

FINAL ENVIRONMENTAL IMPACT REPORT

for the

ALBERHILL VILLAGES SPECIFIC PLAN

**MITIGATION MONITORING AND
REPORTING PROGRAM**

SCH# 2012061046

Lead Agency:

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Introduction

Pursuant to Section 21081.6 of the California Environmental Quality Act (California Public Resources Code, Sections 21000 et seq.) and Section 15097 of the State CEQA Guidelines (California Code of Regulations, Section 15000 et seq.), public agencies are required to adopt a mitigation monitoring and reporting program to ensure that the mitigation measures identified in an Environmental Impact Report are implemented. As stated in Section 21081.6(a)(1) of the Public Resources Code:

“The public agency shall adopt a reporting or monitoring program for the changes made to the project or conditions of project approval, adopted in order to mitigate or avoid significant effects on the environment. The reporting or monitoring program shall be designed to ensure compliance during project implementation.”

| MITIGATION MEASURES | IMPLEMENTATION ACTION | MONITORING METHOD | RESPONSIBLE MONITORING PARTY | IMPLEMENTATION TIMING |
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| 4.1 Geology, Soils, Mineral Resources and Seismicity | | | | |
| G-1 Site specific geotechnical investigations conducted by a California-licensed geotechnical engineer, including subsurface fault studies, shall be completed prior to the approval of each implementing development proposal. All recommendations of the geotechnical study and of the geotechnical engineer shall be incorporated into the design and construction specifications, and shall be implemented by the construction contractors, to reduce seismic hazards and hazards related to unstable soils. | Project-specific CEQA environmental analysis including review and approval of project-specific geotechnical investigation with incorporation of any mitigation measures into individual project's conditions of approval. | Review and approval of project-specific geotechnical investigation. | Public Works Department – Engineering Division Community Development Department – Planning Division | Prior to approval of discretionary land use applications. |
| G-2 Soil, seismic, and foundation investigations shall be performed for each tract structural site. Structural foundations shall be designed to resist the effects of compressible/collapsible soils and expansive soils. The investigation shall also include engineering design for slope stabilization on northwest and southwest facing slopes that are cut into the Silverado Foundation. Recommendations may | Project-specific CEQA environmental analysis including review and approval of project-specific geotechnical investigation with incorporation of any mitigation measures into individual project's conditions | Review and approval of project-specific geotechnical investigation. | Public Works Department – Engineering Division | Prior to issuance of grading permits. |

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| <p>include over excavating and capping cut lots within granitic bedrock, Santiago Peak Volcanic and the Bedford Canyon Formation located on site with at least three feet of compacted fill to create easily excavatable pads for foundation, utility, and landscaping purposes. Similar grading plans for interior streets located in hard bedrock cut areas may also be recommended in the investigations, in addition to measures on the handling and selective replacement and/or removal off-site of oversized rock. These structures and grading characteristics shall be indicated in the construction design plans and subject to approval by the City Engineering Division prior to issuance of grading permits.</p> | <p>of approval.</p> | | | |
| <p>G-3 Prior to issuance of building permits, all compressible/collapsible soils as identified by the soil and foundation investigations shall be removed to underlying competent soils or bedrock. Unsuitable soil materials include stockpiles, uncompacted fill, alluvium, older alluvium and landslides. Varying</p> | <p>Project-specific CEQA environmental analysis including review and approval of project-specific geotechnical investigation with incorporation of any mitigation measures</p> | <p>Review and approval of project-specific geotechnical investigation.</p> | <p>Public Works Department – Engineering Division</p> | <p>Prior to issuance of building permits.</p> |

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| depths of removal, depending on the type of soil material, shall be required, as recommended, in the investigations. The grading characteristics shall be indicated in the construction design plans and are subject to review and approval by the City Engineering Division. | into individual project's conditions of approval. | | | |
| G-4 Following completion of rough grading, a lot-by-lot classification shall be conducted to determine specific foundation recommendations of soils at exposed finished grade. The recommendations shall be indicated on construction design plans and are subject to review and approval by the City Engineering Division. | Inclusion of specific foundation recommendations in construction plans. | Review of construction plans. | Public Works Department – Engineering Division Community Development Department – Building Division | Prior to issuance of building permits |
| G-5 All structures shall be designed in accordance with the latest edition of the California Building Code for Seismic Zone 4 for a "Maximum Considered Earthquake," as adopted by the City of Lake Elsinore and with the appropriate site coefficients. This design resistance shall be demonstrated to the satisfaction of the City's Senior Building Division Inspector on the construction design plans prior to | Preparation of construction plans which comply with applicable California Building Code seismic requirements. | Review of construction plans. | Community Development Department – Building Division | Prior to issuance of building permits. |

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| issuance of building permits. | | | | |
| <p>G-6 To reduce liquefaction and subsidence potential identified in the soil/seismic study, study recommendations to include over-excavation and recompaction and removal of sandy alluvial soils and other soft soils and replacement with fill shall be implemented. Compliance with this measure shall be demonstrated on construction design plans for review and approval by the City Engineering Division, prior to issuance of grading permits. Also, the use of systems such as sub-drains for dewatering purposes could potentially be used to reduce the potential for subsidence and liquefaction.</p> | <p>Project-specific CEQA environmental analysis including review and approval of project-specific geotechnical investigation with incorporation of any mitigation measures into individual project's conditions of approval.</p> | <p>Review and approval of project-specific geotechnical investigation.</p> | <p>Public Works Department – Engineering Division</p> | <p>Prior to issuance of grading permits.</p> |
| <p>G-7 Locally sheared or gouged bedrock materials that are exposed in areas of mapped, inactive faults shall either both be removed and capped, or fill stabilized in accordance with recommendations in the required soils investigation report.</p> | <p>Project-specific CEQA environmental analysis including review and approval of project-specific geotechnical investigation with incorporation of any mitigation measures</p> | <p>Review and approval of project-specific geotechnical investigation.</p> | <p>Public Works Department – Engineering Division</p> | <p>Prior to issuance of grading permits.</p> |

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| plans prior to issuance of grading permits, to the satisfaction of the City Engineering Division. | | | | |
| G-10 To reduce the potential of the rise in the groundwater, due to the slow-down in mining dewatering activity, the recommendations contained in Mitigation Measures G-5 through G-9 shall be demonstrated on construction design plans for review and approval by the City Engineering Division, prior to issuance of grading permits. | Demonstrate compliance with Mitigation Measures G-5 through G-9 on grading plans and construction plans. | Review of grading plans and construction plans. | Public Works Department – Engineering Division | Prior to issuance of grading permits. |
| G-11 Prior to the approval of any Phased Development Plan or Subdivision Map as determined by the City Engineer, the applicant shall comply with the Landslide and Potential Slope Instability Recommendation contained in the <i>Geologic Constraints Study for an Environmental Impact Report (EIR) Submittal, Alberhill Villages Specific Plan, 1,374± Acres, West of Lake Street and South of Temescal Canyon Road, City of Lake Elsinore, Riverside County, California, by Petra Geotechnical Inc. dated March 16, 2010.</i> | Project-specific CEQA environmental analysis including review and approval of project-specific geotechnical investigation with incorporation of any mitigation measures into individual project’s conditions of approval. | Review and approval of project-specific geotechnical investigation. | Public Works Department – Engineering Division Community Development Department – Planning Division | Prior to approval of discretionary land use applications. |

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| 4.2 Hazards and Hazardous Materials | | | | |
| <p>HAZ-1 As part of the approval process for a Phased Development Plan, Subdivision Map, or Design Review application, projects shall be required to demonstrate their avoidance of significant impacts associated with the use and storage of hazardous materials and disposal of hazardous materials through implementation of Policies 3.3 and 3.5 of the Hazards and Hazardous materials section of the Public Safety and Welfare chapter of the General Plan. (Ref. <i>General Plan EIR Mitigation Measure MM Hazards 1</i>).</p> | <p>Review of Phased Development Plans, Subdivision Maps or Design Review applications during City’s development review process, including project-specific CEQA environmental analysis and the incorporation of any appropriate mitigation measures into individual project’s conditions of approval.</p> | <p>Determination of project’s avoidance of significant impacts associated with the use and storage of hazardous materials and disposal of hazardous materials through implementation of Policies 3.3 and 3.5 of the Hazards and Hazardous materials section of the Public Safety and Welfare chapter of the General Plan.</p> | <p>Community Development Department – Planning Division</p> <p>Public Works Department – Engineering Division</p> | <p>Prior to approval of Phased Development Plans, Subdivision Maps or Design Review applications.</p> |
| <p>HAZ-2 As part of the approval process for a Phased Development Plan, Subdivision, Map, or Design Review application, projects shall be required to demonstrate their avoidance of significant impacts associated with exposure to hazardous materials through</p> | <p>Review of Phased Development Plans, Subdivision Maps or Design Review applications during City’s development review process, including project-</p> | <p>Determination of project’s avoidance of significant impacts associated with the use and storage of hazardous materials.</p> | <p>Community Development Department – Planning Division</p> <p>Public Works Department – Engineering Division</p> | <p>Prior to approval of Phased Development Plans, Subdivision Maps or Design Review applications.</p> |

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| <p>implementation of the following:</p> <ul style="list-style-type: none"> • Encourage the safe disposal of hazardous materials with County agencies to protect the City against a hazardous materials incident. • Evaluate new development on or adjacent to the Inland Empire Brine Line requiring extensive subsurface components or containing sensitive land uses such as schools on a project-by-project basis to determine impacts if an accident occurs. <p>Proposed development on or adjacent to the Inland Empire Brine Line shall be required to avoid impacting the Brine Line, identify and implement implementing development project-specific measures that will mitigate any identified risk related to proximity to the Brine Line.</p> | <p>specific CEQA environmental analysis and the incorporation of any appropriate mitigation measures into individual project's conditions of approval.</p> | | | |
| <p>HAZ-3 As part of the approval process for implementing development projects</p> | <p>Review of Phased</p> | <p>Determination of</p> | <p>Community</p> | <p>Prior to approval of</p> |

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| <p>including Phased Development Plan, Subdivision, Map, or Design Review application, each implementing development projects shall be required to demonstrate their avoidance of significant impacts associated with wildfire hazards through the following requirements which will be implemented through the conditions of approval for each project:</p> <ul style="list-style-type: none"> • On-going brush clearance and establish low fuel landscaping policies to reduce combustible vegetation along the urban/wildland interface boundary shall be required. • Fuel modification zones around development shall be established within high hazard areas by thinning or clearing combustible vegetation within a minimum of 100 feet of buildings and structures. The fuel modification zone size may be altered with the addition of fuel resistant | <p>Development Plans, Subdivision Maps or Design Review applications during City's development review process, including project-specific CEQA environmental analysis and the incorporation of any appropriate mitigation measures into individual project's conditions of approval.</p> | <p>project's avoidance of significant impacts associated with wildfire hazards.</p> | <p>Development Department – Planning Division</p> <p>Community Development Department – Fire Marshal</p> | <p>Phased Development Plans, Subdivision Maps or Design Review applications.</p> |

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| <p>building techniques. The fuel modification zone may be replanted with fire-resistant material for aesthetics and erosion control.</p> | | | | |
| 4.3 Hydrology and Water Quality | | | | |
| <p>HY-1 Prior to issuance of grading permits, the Project's applicant shall obtain coverage under the General Construction Permit. The Project applicant/owner is required to electronically file and submit all Permit Registration Documents (PRD's) into the State Water Board's Stormwater Multi-Application and Report Tracking System (SMARTS) web-site prior to the commencement of construction. PRD's consist of: 1) Notice of Intent (NOI); 2) Risk Assessment; 3) Site Map; 4) Storm Water Pollution Prevention Plan (SWPPP); 5) Annual Fee - must be mailed; and, 6) the Signed Certification Letter.</p> | <p>Preparation of all NPDES- required documentation</p> | <p>Submittal of Permit Documents to City of Lake Elsinore Engineering Division</p> | <p>Public Works Department – Engineering Division Regional Water Quality Control Board</p> | <p>Prior to issuance of grading permits. Prior to October 1 of each year following issuance of occupancy permit.</p> |
| <p>HY-2 All drainage facilities constructed in this Project shall conform to the</p> | <p>Review of Phased</p> | <p>Review and approval</p> | <p>Public Works Department –</p> | <p>Prior to approval of</p> |

