: HELIX 2018

Global Investment Pool, LLC  
La Ventana Residential Development Project  
Certification No. R9-2018-0037

**ATTACHMENT 5**  
**CEQA MITIGATION MONITORING AND REPORTING PROGRAM**

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

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

**LA VENTANA RANCH (GPA NO. 1129, CZ 07856 AND TR 36785)  
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<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>	
	<b>Source</b>	<b>Responsible Party</b>	<b>Status / Date / Initials</b>
	Draft EIR	County of Riverside	

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>	
	<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></p> <p>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>				
				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>Hazards and Hazardous Materials</b></p> <p>4.9-2 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>
	<b>Source</b>	<b>Responsible Party</b>	<b>Status / Date / Initials</b>
	Draft EIR	County of Riverside	

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Mitigation Measure	Implementation Schedule	Verification	
<p><b>Hazards and Hazardous Materials</b> 4.9-3 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>	
	<p align="center"><b>Source</b></p> <p align="center">Draft EIR</p>	<p align="center"><b>Responsible Party</b></p> <p align="center">County of Riverside</p>	<p align="center"><b>Status / Date / Initials</b></p>

Mitigation Measure	Implementation Schedule	Verification	
<p><b>Hazards and Hazardous Materials</b> 4.9-4 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 property 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>	
	<p align="center"><b>Source</b></p> <p align="center">Draft EIR</p>	<p align="center"><b>Responsible Party</b></p> <p align="center">County of Riverside</p>	<p align="center"><b>Status / Date / Initials</b></p>

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Mitigation Measure	Implementation Schedule	Verification
<p><b>Hazards and Hazardous Materials</b></p> <p>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>

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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>		

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Mitigation Measure	Implementation Schedule		Verification
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. 6. Tools used for the opening of containers of explosive materials shall be made of non sparking materials. 7. Empty boxes and paper, plastic or fiber packing material which has previously contained explosive materials shall not be reused, and shall be disposed of in an appropriate manner. 8. Explosive materials shall not be abandoned. 9. Temporary storage for use in connection with approved blasting operations shall comply with NFPA 495.			
	<b>Source</b>	<b>Responsible Party</b>	<b>Status / Date / Initials</b>
	Draft EIR	County of Riverside	

Mitigation Measure	Implementation Schedule		Verification
<b>Hazards and Hazardous Materials</b> 4.9-6 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.	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.		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.
	<b>Source</b>	<b>Responsible Party</b>	<b>Status / Date / Initials</b>
	Draft EIR	County of Riverside	

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

Mitigation Measure	Implementation Schedule	Verification		
<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>		
		<b>Source</b>	<b>Responsible Party</b>	<b>Status / Date / Initials</b>
		Draft EIR	County of Riverside	

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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>	
	<p align="center"><b>Source</b></p> <p align="center">Draft EIR</p>	<p align="center"><b>Responsible Party</b></p> <p align="center">County of Riverside</p>	<p align="center"><b>Status / Date / Initials</b></p>

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>	

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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>			
	<b>Source</b>	<b>Responsible Party</b>	<b>Status / Date / Initials</b>
	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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Potential Sources of Runoff Pollutants	Structural Source Control BMPs	Operational Source Control BMPs
	<p>plants that are tolerant to saturated soil conditions.</p> <ul style="list-style-type: none"> <li>Install pest-resistant plants, especially adjacent to hardscape.</li> </ul> <p>To insure successful establishment, select plants appropriate to site soils, slopes, climate, sun, wind, rain, land use, air movement, ecological consistency, and plant interactions.</p>	
Pools, spas, ponds, decorative fountains, and other water features	<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> </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://rcflood.org/stormwater/">http://rcflood.org/stormwater/</a></li> </ul>
Roofing, gutters and trim	<ul style="list-style-type: none"> <li>Future residences shall avoid roofing, gutters, and trim made of copper or other unprotected metals that may leach into runoff.</li> </ul>	
Sidewalks		<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>
Vehicular Restrictions		<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>

Mitigation Measure	Implementation Schedule	Verification
<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>
	<b>Source</b>	<b>Responsible Party</b>
	Draft EIR	County of Riverside
		<b>Status / Date / Initials</b>