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| <p>requirements and standards of the Riverside County Flood Control and Water Conservation District and the City of Lake Elsinore Engineering Division of the Public Works Department.</p> | <p>Development Plans, Subdivision Maps or Design Review applications during City’s development review process, including project-specific CEQA environmental analysis and the incorporation of any appropriate mitigation measures into individual project’s conditions of approval</p> | <p>of tentative tract maps, design review applications and construction plans.</p> | <p>Engineering Division</p> | <p>Phased Development Plans, Subdivision Maps or Design Review applications.</p> |
| <p>HY-3 Site specific drainage systems shall be designed, as each planning area or phase come on line. Each implementing development application shall be required to provide all drainage improvements necessary to serve the implementing development project. All drainage systems shall conform to the adopted Master Drainage Plan that covers the Alberhill Villages Specific Plan Project area. In the absence of an applicable adopted Master Drainage Plan, all drainage</p> | <p>Review of Phased Development Plans, Subdivision Maps or Design Review applications during City’s development review process, including project-specific CEQA environmental analysis and the incorporation of any appropriate</p> | <p>Review and approval of tentative tract maps, design review applications and construction plans.</p> | <p>Public Works Department – Engineering Division</p> | <p>Prior to approval of Phased Development Plans, Subdivision Maps or Design Review applications.</p> |

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| facilities shall comply with City of Lake Elsinore and Riverside County Flood Control District requirements. | mitigation measures into individual project's conditions of approval | | | |
| <p>HY-4 Temescal Canyon Wash (Creek) shall be preserved in or restored to its natural condition retaining its current flood capacity and flow rate in order to maintain the drainage's function as a wildlife corridor. In order to protect the existing streambed of the Temescal Canyon Wash (Creek), an energy dissipating structure shall be provided at the storm drain system discharge point, if necessary. Erosion control devices shall also be provided, if necessary. Consistent with Mitigation Measures BIO-4 and BIO-5, implementing development projects in the vicinity of Temescal Canyon Wash (Creek) shall be designed to locate development away from the Temescal Canyon Wash (Creek) riparian/wildlife corridor to allow sufficient wildlife movement and access and to preserve its other biological resources and habitat.</p> | Review of Phased Development Plans, Subdivision Maps or Design Review applications during City's development review process, including project-specific CEQA environmental analysis and the incorporation of any appropriate mitigation measures into individual project's conditions of approval | Review and approval of tentative tract maps, design review applications and construction plans. | Community Development Department – Planning Division Public Works Department – Engineering Division | Prior to approval of Phased Development Plans, Subdivision Maps or Design Review applications. |
| HY-5 Prior to the issuance of grading | Preparation of all | Review and approval | Public Works | Prior to approval of |

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| <p>permits, the applicant shall develop a Storm Water Pollution Prevention Plan (SWPPP) and Water Quality Management Plan (WQMP) that emphasizes structural and non-structural Best Management Practices (BMPs), in compliance with the Environmental Protection Agency's (EPAs) National Pollutant Discharge Elimination System (NPDES) program requirements. The SWPPP indicates how stormwater pollution will be controlled only during, and plus one year after construction. Stormwater pollutants that may be present at the Project include the following:</p> <ul style="list-style-type: none"> • Sediment; • Nutrients (fertilizers); • Bacteria and Viruses; • Organics; • Oil and Grease; • Heavy Metals; • Toxic Chemicals; and, • Floating Solids. | NPDES- required documentation | of tentative tract maps, design review applications and construction plans. | Department – Engineering Division | Phased Development Plans, Subdivision Maps or Design Review applications. |
| HY-6 The Best Management Practices (BMPs) shall be specified in the Project Storm Water Pollution Prevention Plan (SWPPP) and | Preparation of all NPDES- required documentation | Review and approval of tentative tract maps, design review applications and | Public Works Department – Engineering Division | Prior to approval of Phased Development Plans, Subdivision Maps or Design |

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| <p>Water Quality Management Plan (WQMP) to reduce the level of pollutants entering the Temescal Canyon Wash (Creek) and any other receiving waters to the maximum extent feasible. In addition to the list of BMPs referenced within the required SWPPP prepared for each implementing development project, the BMP's may include (but shall not be limited to) the following:</p> <ul style="list-style-type: none"> • Site Stabilization to Limit Sedimentation; • Preservation of Existing Vegetation; • Seeding, Planting and Mulching of Disturbed Areas; • Dust Control; • Construction Road Stabilization; • Stabilized Construction Entrance; • Outlet Protection; • Temporary Debris Basins; and, • Sandbagging, Slit Fence, Straw Waddles. <p>The Final WQMP for each implementing development project shall specifically identify</p> | | construction plans. | | Review applications. |

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| pollution prevention, site-design, source-control, and treatment-control BMPs that shall be used on site to control predictable pollutant runoff in order to reduce impacts to water quality to the maximum extent practicable | | | | |
| <p>HY-7 The site's SWPPP and WQMP shall also specify BMPs for post construction. Post construction BMPs may be divided into two categories, structural and non-structural. In addition to the addition to the list referenced within the required SWPPP and required WQMP prepared for each implementing development project, the non-structural BMP's may include (but shall not be limited to) the following:</p> <ul style="list-style-type: none"> • Public Education/Involvement; • Housekeeping Practices; • Catch Basin Stenciling; • Street Cleaning; and, • Storm Drain System Cleaning. | Preparation of all NPDES- required documentation | Review and approval of tentative tract maps, design review applications and construction plans. | Public Works Department – Engineering Division | Prior to approval of Phased Development Plans, Subdivision Maps or Design Review applications. |
| HY-8 Structural BMPs shall be | Incorporation of | Review and approval | Public Works | Prior to approval of |

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| <p>incorporated into the design of each Phased Development Plan so that the community will improve water quality and potentially enhance wetland mitigation opportunities. In addition to the list of BMP's referenced within the AVSP WQMP (Appendix C of the DEIR) the BMP's may include (but shall not be limited to) the following:</p> <ul style="list-style-type: none"> • Retention Basins; • Grass-Lined Channels and Swales; • Detention Basins; • Infiltration Trenches; • Water Quality Inlets; and, • Water Quality Basins. | <p>structural BMPs into the design of each Phased Development Plan.</p> | <p>of Phased Development Plans.</p> | <p>Department – Engineering Division</p> | <p>Phased Development Plans applications.</p> |
| <p>HY-9 On-site drainage shall be placed in grass-lined channels and swales wherever possible, taking advantage of greenbelts within the Project's limits.</p> | <p>Review of Phased Development Plans, Subdivision Maps or Design Review applications during City's development review process, including project-specific CEQA environmental analysis and the</p> | <p>Review and approval of tentative tract maps, design review applications and construction plans.</p> | <p>Community Development Department – Planning Division Public Works Department – Engineering Division</p> | <p>Prior to approval of Phased Development Plans, Subdivision Maps or Design Review applications.</p> |

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| | incorporation of any appropriate mitigation measures into individual project's conditions of approval | | | |
| HY-10 Prior to final approval of street improvement plans or any required slope revetment plans, the Project Proponent shall provide evidence to the City of Lake Elsinore that a Conditional Letter of Map Revision (CLOMR) has been issued by FEMA for the Project. The grading plan shall substantially conform to the CLOMR. | Review of Phased Development Plans, Subdivision Maps or Design Review applications during City's development review process, including project-specific CEQA environmental analysis and the incorporation of any appropriate mitigation measures into individual project's conditions of approval | Review and approval of tentative tract maps, design review applications and construction plans. | Public Works Department – Engineering Division | Prior to final approval of street improvement plans or any required slope revetment plans |
| HY-11 Prior to the first building permit final inspection in area(s) subject to the FEMA floodplain designation, the Project Proponent shall provide evidence to the City of Lake Elsinore that a Final Letter of Map | Submittal of evidence that a Final Letter Map Revision has been issued by FEMA. | Review and approval of submitted documentation. | Public Works Department – Engineering Division | Prior to issuance of building permits. |

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| Revision (LOMR) has been issued by FEMA verifying that flood control measures have been completed and the residential development areas are permanently removed from the FEMA floodplain designation (1 percent annual chance of flooding). | | | | |
| 4.4 Land Use and Planning | | | | |
| No mitigation measures required. | | | | |
| 4.5 Aesthetics / Light & Glare | | | | |
| AES-1 During construction of implementing development projects, the construction Project Manager shall ensure that the appropriate screening and visual buffers are provided (such as temporary fencing with opaque material), to screen on-going construction activities from residential land uses developed within previous phases. | Incorporation of any appropriate mitigation measures into implementing individual implementing development project's conditions of approval | Direct observation of verification. | Construction Manager Community Development Department – Planning Division | During project construction. |
| AES-2 Construction plans shall delineate the required setback for residential development from all mining operations according to Reclamation Plan 112 and the | Incorporation of setbacks into construction plans prepared for implementing | Review of construction plans. | Public Works Department – Engineering Division Community | Prior to issuance of building permits |

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| City's Municipal Code. | development project applications. | | Development Department – Planning Division | |
| AES-3 Prior to issuance of building permits for each implementing development Project, the applicant/developer of the implementing development Project shall submit a detailed Landscape Plan, for review approval by the City's Planning Division. The Landscape Plan shall, at a minimum, address special edge treatments for adjacent off-site areas, and the use of native vegetation. | Add condition of approval to each subdivision and design review application requiring the preparation and submittal of landscaping and irrigation plans. | Review of landscape and irrigation plans. | Community Development Department – Planning Division | Prior to issuance of building permits |
| AES-4 All landscaping shall be installed, in accordance with Landscape and Irrigation standards that are part of the Specific Plan at the time of approval of each implementing project's Landscape Plan, and prior to issuance of occupancy permits for a particular phase or area. | Add condition of approval to each subdivision and design review application requiring the preparation and submittal of landscaping and irrigation plans. | Review of landscape and irrigation plans. Site inspection verifying installation of approved landscaping and irrigation. | Community Development Department – Planning Division Community Development Department – Planning Division | Prior to issuance of building permits Prior to final inspection or issuance of occupancy permit. |
| AES-5 Landscaping shall be consistent with the AVSP and any | Add condition of | Review of landscape | Community | Prior to issuance of |

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| <p>supplemental Phased Development Plan (PDP) and Design Review (DR) in order to strengthen the visual cohesiveness of the community and provide a harmonious transition between man-made features and the natural features of the site.</p> | <p>approval to each subdivision and design review application requiring the preparation and submittal of landscaping and irrigation plans.</p> | <p>and irrigation plans.</p> | <p>Development Department – Planning Division</p> | <p>building permits</p> |
| <p>AES-6 Concurrent with the submittal of any detailed Landscape Plan required pursuant to Mitigation Measure AES-3, above, the applicant/developer of the implementing development project shall submit a survey of the native vegetation community(ies) and associated plant species located within the region adjacent to the implementing development project and the AVSP that has been prepared by a State-licensed landscape architect, qualified biologist or other qualified specialist approved by the Community Development Director or designee. The survey shall include a list of native plant species that are compatible with the identified native vegetation community(ies). The</p> | <p>Add condition of approval to each subdivision and design review application requiring the preparation and submittal of landscaping and irrigation plans.</p> | <p>Review of landscape and irrigation plans.</p> | <p>Community Development Department – Planning Division</p> | <p>Prior to issuance of building permits</p> |

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| <p>required detailed Landscape Plan shall incorporate said identified native plant species in order that disturbed and un-landscaped areas shall be replanted with native plant materials that are compatible with the existing native vegetation of the region.</p> | | | | |
| <p>AES-7 Removal of existing native trees and vegetation along Temescal Canyon Wash (Creek) shall be prohibited during implementing project construction and grading except when necessary to construct required hydrology or road improvements. This shall be accomplished by staking sensitive habitat at the limits of grading to avoid incidental disruption. The implementing project's grading plan shall clearly indicate permit limits and areas to remain and to be avoided. Tree removals shall be mitigated with a ratio of 3 to 1 replacement.</p> | <p>The implementing project's grading plan shall clearly indicate permit limits and areas to remain and to be avoided.</p> | <p>Review of grading plans and site inspection prior to commencement of vegetation removal/ground disturbance.</p> | <p>Community Development – Planning Division</p> | <p>Prior to issuance of grading permits.</p> |
| <p>AES-8 Prior to approval of the Final Map, Parcel Map, Design Review, or Conditional Use Permit or building permit (as applicable), the</p> | <p>Review of Phased Development Plans, Subdivision Maps or Design Review</p> | <p>Review and approval of tentative tract maps, design review applications and</p> | <p>Community Development Department – Planning Division &</p> | <p>Prior to approval of Phased Development Plans, Subdivision Maps or Design</p> |

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| <p>implementing development project's applicant/developer shall annex the implementing development project into Community Facilities District No. 2015-2 (Maintenance Services) or such other Community Facilities District for Maintenance Services established at the time of such approval to fund the on-going operation and maintenance of the public right-of-way landscaped areas and parks to be maintained by the City and for street lights in the public right-of-way for which the City will pay for electricity and a maintenance fee to Southern California Edison, including parkways, open space and public storm drains constructed within the development and federal NPDES requirements to offset the annual negative fiscal impacts of the project.. Alternatively, the applicant/developer may propose alternative financing mechanisms to fund the Maintenance Services.</p> | <p>applications during City's development review process, including the incorporation of any appropriate mitigation measures into individual project's conditions of approval</p> | <p>construction plans.</p> | <p>Administrative Services Department</p> <p>Administrative Services Department</p> | <p>Review applications.</p> <p>Prior to issuance of building permit.</p> |
| <p>AES-9 Prior to the approval of each implementing commercial, multi-family and recreational</p> | <p>Review of each implementing commercial, multi-</p> | <p>Review and approval each implementing commercial, multi-</p> | <p>Community Development Department –</p> | <p>Prior to approval of each implementing commercial, multi-</p> |

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| <p>development project, the applicant/developer shall submit photometric lighting plans that demonstrate that any lights used to illuminate the parking areas, driveways, and other exterior or interior areas, shall be designed and located so that direct lighting is directed and confined to the subject property. All outdoor light fixtures, including but not limited to street lights and operational, signage, and landscape lighting sources shall be shielded and situated so as to not cause glare or light spillage into adjacent areas. Directional lighting shall be a maximum intensity of one foot-candle (1 lumen per square foot), or as otherwise necessary for public safety.</p> | <p>family and recreational development project and the incorporation of any appropriate mitigation measures into individual project's conditions of approval</p> | <p>family and recreational development project.</p> | <p>Planning Division</p> | <p>family and recreational development project application.</p> |
| <p>AES-10 Project design shall incorporate additional techniques to reduce light and glare, such as opaque glass instead of reflective glass, and earth tone building materials in high visibility areas.</p> | <p>Review of each implementing development project and the incorporation of any appropriate mitigation measures into individual project's conditions of approval</p> | <p>Review and approval each implementing development project.</p> | <p>Community Development Department – Planning Division</p> | <p>Prior to approval of each implementing development project application.</p> |

| MITIGATION MEASURES | IMPLEMENTATION ACTION | MONITORING METHOD | RESPONSIBLE MONITORING PARTY | IMPLEMENTATION TIMING |
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| 4.6 Population, Housing and Employment | | | | |
| No mitigation measures required. | | | | |
| 4.7 Traffic and Circulation | | | | |
| <p>TC-0.5 Prior to approval of the first Phased Development Plan (PDP), a TIA evaluating cumulative impacts of the AVSP on regional transportation facilities within the City’s sphere of influence, including without limitation, Temescal Canyon Road to Indian Truck Trail, Lake Street, and Nichols Road shall be completed in consultation with the County of Riverside and WRCOG. To ensure that impacts of the AVSP on the regional road network are mitigated, a Phased Road Improvement Plan shall be prepared in conjunction with the first Phased Development Plan and, to the maximum extent allowable in accordance with the TUMF program, regional road improvements shall be constructed by the developer in exchange for TUMF fee credits.</p> | <p>Project-specific CEQA environmental analysis including review and approval of project-specific Traffic Impact Analysis (TIA) with incorporation of any mitigation measures into individual project’s conditions of approval.</p> | <p>Review and approval of project-specific Traffic Impact Analysis (TIA).</p> | <p>Public Works Department – Engineering Division Community Development Department – Planning Division</p> | <p>Prior to approval of Phased Development Plans, Subdivision Maps or Design Review applications.</p> |
| <p>TC-1 Prior to the issuance of a grading and/or building permits for</p> | <p>Submittal of a Construction</p> | <p>Review and approval of Construction</p> | <p>Public Works Department –</p> | <p>Prior to the issuance of grading permits</p> |

| MITIGATION MEASURES | IMPLEMENTATION ACTION | MONITORING METHOD | RESPONSIBLE MONITORING PARTY | IMPLEMENTATION TIMING |
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| <p>development proposed by a Phased Development Plan, Subdivision Map, or Design Review Application, start of construction of each phase of the Alberhill Villages Specific Plan Project, the Applicant shall implement the following measures documented in a construction management plan to be approved by the City Engineer:</p> <ul style="list-style-type: none"> • Control for any street closure, detour, or other disruption to traffic circulation; • Routes that construction vehicles will utilize to access the site; • Hours of construction traffic (not to occur during AM or PM peak hour); • Off-site vehicles staging and parking areas; • Proposed construction staging plan for the Project; • Posted information for contact in case of emergency or complaint; and, • Hours of construction and traffic control during construction shall not interfere with ingress/egress to and from the residential, | <p>Management Plan addressing traffic control during project construction.</p> | <p>Management Plan</p> | <p>Engineering Division</p> | <p>and/or building permits.</p> |

| MITIGATION MEASURES | IMPLEMENTATION ACTION | MONITORING METHOD | RESPONSIBLE MONITORING PARTY | IMPLEMENTATION TIMING |
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| commercial and other land uses from each phase built and to be built-out. | | | | |
| <p>TC-2 The Project shall participate in the phased construction of the on- and off-site intersection improvements through payment of City of Lake Elsinore fees, and participation in the Western Riverside County Transportation Uniform Mitigation Fees (TUMF) program.</p> <p>Where required, improvements are not covered by these programs; mitigation shall be implemented through a fair-share contribution or as otherwise determined by the City Engineer. The improvements listed below shall be in place prior to issuance of the first building permit for each phase.</p> <ul style="list-style-type: none"> • <u>Horsethief Canyon Road at Temescal Canyon Road</u> Install a traffic signal and design for three-phase operation with protective left-turn phasing for westbound left-turn movements on Horsethief Canyon Road. Widen and restripe Horsethief Canyon | <p>Payment of City of Lake Elsinore fees, and participation in the Western Riverside County Transportation Uniform Mitigation Fees (TUMF) program.</p> | <p>Documentation of payment of fees.</p> | <p>Community Development Department – Building Division</p> <p>Administrative Services Department</p> | <p>Prior to issuance of building permits and/or prior to final inspection or issuance of occupancy permits</p> |

| MITIGATION MEASURES | IMPLEMENTATION ACTION | MONITORING METHOD | RESPONSIBLE MONITORING PARTY | IMPLEMENTATION TIMING |
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| <p>Road to provide an exclusive northbound free right-turn lane. Widen and re-stripe Temescal Canyon Road to provide a 2nd and 3rd eastbound through lanes, 2nd westbound through lane and dual westbound left-turn lanes.</p> <ul style="list-style-type: none"> • <u>Lake Street at Temescal Canyon Road</u> Widen and re-stripe Lake Street to provide a 2nd northbound left-turn lane, 3rd northbound through lane and a 3rd southbound through lane. Modify existing planned traffic signal. • <u>Lake Street at Nichols Road</u> Widen and re-stripe Lake Street to provide an exclusive northbound free right-turn lane. Install a westbound right-turn overlap phase on Nichols Road. Modify existing traffic signal. • <u>Terra Cotta Road at Lakeshore Drive</u> Install a traffic signal and design for eight-phase operation with protective left-turn phasing | | | | |

| MITIGATION MEASURES | IMPLEMENTATION ACTION | MONITORING METHOD | RESPONSIBLE MONITORING PARTY | IMPLEMENTATION TIMING |
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| <p>for all left-turn movements on Terra Cotta Road and Lakeshore Drive. Widen and re-stripe Terra Cotta Road to provide an exclusive northbound left-turn lane and an exclusive southbound left-turn lane. Widen and re-stripe Lakeshore Drive to provide a 2nd eastbound through lane, a 2nd westbound through lane and an exclusive westbound right-turn lane.</p> <ul style="list-style-type: none"> • <u>I-15 Southbound Ramps/Collier Avenue at Nichols Road</u> Widen and re-stripe I-15 Southbound Ramps to provide two (2) southbound left-turns, one (1) southbound through lane and one (1) southbound free right-turn lane. Widen and re-stripe Collier Avenue to provide one (1) northbound free right-turn lane. Widen and restripe Nichols Road to provide a 2nd and 3rd eastbound through lanes, an exclusive eastbound right turn | | | | |

| MITIGATION MEASURES | IMPLEMENTATION ACTION | MONITORING METHOD | RESPONSIBLE MONITORING PARTY | IMPLEMENTATION TIMING |
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| <p>lane, dual westbound left-turn lanes, and a 2nd westbound through lane. Modify General Plan Buildout planned traffic signal. It should be noted that this improvement is part of the proposed I-15/Nichols Road Interchange Improvement Project.</p> <ul style="list-style-type: none"> • <u>I-15 Northbound Ramps at Nichols Road:</u> Widen and re-stripe I-15 Northbound Ramps to provide two (2) northbound left-turns and one (1) northbound right-turn lane. Widen and re-stripe Nichols Road to provide a 2nd and 3rd eastbound through lanes, and a 2nd and 3rd westbound through lanes. Modify General Plan Buildout planned traffic signal. It should be noted that this improvement is part of the proposed I-15/Nichols Road Interchange Improvement Project. • <u>Lincoln Street at A Street/E</u> | | | | |

| MITIGATION MEASURES | IMPLEMENTATION ACTION | MONITORING METHOD | RESPONSIBLE MONITORING PARTY | IMPLEMENTATION TIMING |
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| <p><u>Street</u> Widen and re-stripe Lincoln Street to provide an exclusive southbound right-turn lane. Widen and re-stripe E Street to provide a 2nd eastbound left-turn lane. Modify General Plan Buildout planned traffic signal.</p> <ul style="list-style-type: none"> • <u>Lake Street at A Street</u> Widen and re-stripe Lake Street to provide a 3rd northbound through lane, 3rd southbound through lane and an exclusive southbound right-turn lane. Widen and restripe A Street to provide a 2nd eastbound left-turn lane, an exclusive eastbound right-turn lane, and an exclusive westbound right-turn lane. Install a southbound right-turn overlap phase on Lake Street. Modify General Plan Buildout planned traffic signal and convert from five-phase operation to eight-phase operation. It should be noted that this intersection is not impacted but has been improved | | | | |

| MITIGATION MEASURES | IMPLEMENTATION ACTION | MONITORING METHOD | RESPONSIBLE MONITORING PARTY | IMPLEMENTATION TIMING |
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| <p>due to other recommended improvements which affect the lane geometry of this intersection.</p> | | | | |
| 4.8 Air Quality & Greenhouse Gas Analysis | | | | |
| <p>AQ-1 Construction activities may cause NO_x, ROG, PM-10 and PM-2.5 emissions to substantially exceed SCAQMD CEQA thresholds if multiple activities/phases overlap or are compressed into shorter time-frames. Reasonable and feasible mitigation cannot likely reduce impacts to a less-than-significant level. Mitigation during construction is required to achieve a reduced level of impact includes; the contractor shall implement the following measures:</p> <p>Dust Control:</p> <ul style="list-style-type: none"> • Apply soil stabilizers according to manufacturers' specifications to inactive areas (previously graded areas inactive for ten days or more). • Prepare a high wind dust control plan and implement plan | <p>Submittal of a Construction Management Plan which incorporate all of the appropriate air quality mitigation measures</p> | <p>Verify inclusion in project specifications, site inspection</p> | <p>Construction Manager</p> | <p>During project construction</p> |

| MITIGATION MEASURES | IMPLEMENTATION ACTION | MONITORING METHOD | RESPONSIBLE MONITORING PARTY | IMPLEMENTATION TIMING |
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| <p>elements and terminate soil disturbance when winds (as instantaneous gusts) exceed 25 mph.</p> <ul style="list-style-type: none"> • Stabilize previously disturbed areas if subsequent construction is delayed. • Water actively graded surfaces 3 times per day. • Cover all stock piles with tarps if left undisturbed for more than 72 hours. • Replace ground cover in disturbed areas as soon as feasible. • Provide water spray during loading and unloading of earthen materials. • Install wheel washers, shaker plates and gravel where vehicles enter and exit the construction site onto paved roads or wash off trucks and any equipment leaving the site each trip. • All streets shall be swept at least once a day using SCAQMD Rule 1186 1186.1 certified street sweepers or roadway washing trucks if visible soil materials are | | | | |

| MITIGATION MEASURES | IMPLEMENTATION ACTION | MONITORING METHOD | RESPONSIBLE MONITORING PARTY | IMPLEMENTATION TIMING |
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| <p>carried to adjacent streets (recommend water sweepers with reclaimed water).</p> <ul style="list-style-type: none"> • All trucks hauling dirt, sand, soil or other loose materials are to be covered. • Appoint a construction relations officer to act as a community liaison concerning on-site construction activity including resolution of issues related to PM10 generation. • Diesel exhaust particulates and NOx emissions may have a significant impact during construction because of the size scope of the project. Measures to reduce exhaust emissions include: <p>Exhaust Emissions:</p> <ul style="list-style-type: none"> • Require 90-day low-NOx tune-ups for off-road equipment. • Limit allowable idling to 5 minutes for trucks and heavy equipment. • Utilize equipment whose engines are equipped with diesel oxidation catalysts or equivalent technology. | | | | |

| MITIGATION MEASURES | IMPLEMENTATION ACTION | MONITORING METHOD | RESPONSIBLE MONITORING PARTY | IMPLEMENTATION TIMING |
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| <ul style="list-style-type: none"> • Utilize diesel particulate filters or equivalent technology on heavy equipment. • All off-road diesel-powered construction equipment greater than 50 hp shall meet the United States Environmental Protection Agency (US EPA)-Certified Tier 3 emissions standards for off-road diesel-powered construction equipment greater than 50 horsepower; until equipment that meets Tier 4 emission standards are available. • All off-road diesel-powered construction equipment greater than 50 hp shall meet the Tier 4 emission standards, where available. • All construction equipment shall be outfitted with BACT devices certified by CARB. Any emission control device used by the contractor shall achieve emission reductions that are no less than what could be achieved by a Level 3 diesel emissions control strategy for similarly sized engine as defined by CARB regulations. | | | | |

| MITIGATION MEASURES | IMPLEMENTATION ACTION | MONITORING METHOD | RESPONSIBLE MONITORING PARTY | IMPLEMENTATION TIMING |
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| <ul style="list-style-type: none"> • Use 2010 and newer diesel haul trucks (e.g., material delivery trucks and soil import/export) and if 2010 model year or newer diesel trucks cannot be obtained, the developer shall use trucks that meet EPA 2007 model year NOx emission requirements. • A copy of each unit's certification shall be provided at the time of mobilization and a placard or other identification shall be affixed to approved equipment and haul trucks, • Contractors using equipment rated at less than Tier 4 shall be provided with information on the SCAQMD "SOON" program of financial assistance for accelerated equipment clean-up. • Configure construction parking to minimize traffic interference. • Use electricity from power poles rather than temporary diesel or gasoline power generators over 49HP. If generators are over 49HP, they will have to comply with the Air Quality Management District rules. | | | | |

| MITIGATION MEASURES | IMPLEMENTATION ACTION | MONITORING METHOD | RESPONSIBLE MONITORING PARTY | IMPLEMENTATION TIMING |
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| <ul style="list-style-type: none"> • Provide temporary traffic controls such as a flag person, during all phases of construction to maintain smooth traffic flow. • Schedule construction activities that affect traffic flow on the arterial system to off-peak hours. • Reroute construction trucks away from congested streets or sensitive receptor areas. • Provide dedicated turn lanes for movement of construction trucks and equipment on-site and off-site. | | | | |
| <p>AQ-2 Prior to the approval of each implementing development application, the applicant shall provide an exhibit demonstrating that the following measures have been incorporated into the overall AVSP design to reduce reliance on the single occupancy vehicle. These provisions shall be made ‘Condition of Approval’ on implementing development applications.</p> <ul style="list-style-type: none"> • Provide for increased utilization of public transit by providing a park-and-ride facility and opportunities on-site for the | <p>Review of Phased Development Plans, Subdivision Maps or Design Review applications during City’s development review process, including project-specific CEQA environmental analysis and the incorporation of any appropriate mitigation measures into individual</p> | <p>Determination of project’s incorporation of measures that reduce the reliance on single-occupancy vehicles, as set forth in Mitigation Measure AQ-2.</p> | <p>Community Development Department – Planning Division</p> <p>Public Works Department – Engineering Division</p> | <p>Prior to approval of Phased Development Plans, Subdivision Maps or Design Review applications.</p> |

| MITIGATION MEASURES | IMPLEMENTATION ACTION | MONITORING METHOD | RESPONSIBLE MONITORING PARTY | IMPLEMENTATION TIMING |
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| <p>future shuttle link to the planned Metrolink station in Perris or downtown Lake Elsinore. If the Metrolink station in Perris or downtown Lake Elsinore is not implemented, the Project would not be required to provide the shuttle link on the Project site.</p> <ul style="list-style-type: none"> • Provide one or more secure, convenient bus stop locations, including, where feasible, seating, signage, shelters, and trash receptacles. • Provide safe, appropriately lighted, and attractively landscaped physical linkages between land uses that encourage bicycling and walking as alternatives to driving through the provision of bike lanes and/or walking paths. • Off-street bicycle parking shall be distributed throughout the commercial areas of the Alberhill Villages Specific Plan and placed conveniently near building entrances without obstructing pedestrian movement. | <p>project's conditions of approval.</p> | | | |

| MITIGATION MEASURES | IMPLEMENTATION ACTION | MONITORING METHOD | RESPONSIBLE MONITORING PARTY | IMPLEMENTATION TIMING |
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| <p>AQ-3 Prior to issuance of building permit(s), the applicant shall demonstrate that the following measures to conserve energy have been incorporated into building design</p> <ul style="list-style-type: none"> • Submit plans demonstrating that new buildings, including but not limited to residential, commercial, and educational buildings, shall exceed those California Title 24 energy efficiency requirements in effect at the time of building permit issuance as required by the Climate Action Plan in effect at the time. • Submit plans demonstrating that the new commercial buildings shall include the following green building design features: <ul style="list-style-type: none"> - Utilize Low-E and ENERGY STAR windows where feasible; - Install high-efficiency lighting systems and incorporate advanced | <p>Incorporation of energy conservation measures into building plans.</p> | <p>Review of building plans</p> | <p>Community Development Department – Planning Division</p> <p>Community Development Department – Building Division</p> | <p>Prior to issuance of building permits</p> |

| MITIGATION MEASURES | IMPLEMENTATION ACTION | MONITORING METHOD | RESPONSIBLE MONITORING PARTY | IMPLEMENTATION TIMING |
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| <p>lighting controls, such as auto shut-offs, timers, and motion sensors;</p> <ul style="list-style-type: none"> - Install high R-value wall and ceiling insulation; and, - Incorporate use of LED and/or fluorescent lighting. - Install electric car charging stations as preferred parking spaces. - Use light colored “cool” roofs and cool pavements. <ul style="list-style-type: none"> • Require the use of only ENERGY STAR qualified heating, cooling, and lighting devices and appliances and equipment. • Implement passive solar design strategies in new construction. Examples of passive solar strategies include orienting building | | | | |

| MITIGATION MEASURES | IMPLEMENTATION ACTION | MONITORING METHOD | RESPONSIBLE MONITORING PARTY | IMPLEMENTATION TIMING |
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| <p>to enhance sun access, designing narrow structures, and incorporating skylights and atria.</p> <ul style="list-style-type: none"> • Structures shall be designed to support the added loads of rooftop solar systems and be provided with appropriate utility connections for solar panels, even if installation of panels is not planned during initial construction. • All residential projects shall incorporate the following features: <ul style="list-style-type: none"> - A minimum of one (1) model home within each phase of project development shall be include an electric car charging station. Electric car charging stations shall be offered as an available option to the initial purchaser(s) of each single-family dwelling unit. | | | | |

| MITIGATION MEASURES | IMPLEMENTATION ACTION | MONITORING METHOD | RESPONSIBLE MONITORING PARTY | IMPLEMENTATION TIMING |
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| <ul style="list-style-type: none"> - All multiple-family residential projects shall incorporate the installation of electric car charging stations for the use of their residents. | | | | |
| <p>AQ-4 Prior to issuance of a building permit(s), the applicant shall demonstrate that the following water and energy conservation measures consistent with the City of Lake Elsinore Municipal Code have been incorporated into the landscape plan:</p> <ul style="list-style-type: none"> • Participate in green waste collection and recycling programs for landscape maintenance. • Each implementing development project shall comply with the water-efficient landscaping and irrigation requirements set forth in the Lake Elsinore Municipal Code that are in effect at the time of the issuance of building permits | <p>Add condition of approval to each subdivision and design review application requiring the preparation and submittal of landscaping and irrigation plans which incorporate water and energy conservation measures consistent with the City of Lake Elsinore Municipal Code..</p> | <p>Review of landscape and irrigation plans.</p> <p>Site inspection verifying installation of approved landscaping and irrigation.</p> | <p>Community Development Department – Planning Division</p> <p>Community Development Department – Planning Division</p> | <p>Prior to issuance of building permits</p> <p>Prior to final inspection or issuance of occupancy permit.</p> |

| MITIGATION MEASURES | IMPLEMENTATION ACTION | MONITORING METHOD | RESPONSIBLE MONITORING PARTY | IMPLEMENTATION TIMING |
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| <p>for that implementing development project.</p> <ul style="list-style-type: none"> Plant trees or vegetation to shade buildings and thus reduce heating/cooling demand. | | | | |
| <p>AQ-5 Prior to the future approval of a Phased Development Plan, Subdivision Map, or Design Review application by the City’s decision-making authority, applicants for any proposed new development which will result in sensitive receptors being located within 1,000 feet of mining operations, Interstate 215, or any other potential Toxic Air Contaminant (TAC) source shall conduct an evaluation of human health risks (Health Risk Assessment) and Localized Significance Threshold (LST) analysis to identify and reduce any potential health risks from construction and operation impacts to sensitive receptors. The HRA and LST analysis shall be prepared in accordance with policies and procedures of the state Office of</p> | <p>Review of Phased Development Plans, Subdivision Maps or Design Review applications during City’s development review process, including project-specific CEQA environmental analysis and the incorporation of any appropriate mitigation measures into individual project’s conditions of approval.</p> | <p>Requiring review and approval of all Health Risk Assessments (HRAs) and Localized Significance Threshold (LST) analyses.</p> | <p>Community Development Department – Planning Division</p> <p>Public Works Department – Engineering Division</p> | <p>Prior to approval of Phased Development Plans, Subdivision Maps or Design Review applications.</p> |

| MITIGATION MEASURES | IMPLEMENTATION ACTION | MONITORING METHOD | RESPONSIBLE MONITORING PARTY | IMPLEMENTATION TIMING |
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| <p>Environmental Health Hazard Assessment (OEHHA) and the South Coast Air Quality Management District (SCAQMD). Sensitive receptors include residential, schools, day care facilities, congregate care facilities, hospitals, or other places of long-term residency. The thresholds to determine exposure to substantial pollution concentrations are: A Maximum Individual Cancer Risk (MICR) of greater than ten (10) in one million. For non-cancer risks, the threshold is a hazard index value greater than one (1). LST thresholds shall be those recommended by SCAQMD. If the Health Risk Assessment or LST analysis shows that the incremental cancer risk exceeds these standards, the HRA and/or LST analysis shall be required to identify and demonstrate that mitigation measures are capable of reducing potential cancer and non-cancer risks to an acceptable level. Measures to reduce risk may include but are not limited to:</p> <ul style="list-style-type: none"> • All off-road diesel-powered | | | | |

| MITIGATION MEASURES | IMPLEMENTATION ACTION | MONITORING METHOD | RESPONSIBLE MONITORING PARTY | IMPLEMENTATION TIMING |
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| <p>construction equipment greater than 50 hp shall meet the United States Environmental Protection Agency (US EPA)-Certified Tier 3 emissions standards for off-road diesel-powered construction equipment greater than 50 horsepower; until equipment that meets Tier 4 emission standards are available.</p> <ul style="list-style-type: none"> • All off-road diesel-powered construction equipment greater than 50 hp shall meet the Tier 4 emission standards, where available. • All construction equipment shall be outfitted with BACT devices certified by CARB. Any emission control device used by the contractor shall achieve emission reductions that are no less than what could be achieved by a Level 3 diesel emissions control strategy for similarly sized engine as defined by CARB regulations. • Use 2010 and newer diesel haul trucks (e.g., material delivery trucks and soil import/export) | | | | |

| MITIGATION MEASURES | IMPLEMENTATION ACTION | MONITORING METHOD | RESPONSIBLE MONITORING PARTY | IMPLEMENTATION TIMING |
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| <p>and if 2010 model year or newer diesel trucks cannot be obtained, the developer shall use trucks that meet EPA 2007 model year NOx emission requirements.</p> <ul style="list-style-type: none"> • Air intakes located away from high volume roadways and/or truck loading zones. • Heating, ventilation, and air conditioning systems of the buildings provided with appropriately sized Maximum Efficiency Rating Value (MERV) filters. <p>Mitigation measures identified in the HRA and LST analysis shall be identified as mitigation measures in the implementing development project's environmental document and/or incorporated into the site development plan as a component of the proposed future project. The air intake design and MERV filter requirements shall be noted and/or reflected on all building plans submitted to the City and shall be verified by the City of Lake Elsinore Community Development</p> | | | | |

| MITIGATION MEASURES | IMPLEMENTATION ACTION | MONITORING METHOD | RESPONSIBLE MONITORING PARTY | IMPLEMENTATION TIMING |
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| Department. | | | | |
| <p>GHG-1: The following CAP measures as binding and enforceable upon implementing projects as required by the CAP and shall be verified by the City prior to approval of implementing project plans or prior to occupancy as appropriate:</p> <p>T-1.2: Pedestrian Infrastructure</p> <ul style="list-style-type: none"> • Implementing projects shall be required to provide sidewalks along new and reconstructed streets. • Implementing projects shall provide sidewalks or paths to internally link all uses in a project where applicable. • Implementing projects shall provide connections to neighborhood activity centers, major destinations, and transit contiguous to site. <p>T-1.4: Bicycle Infrastructure</p> <ul style="list-style-type: none"> • Where applicable, implementing projects shall implement a network of Class | <p>Review of Phased Development Plans, Subdivision Maps or Design Review applications during City’s development review process, including project-specific CEQA environmental analysis and the incorporation of any appropriate mitigation measures into individual project’s conditions of approval.</p> | <p>Determination of project’s incorporation of the CAP measures described in Mitigation Measure GHG-1.</p> | <p>Community Development Department – Planning Division</p> <p>Public Works Department – Engineering Division</p> | <p>Prior to approval of Phased Development Plans, Subdivision Maps or Design Review applications.</p> |

| MITIGATION MEASURES | IMPLEMENTATION ACTION | MONITORING METHOD | RESPONSIBLE MONITORING PARTY | IMPLEMENTATION TIMING |
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| <p>I, II and II bikeways, trails and safety features identified in the General Plan, Bike Lane Master Plan, Trails Master Plan and Western Riverside County Non-Motorized Transportation plan. Where applicable, the implementing project shall provide connections to the network identified in these plans.</p> <p>T-1.5: Bicycle Parking</p> <ul style="list-style-type: none"> • New, non-residential development that is anticipated to generate visitor traffic shall provide permanently anchored bicycle racks within 200 feet of the visitor entrance, readily visible to passers-by, for 5% of visitor motorized vehicle parking capacity, with a minimum of one two-bike capacity rack. • For an implementing project proposing a building with over 10 tenant spaces, secure bicycle parking for 5% of tenant-occupied motorized | | | | |

| MITIGATION MEASURES | IMPLEMENTATION ACTION | MONITORING METHOD | RESPONSIBLE MONITORING PARTY | IMPLEMENTATION TIMING |
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| <p>vehicle parking capacity, with a minimum of one space shall be provided.</p> <p>T-2.1: Designated Parking for Fuel-Efficient Vehicles</p> <ul style="list-style-type: none"> A non-residential implementing project shall designate 10% of its total parking spaces for “Clean Air Vehicles.” <p>E-1.1: Tree Planting</p> <ul style="list-style-type: none"> Implementing projects shall provide a 15- gal non-deciduous, umbrella-form tree per 30 linear feet of boundary length, near buildings, or to shade pavement in parking lots and streets. <p>E-1.2: Cool Roof Requirements</p> <ul style="list-style-type: none"> A non-residential implementing project shall use roofing materials having solar reflectance, thermal emittance or Solar Reflectance Index 3 per CalGreen Tier 1 values. | | | | |

| MITIGATION MEASURES | IMPLEMENTATION ACTION | MONITORING METHOD | RESPONSIBLE MONITORING PARTY | IMPLEMENTATION TIMING |
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| <p>E-1.3: Energy Efficient Building Standards</p> <ul style="list-style-type: none"> Implementing projects shall achieve CalGreen Tier 1 energy efficiency standards. <p>E-3.2: Energy Efficient Street and Traffic Signal Lights</p> <ul style="list-style-type: none"> If an implementing project involves the installation of street or traffic signal lights, such lighting shall consist of Low Emitting Diode (LED) lights. <p>E-4.1: Landscaping</p> <ul style="list-style-type: none"> An implementing project shall comply with the City's AB 1881 Landscaping Ordinance. <p>E-4.2: Indoor Water Conservation Requirements</p> <ul style="list-style-type: none"> Implementing projects shall reduce indoor water consumption by 30%, consistent with CalGreen Tier 1, Section A5.303.2.3.1. <p>S-1.4: Construction and Demolition</p> | | | | |

| MITIGATION MEASURES | IMPLEMENTATION ACTION | MONITORING METHOD | RESPONSIBLE MONITORING PARTY | IMPLEMENTATION TIMING |
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| <p>Waste Diversion</p> <ul style="list-style-type: none"> An implementing project accompanied by a waste management plan shall demonstrate how 65% of the nonhazardous construction and demolition debris generated at the site will be recycled or salvaged. | | | | |
| <p>GHG-2: Prior to the issuance of any discretionary developments for the AVSP (including grading, and/or similar) the Project applicant shall submit a CAP compliance document to the Director of Community Development. The Climate Action Plan Compliance Report has been prepared and is located within Chapter 7 of the Alberhill Villages Specific Plan.</p> <ul style="list-style-type: none"> The auditing mechanism for the CAP is discussed further within Chapter 6.0, subsection 6.2.2 - Measure Implementation and Performance. The City staff shall evaluate measures every | <p>Review of Phased Development Plans, Subdivision Maps or Design Review applications during City’s development review process, including project-specific CEQA environmental analysis and the incorporation of any appropriate mitigation measures into individual project’s conditions of approval.</p> | <p>Review of CAP Compliance Document for compliance with City of Lake Elsinore Climate Action Plan and with Mitigation Measure GHG-2.</p> | <p>Community Development Department – Planning Division</p> <p>Public Works Department – Engineering Division</p> | <p>Prior to approval of Phased Development Plans, Subdivision Maps or Design Review applications.</p> |

| MITIGATION MEASURES | IMPLEMENTATION ACTION | MONITORING METHOD | RESPONSIBLE MONITORING PARTY | IMPLEMENTATION TIMING |
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| <p>five years, identifying achievement of the performance indicators, participation rates, implementation costs, and community benefits realized, remaining barriers to implementation, and recommendations for changes to the CAP.</p> <ul style="list-style-type: none"> - This evaluation may be submitted to the City Council in conjunction with the General Plan status report for that year as required by State Government Code Section 65400. - In addition, measure review will include an assessment of the implementation of applicable Scoping Plan measures to determine if adjustments to the CAP must be made to account for any shortfalls in Scoping Plan | | | | |

| MITIGATION MEASURES | IMPLEMENTATION ACTION | MONITORING METHOD | RESPONSIBLE MONITORING PARTY | IMPLEMENTATION TIMING |
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| implementation. | | | | |
| 4.9 Noise | | | | |
| <p>NSE-0.5 Prior to the future approval of a Phased Development Plan, Subdivision Map, or Design Review application by the City's decision-making authority, applicants for any proposed new development shall submit a project-specific noise impact analysis which evaluates potential construction-related noise impacts upon existing surrounding land uses and potential noise impacts from existing and projected surrounding land uses upon the proposed project.</p> | <p>Review of Phased Development Plans, Subdivision Maps or Design Review applications during City's development review process, including project-specific CEQA environmental analysis and the incorporation of any appropriate mitigation measures into individual project's conditions of approval.</p> | <p>Review and approval of project-specific noise impact analysis.</p> | <p>Community Development Department – Planning Division Public Works Department – Engineering Division</p> | <p>Prior to approval of Phased Development Plans, Subdivision Maps or Design Review applications.</p> |
| <p>NSE-1 To reduce construction-related noise, site preparation, grading and construction activities shall be limited to those hours as set forth in noise control provisions of the Lake Elsinore Municipal Code.</p> | <p>Review of construction plans which shall include applicable construction noise standards in contractor specifications.</p> | <p>On-site verification</p> | <p>Construction Manager Community Development Department - Building Division</p> | <p>During project construction.</p> |

| MITIGATION MEASURES | IMPLEMENTATION ACTION | MONITORING METHOD | RESPONSIBLE MONITORING PARTY | IMPLEMENTATION TIMING |
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| <p>NSE-2 All construction equipment, fixed and mobile, shall be equipped with properly operating and maintained mufflers.</p> | <p>Review of construction plans which shall include applicable construction noise standards in contractor specifications.</p> | <p>On-site verification</p> | <p>Construction Manager Community Development Department - Building Division</p> | <p>During project construction.</p> |
| <p>NSE-3 All stationary noise generating construction equipment and any construction staging areas shall be located as far as practical from existing residences. If impulsive noise generation, such as pile driving or jack-hammers, is necessary close to noise-sensitive users, activity scheduling to minimize off-site impacts, or erection of temporary barriers shall be necessary as determined by the Project specific noise study that verifies compliance with City noise standards.</p> | <p>Review of construction plans which shall include applicable construction noise standards in contractor specifications.</p> | <p>On-site verification</p> | <p>Construction Manager Community Development Department - Building Division</p> | <p>During project construction.</p> |
| <p>NSE-4 As part of an application for a Phased Development Plan, Subdivision Map, or Design Review application, a noise study shall be submitted that evaluates existing and projected noise levels affecting</p> | <p>Review of Phased Development Plans, Subdivision Maps or Design Review applications during City's development</p> | <p>Review and approval of project-specific noise impact analysis.</p> | <p>Community Development Department – Planning Division</p> | <p>Prior to approval of Phased Development Plans, Subdivision Maps or Design Review applications.</p> |

| MITIGATION MEASURES | IMPLEMENTATION ACTION | MONITORING METHOD | RESPONSIBLE MONITORING PARTY | IMPLEMENTATION TIMING |
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| <p>the implementing development proposal. Design features that may be incorporated within an implementing project may include setbacks from the roadway or noise attenuation that will reduce noise levels to acceptable standards. An exterior level of 60 dB CNEL in usable outdoor space shall be the noise exposure goal for such maximally noise-sensitive uses. If such a level is not attainable with reasonably available noise control measures, the General Plan finds levels up to 65 dB CNEL are acceptable.</p> <p>In the event that patios and balconies are determined to occur within the 65 dBA noise contour, noise attenuation shall be required to reduce noise levels to 65 dBA CNEL or lower. This may include the use of architectural treatments, barriers, or other noise attenuating measures. Project specific mitigation measures shall provide sound level reductions so that future uses within the AVSP area are consistent with the CNEL levels</p> | <p>review process, including project-specific CEQA environmental analysis and the incorporation of any appropriate mitigation measures into individual project's conditions of approval.</p> | | <p>Public Works Department – Engineering Division</p> | |

| MITIGATION MEASURES | IMPLEMENTATION ACTION | MONITORING METHOD | RESPONSIBLE MONITORING PARTY | IMPLEMENTATION TIMING |
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| identified in the Lake Elsinore General Plan and Lake Elsinore Municipal Code. | | | | |
| <p>NSE-5 Prior to the issuance of building permits, the applicant shall submit a detailed acoustical study demonstrating that all the structures will meet applicable City interior noise levels and exterior living area noise levels, in accordance with applicable noise standards and zoning regulations.</p> <p>a. The study shall be prepared by a City-approved acoustical expert, to the satisfaction of the Community Development Director; and,</p> <p>b. The study shall document projected ultimate noise exposure for interior office, retail and residential space and shall demonstrate that the AVSP design plans have incorporated adequate sound attenuation measures to achieve the applicable noise standards.</p> | Submittal of detailed acoustical study demonstrative that all structures will meet City’s noise standards | Review and approval of project-specific noise impact analysis. | <p>Community Development Department – Planning Division</p> <p>Public Works Department – Engineering Division</p> | Prior to issuance of building permits. |
| <p>NSE-6 Prior to the issuance of any building permits for residential uses, the applicant shall incorporate appropriate buffering and/or sound</p> | Incorporation of any appropriate mitigation measures | Direct observation of verification. | Construction Manager | Prior to issuance of building permits. |

| MITIGATION MEASURES | IMPLEMENTATION ACTION | MONITORING METHOD | RESPONSIBLE MONITORING PARTY | IMPLEMENTATION TIMING |
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| attenuation in the building siting and designs to limit potential incompatibilities with the nearby land uses. Noise levels for the residential units shall be reduced to 65 dBA for exterior noise levels and 45 dBA for interior noise levels. | into implementing individual implementing development project's conditions of approval | | Community Development Department – Planning Division | |
| NSE-7 Prior to the issuance of building permits for commercial uses, the Project shall incorporate measures to minimize hours of operation and reduce exterior noise levels resulting from potential noise source locations, such as loading docks, speakerphones, music/live entertainment, to 65 dBA CNEL from 7 a.m. to 10 p.m. and 60 dBA from 10 p.m. to 7 a.m. These measures shall be implemented to the satisfaction of the Community Development Director or modified for special events. | Incorporation of any appropriate mitigation measures into implementing individual implementing development project's conditions of approval | Direct observation of verification. | Construction Manager Community Development Department – Planning Division | Prior to issuance of building permits. |
| NSE-8 AVSP residential development planned for within 4,800 feet of nocturnal Pacific Aggregates rock crushing operations shall be approved only if it can be demonstrated that the nocturnal City of Lake Elsinore Zoning Ordinance standard of 40 dB (L50) will not be | Review of Phased Development Plans, Subdivision Maps or Design Review applications during City's development review process, | Review of project-specific noise impact analysis. | Community Development Department – Planning Division Public Works Department – | Prior to approval of Phased Development Plans, Subdivision Maps or Design Review applications. |

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| exceeded at any single family residence. If future crushing activities are restricted to 7 a.m. to 10 p.m., this condition shall apply to proposed residential uses within 2,400 feet of crusher locations. | including project-specific CEQA environmental analysis and the incorporation of any appropriate mitigation measures into individual project's conditions of approval. | | Engineering Division | |
| NSE-9 Projects that have a potential to generate construction-related groundborne vibration (e.g., use of pile drivers, rock drills, and pavement breakers), the City shall require the project applicant to submit a construction-related vibration mitigation plan to the City prior for review and approval. The mitigation plan shall depict the location of the construction equipment and activities and how the vibration from this equipment and activity would be mitigated during construction of the project. The City shall require binding mitigation measures implementing the approved mitigation plan. | Review of Phased Development Plans, Subdivision Maps or Design Review applications during City's development review process, including project-specific CEQA groundbourne vibration analysis and the incorporation of any appropriate mitigation measures into individual project's conditions of approval. | Review of construction-related vibration mitigation plan. | Community Development Department – Planning Division Public Works Department – Engineering Division | Prior to approval of Phased Development Plans, Subdivision Maps or Design Review applications. |
| NSE-10 For projects proposing new | Review of Phased | Review of | Community | Prior to approval of |

| MITIGATION MEASURES | IMPLEMENTATION ACTION | MONITORING METHOD | RESPONSIBLE MONITORING PARTY | IMPLEMENTATION TIMING |
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| <p>sensitive receptor uses in the vicinity of mining activities, the City shall require the project applicant to demonstrate the new use's compliance with City noise standards. Where project-specific analysis determines there is a potential for significant vibration-related impacts, the City shall require binding mitigation measures that will reduce the vibration received to acceptable levels.</p> | <p>Development Plans, Subdivision Maps or Design Review applications during City's development review process, including project-specific CEQA groundbourne vibration analysis and the incorporation of any appropriate mitigation measures into individual project's conditions of approval.</p> | <p>construction-related vibration mitigation plan.</p> | <p>Development Department – Planning Division Public Works Department – Engineering Division</p> | <p>Phased Development Plans, Subdivision Maps or Design Review applications.</p> |
| <p>4.10 Public Services and Utilities</p> | | | | |
| <p>PU-1 Prior to approval of a Phased Development Plan (PDP) and prior to approval of implementing development projects for residential, commercial, mixed-use, or institutional development, the City shall require verification from the Elsinore Valley Municipal Water District that adequate wastewater treatment facilities and treatment capacity exists to serve the proposed development.</p> | <p>Review of Phased Development Plans, Subdivision Maps or Design Review applications during City's development review process, including project-specific determination that adequate wastewater treatment facilities</p> | <p>Require verification from the Elsinore Valley Municipal Water District that adequate wastewater treatment facilities and treatment capacity exists to serve the proposed development.</p> | <p>Community Development Department – Planning Division</p> | <p>Prior to approval of Phased Development Plans, Subdivision Maps or Design Review applications.</p> |

| MITIGATION MEASURES | IMPLEMENTATION ACTION | MONITORING METHOD | RESPONSIBLE MONITORING PARTY | IMPLEMENTATION TIMING |
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| | and treatment capacity exists to serve the proposed development. | | | |
| 4.11 Biological Resources/Jurisdictional Waters | | | | |
| <p>BIO-1: A pre-construction survey for resident burrowing owls will be conducted by a qualified biologist within 30 days prior to commencement of grading and construction activities within those portions of the Project site containing suitable burrowing owl habitat. If ground disturbing activities in these areas are delayed or suspended for more than 30 days after the preconstruction survey, the area shall be resurveyed for owls during the 30 days preceding the revised ground-disturbance date.</p> <p>The pre-construction survey will be conducted in accordance with the 2012 CDFW Staff Report on Burrowing Owl Mitigation.</p> <p>If occupied burrowing owl tunnels are identified on-site during the pre-construction survey, construction</p> | <p>Submittal of a pre-construction burrowing owl survey conducted in accordance with the 2012 CDFW Staff Report on Burrowing Owl Mitigation.</p> <p>If occupied burrowing owl tunnels are identified</p> | <p>Review and approval of pre-construction burrowing owl survey.</p> <p>Direct observation of verification.</p> | <p>Community Development Department – Planning Division</p> <p>Construction Manager</p> | <p>Within 30 days prior to any ground-disturbing activities.</p> <p>Prior to any ground-disturbance activities</p> |

| MITIGATION MEASURES | IMPLEMENTATION ACTION | MONITORING METHOD | RESPONSIBLE MONITORING PARTY | IMPLEMENTATION TIMING |
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| <p>may proceed if a 50-foot avoidance buffer can be established around the affected owl tunnel entrances (no ground disturbance, equipment laydown or storage, or parking inside the buffer). The owls and worker compliance with the buffer shall be monitored daily by a qualified biologist until construction and all other ground-disturbance activities in the vicinity have ceased.</p> <p>If the Project cannot avoid an occupied burrow (resulting in the possibility of taking owls through entombing or crushing them in their burrows, or evicting them to be eaten by raptors or other predatory birds), relocation will be necessary to avoid unauthorized take of this declining species. The Project shall notify the Wildlife Agencies (CFWS and USFWS) within 3 business days of detecting the occupied burrow, and shall prepare a Burrowing Owl Relocation Plan for approval by the Wildlife Agencies.</p> | <p>on-site during the pre-construction survey, the developer shall comply with all requirements set forth in Mitigation Measure BIO-1.</p> | | <p>Community Development Department – Planning Division</p> | |

| MITIGATION MEASURES | IMPLEMENTATION ACTION | MONITORING METHOD | RESPONSIBLE MONITORING PARTY | IMPLEMENTATION TIMING |
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| <p>BIO-2: No new clearing, grubbing, grading or other ground-disturbance activities shall occur on each implementing development Project site until the following requirements have been met for the California gnatcatcher (<i>Polioptila californica californica</i>):</p> <p>a. If suitable habitat is present, Presence/absence surveys shall be conducted in accordance with United States Fish and Wildlife Service (USFWS)/ California Department of Fish and Wildlife (CDFW)-protocol within the footprint where new clearing grubbing, grading or other ground-disturbance activities is proposed. Said surveys shall also include all land within 500 feet of the ground-disturbance footprint.</p> <p>If surveys document absence of California gnatcatcher (CAGN), no additional avoidance or minimization measures are required. Surveys in which the</p> | <p>Submittal of a presence/absence survey for the California gnatcatcher (<i>Polioptila californica californica</i>) in accordance with the requirements of Mitigation Measure Bio-2.</p> | <p>Review and approval of presence/absence survey for the California gnatcatcher.</p> | <p>Community Development Department – Planning Division</p> | <p>Within 30 days prior to any ground-disturbing activities.</p> |

| MITIGATION MEASURES | IMPLEMENTATION ACTION | MONITORING METHOD | RESPONSIBLE MONITORING PARTY | IMPLEMENTATION TIMING |
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| <p>species is not detected are considered valid for one year. New surveys shall be conducted on any previously surveyed areas where clearing, grubbing, grading or other ground-disturbance activities have not commenced within one year and whenever new areas that contain suitable habitat are proposed for ground-disturbance activities.</p> <p>b. If surveys document the presence of CAGN, impacts to CAGN would be mitigated below the level of significance when occupied coastal sage scrub is fenced and direct impacts are avoided and construction within 500 feet of occupied habitat occurs only between September 1 and February 15 to avoid indirect impacts to nesting CAGN. If avoidance is not feasible, a temporary noise barrier shall be used during construction, at the appropriate location(s), in coordination with CDFW and</p> | <p>If surveys document the presence of California gnatcatcher (CAGN), the developer shall comply with all requirements set forth in Mitigation Measure BIO-2.</p> | <p>Direct observation of verification.</p> | <p>Construction Manager</p> <p>Community Development Department – Planning Division</p> | <p>Prior to any ground-disturbance activities</p> |

| MITIGATION MEASURES | IMPLEMENTATION ACTION | MONITORING METHOD | RESPONSIBLE MONITORING PARTY | IMPLEMENTATION TIMING |
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| <p>the USFWS. The noise barrier shall attenuate noise levels to 60 dBA or less at the edge of breeding habitat. Additional or alternative measures to avoid or minimize adverse project effects to CAGN, as identified by the USFWS and CDFW, shall be implemented.</p> <p>c. If all avoidance measures cannot be implemented such that “take” of CAGN is avoided, a Section 7 Consultation or Section 10 Incidental Take Permit shall be initiated by the Project applicant with the USFWS and Take Authorization from USFWS through Final Biological Opinion and Incidental Take Statement and from CDFW through issuance of a California Endangered Species Act Incidental Take Permit or compliance with Fish and Game Code Section 2080.1 will be obtained.</p> <p>Mitigation measures to avoid or minimize adverse Project</p> | | | | |

| MITIGATION MEASURES | IMPLEMENTATION ACTION | MONITORING METHOD | RESPONSIBLE MONITORING PARTY | IMPLEMENTATION TIMING |
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| <p>effects to CAGN, as identified by the USFWS and the CDFW shall be implemented. Potential impacts will be reduced to below the level of significance through implementation of one or more of the following measures, which individually or in combination will reduce potential impacts to below the level of significance: 1) avoidance; 2) minimization of impacts; 3) acquisition and set aside of similar CAGN habitat either on-site or off-site at a 1 to 1 ratio or such other ratio as negotiated between the applicant, the USFWS and the CDFW.</p> | | | | |
| <p>BIO-3 Should construction of implementing development projects occur during the breeding season for the least Bell's vireo (LBV), southwestern willow flycatcher (SWWF) or other riparian-obligate birds (March 15 through September 15), protocol-level surveys shall be conducted prior to construction; or presence can be assumed. If surveys document the</p> | <p>Submittal of protocol-level surveys for least Bell's vireo (LBV), southwestern willow flycatcher (SWWF) or other riparian-obligate birds (March 15 through September 15), in</p> | <p>Review and approval of protocol-level surveys for least Bell's vireo (LBV), southwestern willow flycatcher (SWWF) or other riparian-obligate birds.</p> | <p>Community Development Department – Planning Division</p> | <p>During the breeding season for the least Bell's vireo (LBV), southwestern willow flycatcher (SWWF) or other riparian-obligate birds (March 15 through September 15),</p> |

| MITIGATION MEASURES | IMPLEMENTATION ACTION | MONITORING METHOD | RESPONSIBLE MONITORING PARTY | IMPLEMENTATION TIMING |
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| <p>presence of LBV, SWWF or other riparian-obligate birds, impacts to LBV, SWWF or other riparian-obligate birds would be mitigated below the level of significance when occupied riparian forest/woodland/scrub is fenced and direct impacts are avoided and construction within 500 feet of occupied habitat occurs only between September 15th and March 15th to avoid indirect impacts to nesting riparian-obligate birds. If avoidance is not feasible, a temporary noise barrier shall be used during construction, at the appropriate location(s), in coordination with CDFW and the USFWS. The noise barrier shall attenuate noise levels to 60 dBA or less, at the edge of breeding habitat. If surveys indicate that these species are not present, this measure will not be required. Additional or alternative measures to avoid or minimize adverse project effects to LBV, SWWF or other riparian-obligate birds, as identified by the USFWS in Section 7 or Section 10 Consultation and CDFW, shall be implemented. However, if all avoidance measures cannot be</p> | <p>accordance with the requirements of Mitigation Measure Bio-3.</p> <p>If surveys document the presence of LBV, SWWF or other riparian-obligate birds, impacts to LBV, SWWF or other riparian-obligate birds, the developer shall comply with all requirements set forth in Mitigation Measure BIO-3.</p> | <p>Direct observation of verification.</p> | <p>Construction Manager</p> <p>Community Development Department – Planning Division</p> | <p>Prior to any ground-disturbance activities</p> |

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| <p>implemented such that “take” of LBV and SWWF is avoided, Take Authorization from USFWS through Final Biological Opinion and Incidental Take Statement and from CDFW through issuance of a California Endangered Species Act Incidental Take Permit or compliance with Fish and Game Code Section 2080.1 will be obtained.</p> | | | | |
| <p>BIO-4 Individual environmental review conducted for future AVSP implementing development projects will be required to identify any impacts on riparian areas and wetlands and, in consultation with the appropriate resource agencies and applicable regional plans, must ensure incorporation of adequate mitigation to preserve the viability of these important biological resources.</p> <p>Prior to issuance of a grading permit(s) for areas within the AVSP that contain riparian/riverine habitat, the applicant shall implement one or more of the following measures to mitigate for impact to riparian/riverine that individually or</p> | <p>Project-specific CEQA environmental analysis including review and approval of a project-specific analysis that identifies any impacts on riparian areas and wetlands impacts, and, in consultation with the appropriate resource agencies and applicable regional plans, incorporation of any mitigation measures into individual project’s conditions of</p> | <p>Compliance with project-specific conditions of approval.</p> | <p>Community Development Department – Planning Division</p> | <p>Prior to approval of discretionary land use applications.</p> |

| MITIGATION MEASURES | IMPLEMENTATION ACTION | MONITORING METHOD | RESPONSIBLE MONITORING PARTY | IMPLEMENTATION TIMING |
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| <p>in combination will reduce potential impacts to below the level of significance, subject to regulatory agency (U.S. Army Corps of Engineers (ACOE), California Regional Water Control Board (CRWQCB) and California Department of Fish and Wildlife (CDFW)) approval:</p> <ul style="list-style-type: none"> • Avoidance of on-site riparian/riverine habitat; • Enhancement of other AVSP on-site riparian/riverine habitat; • Restoration of on-site riparian/riverine habitat following ground-disturbance activities; or, • On-site or off-site mitigation of residual impacts to riparian/riverine habitat at no less than 1:1 replacement to impact ratio, or such other ratio as required by the regulatory agency, whichever is greater. Off-site replacement shall include the purchase of mitigation credits at an agency-approved off-site mitigation | <p>approval.</p> | | | |

| MITIGATION MEASURES | IMPLEMENTATION ACTION | MONITORING METHOD | RESPONSIBLE MONITORING PARTY | IMPLEMENTATION TIMING |
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| <p>bank or payment into an in-lieu fee agreement, such as the San Jacinto River invasive removal project through Santa Ana Watershed Authority.</p> | | | | |
| <p>BIO-5 Prior to issuance of a grading permit for any implementing development proposal that contains potential “waters of the U.S.” and/or “waters of the State”, a formal jurisdictional delineation of the subject property documenting all drainages including ephemeral drainages shall be completed. Potential impacts to any “waters of the U.S.” and “waters of the State” will be reduced to below the level of significance through implementation of one or more of the following measures, that individually or in combination will reduce potential impacts to below the level of significance, subject to U.S. Army Corps of Engineers (ACOE) and California Department of Fish and Wildlife (CDFW) approval through the Section 404 and Section 1600 Streambed Alteration Agreement permitting</p> | <p>Project-specific CEQA environmental analysis including review and approval of a project-specific analysis that identifies any impacts on riparian areas and wetlands impacts, and, in consultation with the appropriate resource agencies and applicable regional plans, incorporation of any mitigation measures into individual project’s conditions of approval.</p> | <p>Compliance with project-specific conditions of approval.</p> | <p>Community Development Department – Planning Division</p> | <p>Prior to approval of discretionary land use applications.</p> |

| MITIGATION MEASURES | IMPLEMENTATION ACTION | MONITORING METHOD | RESPONSIBLE MONITORING PARTY | IMPLEMENTATION TIMING |
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| <p>process:</p> <ul style="list-style-type: none"> • Avoidance of on-site jurisdictional features; • Enhancement of avoided on-site drainages; • Restoration of on-site riparian habitat following ground-disturbance activities; or, • On-site or off-site mitigation of residual impacts to jurisdictional areas at a 1:1 ratio, or such other ratio as negotiated between the applicant, the U.S. Army Corps of Engineers (ACOE), California Regional Water Quality Control Board (CRWQCB) and the California Department of Fish and Wildlife (CDFW) during the Section 404/401/1602 permitting process. | | | | |
| <p>BIO-6 In order to avoid violation of the Migratory Bird Treaty Act (MBTA) and the California Fish and Game Code ground-disturbance activities including the removal of trees and</p> | <p>Construction of individual development projects to avoid nesting season or qualified</p> | <p>Verify inclusion in project specifications, site inspection prior to commencement of</p> | <p>Community Development Department – Planning Division</p> | <p>Prior to construction and during construction. During the nesting bird season (February 1</p> |

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| <p>vegetation shall be avoided, to the greatest extent possible, during the nesting season (generally February 1 to August 31) of potentially occurring native and migratory bird species.</p> <p>If site-preparation activities are proposed during the nesting/breeding season (February 1 to August 31), a pre-activity field survey shall be conducted by a qualified biologist prior to the issuance of grading permits, to determine if active nests of species protected by the MBTA or the California Fish and Game Code are present in the construction zone.</p> <p>If active nests are not located within the Project area and appropriate buffer (500 feet) of an active listed species or raptor nest, 300 feet of other sensitive or protected bird nests (non-listed), or within 100 feet of sensitive or protected songbird nests), earth-moving activities may be conducted during the nesting/breeding season. However, if active nests are located during the</p> | <p>biologist to prepare surveys for nesting birds and ensure that nesting birds are avoided during construction.</p> | <p>vegetation removal/ground disturbance.</p> | | <p>through August 31).</p> |

| MITIGATION MEASURES | IMPLEMENTATION ACTION | MONITORING METHOD | RESPONSIBLE MONITORING PARTY | IMPLEMENTATION TIMING |
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| <p>pre-activity field survey, no grading or heavy equipment activity shall take place within at least 500 feet of an active listed species or raptor nest, 300 feet of other sensitive or protected (under MBTA or California Fish and Game Code) bird nests (non-listed), or within 100 feet of sensitive or protected songbird nests until the nest is no longer active.</p> | | | | |
| <p>BIO-7 Though the Stephens' kangaroo rat was not found on-site, suitable habitat, however, exists on-site within the ruderal/non-native grassland and disturbed sage scrub habitats located on-site. The Project Site is located in the Stephens' Kangaroo Rat Fee Assessment Area (Riverside County Ordinance 663.10). To reduce potential impacts to the Stephen's kangaroo rat, and in accordance with Riverside County Ordinance 663.10, a Stephens' Kangaroo Rat Mitigation Fee payment of \$500.00 per gross developed acre is required – paid to the Riverside County SKR Habitat Conservation Plan Fees. The mitigation fee shall be required</p> | <p>Payment of Stephens' kangaroo rat Habitat Conservation Plan (SKR HCP) development impact fee.</p> | <p>Verification of payment of the SKR HCP development mitigation fee.</p> | <p>Public Works Department – Engineering Division</p> | <p>Prior to issuance of grading permits.</p> |

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| <p>prior to the issuance of a grading permit. If a deferral agreement instrument is recorded by the Applicant, the fee may be deferred to the issuance of the first building permit within the development. Fee amounts are determined by Riverside County Transportation and Land Management Agency (TLMA) Building & Safety and Planning Land Use staff and can be paid at any TLMA Permit Assistance Center.</p> <p>The rosy boa, designated as a CDFW California Species of Concern, were not found onsite during the 14 days of general and focused biological surveys and site reconnaissance, even though suitable habitat was present. The rosy boa is generally sparsely distributed in rocky chaparral and coastal sage scrub habitats, and has a high potential to occur within these habitats. Additional surveys are to be conducted before grading is permitted, and if found, the rosy boa will be relocated to habitat suitable areas outside the</p> | <p>Submittal of a presence/absence survey for the rosy boa by a qualified biologist in accordance with established survey protocol.</p> | <p>Review and approval of presence/absence survey for the rosy boa.</p> | <p>Community Development Department – Planning Division</p> | <p>Prior to approval of Phased Development Plans, Subdivision Maps or Design Review applications.</p> |

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| <p>development area.</p> <p>In addition, the faery shrimp, also not found during the 14 days of general and focused biological surveys and site reconnaissance, may have a potential for existence due to the presence of numerous seasonal pools observed on-site. A presence/absence survey shall be conducted prior to any on-site grading.</p> | <p>Submittal of a presence/absence survey for the faery shrimp prepared by a qualified biologist in accordance with established survey protocol.</p> | <p>Review and approval of presence/absence survey for the faery shrimp.</p> | <p>Community Development Department – Planning Division</p> | <p>Prior to approval of Phased Development Plans, Subdivision Maps or Design Review applications</p> |
| <p>BIO-8 The Applicant shall be responsible for implementing mitigation to reduce potential impacts to two species of native trees that were located on-site: the southern coast live oak riparian forest located in the northwest corner of the Site that includes coast live oak (<i>Quercus agrifolia</i>) and the arroyo willow (<i>Salix lasiolepis</i>). The oak trees and willows are large, mature, and in good health. If oak trees will be impacted, the developer shall mitigate the loss at a 12:1 replacement with 1-gallon trees, or shall relocate the native oak trees.</p> | <p>Identification of coast live oak (<i>Quercus agrifolia</i>) and the arroyo willow (<i>Salix lasiolepis</i>) on tentative tract map exhibits, design review exhibits and construction plans.</p> <p>The implementing project’s grading plan shall clearly indicate existing oak trees and areas to remain and to be</p> | <p>Review and approval of tentative tract maps, design review applications and construction plans</p> <p>Review of grading plans and site inspection prior to commencement of vegetation removal/ground</p> | <p>Community Development – Planning Division</p> <p>Community Development – Planning Division</p> | <p>Prior to implementing development project approval.</p> <p>Prior to issuance of grading permits.</p> |

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| | avoided. | disturbance. | | |
| <p>BIO-9 Prior to the future approval of a Phased Development Plan, Subdivision Map, or Design Review application by the City’s decision-making authority, applicants for any proposed new implementing development shall submit a current site-specific biological survey prepared by a qualified biologist which evaluates the potential construction-related noise impacts upon wildlife. If biological survey determines that construction-related noise mitigation is necessary; prior to the commencement of construction activity, a temporary sound wall shall be erected adjacent to construction between the implementing development’s footprint and any impacted wildlife resources to ensure that wildlife are not subject to noise that would exceed residential noise standards (65 dBA) or ambient noise levels at 65 dBA (whichever is higher). Once construction is completed, the temporary sound wall shall be removed.</p> | <p>Review of Phased Development Plans, Subdivision Maps or Design Review applications during City’s development review process, including project-specific CEQA environmental analysis and the incorporation of any appropriate mitigation measures into individual project’s conditions of approval.</p> | <p>Review of site-specific biological surveys and implementation of mitigation in accordance with Mitigation Measure Bio-9 through the implementing development project’s conditions of approval.</p> | <p>Community Development Department – Planning Division</p> | <p>Prior to approval of Phased Development Plans, Subdivision Maps or Design Review applications.</p> |

| MITIGATION MEASURES | IMPLEMENTATION ACTION | MONITORING METHOD | RESPONSIBLE MONITORING PARTY | IMPLEMENTATION TIMING |
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| <p>BIO-10 Any loading docks proposed for construction located adjacent to the Critical Habitat Areas shall be designed and operated to maintain noise levels at 65 dBA or ambient noise levels (whichever is higher).</p> | <p>Review of each implementing commercial, multi-family and recreational development project and the incorporation of any appropriate mitigation measures into individual project's conditions of approval</p> | <p>Review and approval each implementing commercial, multi-family and recreational development project.</p> | <p>Community Development Department – Planning Division</p> | <p>Prior to approval of each implementing commercial, multi-family and recreational development project application.</p> |
| <p>BIO-11 Prior to grading each phase of the development, a qualified biologist will conduct a USFWS protocol-level habitat assessment for Quino Checkerspot Butterfly (QCB) in accordance with the latest USFWS protocol. If it is determined that suitable habitat exists on site, then focused USFWS-protocol QCB surveys will be conducted within identified suitable habitat as follows:</p> <p>a. If surveys document absence of QCB no additional avoidance or minimization measures are</p> | <p>Submittal of a presence/absence survey for the Quino Checkerspot Butterfly (QCB) habitat assessment, followed by presence/absence surveys in accordance with USFWS survey protocol, if habitat is present, as determined by a qualified biologist.</p> | <p>Review and approval of presence/absence survey for the Quino Checkerspot Butterfly (QCB)</p> | <p>Community Development Department – Planning Division</p> | <p>A minimum of 1 year prior to any ground-disturbing activities.</p> |

| MITIGATION MEASURES | IMPLEMENTATION ACTION | MONITORING METHOD | RESPONSIBLE MONITORING PARTY | IMPLEMENTATION TIMING |
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| <p>required. Surveys in which the species is not detected are considered valid for one year. New surveys shall be conducted on any previously surveyed areas where clearing, grubbing, grading or other ground-disturbance activities are not commenced within one year and whenever new areas are proposed for ground-disturbance activities.</p> <p>b. If QCB occupies suitable habitat within the development footprint, the direct permanent impacts to the federally endangered Quino checkerspot butterfly will require consultation under Section 7 or 10 of the Endangered Species Act, and will be mitigated according to negotiations with the USFWS. If all avoidance measures cannot be implemented such that “take” of QCB is avoided, an Incidental Take Permit shall be initiated by the Project applicant with the USFWS and Take</p> | <p>If surveys document the presence of Quino Checkerspot Butterfly (QCB), the developer shall comply with all requirements set forth in Mitigation Measure BIO-11.</p> | <p>Verification through documentation of avoidance procedures or of receipt of Section 7 Consultation or Section 10 Incidental Take Permit.</p> | <p>Community Development Department – Planning Division</p> | <p>Prior to any ground-disturbance activities</p> |

| MITIGATION MEASURES | IMPLEMENTATION ACTION | MONITORING METHOD | RESPONSIBLE MONITORING PARTY | IMPLEMENTATION TIMING |
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| <p>Authorization from USFWS through Final Biological Opinion and Incidental Take Statement will be obtained. Mitigation measures to avoid or minimize adverse Project effects to QCB, as identified by the USFWS shall be implemented. Potential impacts will be reduced to below the level of significance through implementation of one or more measures, including, but not limited to, habitat preservation, enhancement, reintroduction, and/or creation.</p> <p>c. If temporary impacts to the federally endangered Quino checkerspot butterfly habitat are unavoidable, mitigation will occur through on-site revegetation of the habitat in which the species occurs (i.e., coastal sage scrub) by including the seeds of known host and nectar plant species in the revegetation seed mixture at a 1:1 ratio or such other ratio as negotiated between the</p> | | | | |

| MITIGATION MEASURES | IMPLEMENTATION ACTION | MONITORING METHOD | RESPONSIBLE MONITORING PARTY | IMPLEMENTATION TIMING |
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| applicant and the USFWS. | | | | |
| <p>BIO-12: A pre-construction coast horned lizard survey shall be conducted within 30 days prior to the start of construction/ground disturbing activities or vegetation removal, a coast horned lizard (CHL) shall be conducted by a qualified biologist to determine if the Coast Horned Lizard is present. If surveys document the presence of CHL, impacts shall be mitigated to below a level of significance through onsite avoidance or through mitigation</p> <p>Implementation of one or more of the following measures that individually or in combination will reduce potential impacts to below the level of significance, subject to U.S. Fish and Wildlife Service (USFWS) and California Department of Fish and Wildlife (CDFW) approval:</p> <ul style="list-style-type: none"> • Avoidance of on-site CHL habitat; • Preservation of other AVSP on-site CHL habitat and the | <p>Submittal of a presence/absence survey for the coast horned lizard (CHL) habitat assessment, USFWS survey protocol, by a qualified biologist.</p> <p>If surveys document the presence of coast horned lizard (CHL), the developer shall comply with all requirements set forth in Mitigation Measure BIO-12.</p> | <p>Review and approval of presence/absence survey for the coast horned lizard (CHL)</p> <p>Verification through documentation of avoidance procedures or of receipt of U.S. Fish and Wildlife Service (USFWS) and California Department of Fish and Wildlife (CDFW) approval.</p> | <p>Community Development Department – Planning Division</p> <p>Community Development Department – Planning Division</p> | <p>Within 30 days prior to any ground-disturbing activities.</p> <p>Prior to any ground-disturbance activities</p> |

| MITIGATION MEASURES | IMPLEMENTATION ACTION | MONITORING METHOD | RESPONSIBLE MONITORING PARTY | IMPLEMENTATION TIMING |
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| <p>relocation of CHL individuals from the impacted habitat to the preserved on-site habitat;</p> <ul style="list-style-type: none"> The placement of an equivalent number of habitat acres occupied by CHL into permanent conservation. <p>If CHL are not detected, no additional avoidance or minimization is required.</p> | | | | |
| <p>BIO-13 During the biological surveys required by Mitigation Measure BIO-14, a qualified biologist shall survey the implementing development project site for Coulter's Matilija poppy. If Coulter's Matilija poppy is found on site, all native plant nurseries in southern California (Riverside, Los Angeles, Orange and San Diego Counties) will be notified by certified mail of the pending elimination of these plants by the Project and shall be given the opportunity to salvage the plants or seeds (on a first-come, first-served basis) prior to the</p> | <p>Submittal of a presence/absence survey for the Coulter's Matilija poppy, by a qualified biologist/botanist.</p> <p>If surveys document the presence of Coulter's Matilija poppy, the developer shall comply with all requirements set forth in Mitigation Measure BIO-13.</p> | <p>Review and approval of presence/absence survey for the Coulter's Matilija poppy.</p> <p>Verification through provision of copies of certified mail to all native plant nurseries in southern California (Riverside, Los Angeles, Orange and San Diego Counties) and any</p> | <p>Community Development Department – Planning Division</p> <p>Community Development Department – Planning Division</p> | <p>Prior to any ground-disturbing activities.</p> <p>Prior to any ground-disturbance activities</p> |

| MITIGATION MEASURES | IMPLEMENTATION ACTION | MONITORING METHOD | RESPONSIBLE MONITORING PARTY | IMPLEMENTATION TIMING |
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| commencement of vegetation clearing or other ground-disturbing activities. | | responses thereto. | | |
| <p>BIO-14: Prior to the grading of each phase, an updated vegetation map will be prepared to determine the extent of the willow riparian, coast live oak riparian, coastal sage scrub and alluvial fan scrub within the subject phase; and the amount of these special-status habitats that will be removed as a result of implementing development projects. The extent and quality of coastal sage scrub and alluvial fan scrub will be determined by a qualified biologist. If the presence of said habitat is identified and will be removed as a result of implementing development projects, mitigation of the willow riparian, coast live oak riparian coastal sage scrub and/or alluvial fan scrub will be determined through a Section 7 Consultation or Section 10 Permit.</p> <p>Implementation of one or more of the following measures that</p> | <p>Submittal of an updated vegetation map will be prepared to determine the extent of the willow riparian, coast live oak riparian, coastal sage scrub and alluvial fan scrub within the subject phase; and the amount of these special-status habitats that will be removed as a result of implementing development projects.</p> <p>If the presence of</p> | <p>Review and approval of presence/absence survey for the Quino Checkerspot Butterfly (QCB)</p> <p>Verification through</p> | <p>Community Development Department – Planning Division</p> <p>Community</p> | <p>Prior to any ground-disturbing activities.</p> <p>Prior to any ground-</p> |

| MITIGATION MEASURES | IMPLEMENTATION ACTION | MONITORING METHOD | RESPONSIBLE MONITORING PARTY | IMPLEMENTATION TIMING |
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| <p>individually or in combination will reduce potential impacts to below the level of significance, subject to U.S. Fish and Wildlife Service (USFWS) and California Department of Fish and Wildlife (CDFW) approval:</p> <ul style="list-style-type: none"> • Avoidance of on-site willow riparian, coast live oak riparian coastal sage scrub and alluvial fan scrub habitat; • Preservation of other AVSP on-site willow riparian, coast live oak riparian, coastal sage scrub and alluvial fan scrub habitat at no less than a 1:1 ratio, or such other ratio as required by the USFWS and CDFW, whichever is greater; • The permanent preservation of off-site willow riparian, coast live oak riparian, coastal sage scrub and alluvial fan habitat at no less than a 1:1 ratio, or such other ratio as required by the USFWS and CDFW, whichever is greater. | <p>said habitat is identified and will be removed as a result of implementing development projects,, the developer shall comply with all requirements set forth in Mitigation Measure BIO-14.</p> | <p>documentation of avoidance procedures or of receipt of Section 7 Consultation or Section 10 Incidental Take Permit.</p> | <p>Development Department – Planning Division</p> | <p>disturbance activities</p> |
| <p>BIO-15 During the biological surveys</p> | <p>Submittal of</p> | <p>Review and approval</p> | <p>Community</p> | <p>Prior to any ground-</p> |

| MITIGATION MEASURES | IMPLEMENTATION ACTION | MONITORING METHOD | RESPONSIBLE MONITORING PARTY | IMPLEMENTATION TIMING |
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| <p>required by Mitigation Measure BIO-14, a qualified biologist shall survey the implementing development project site for Special Status Plants, including but not limited to, Parry's spineflower, paniculate tarplant, and graceful tarplant. If Special-Status Plants are identified as being impacted by implementing development projects, those impacts shall be mitigated in accordance with the requirements and procedures set forth in Mitigation Measure BIO-14.</p> | <p>biological survey for Special Status Plants including but not limited to, Parry's spineflower, paniculate tarplant, and graceful tarplant.</p> <p>If the presence of one or more of these special-species is identified and will be removed as a result of implementing development projects, the developer shall comply with all requirements set forth in Mitigation Measure BIO-14.</p> | <p>of presence/absence survey for the Special Status Plants/</p> <p>Verification through documentation of avoidance procedures or of receipt of Section 7 Consultation or Section 10 Incidental Take Permit.</p> | <p>Development Department – Planning Division</p> <p>Community Development Department – Planning Division</p> | <p>disturbing activities.</p> <p>Prior to any ground-disturbance activities</p> |
| 4.12 Cultural Resources | | | | |
| <p>CR-1 Prior to the issuance of grading permit(s) and any earthmoving activities for the Project, or off site project improvement areas, the implementing development Project</p> | <p>Project-specific CEQA environmental analysis with incorporation of a mitigation measure</p> | <p>Compliance with project-specific conditions of approval..</p> | <p>Community Development Department – Planning Division</p> | <p>Prior to approval of discretionary land use applications.</p> <p>Prior to issuance of</p> |

| MITIGATION MEASURES | IMPLEMENTATION ACTION | MONITORING METHOD | RESPONSIBLE MONITORING PARTY | IMPLEMENTATION TIMING |
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| <p>applicant shall retain a qualified professional archaeologist and qualified Luiseño Native American monitors from the Pechanga Band and the Soboba Band to monitor, on a rotating basis, all ground disturbing activities in an effort to identify any unknown archaeological resources. Any newly discovered cultural resource deposits shall be subject to a cultural resources evaluation.</p> | <p>into individual projects' conditions of approval which requires that an applicant-retained qualified archaeologist monitor all ground disturbing activities and to submit summary report.</p> | | | <p>grading permit</p> |
| <p>CR-2 At least 30 days prior to seeking a grading permit, the Project applicant shall contact the both the Pechanga Band of Luiseño Indians and the Soboba Band of Luiseño Indians to notify those Tribes of grading, excavation and the monitoring program, and to coordinate both Tribes to develop a Cultural Resources Treatment and Monitoring Agreement. The Agreement shall address: the treatment of known cultural resources, the designation, responsibilities, and participation of Native American Tribal monitors</p> | <p>Project-specific CEQA environmental analysis with incorporation of a mitigation measure into individual projects' conditions of approval which requires the submittal of an executed Cultural Resources Treatment and Monitoring Agreement at least 30 days prior to seeking a grading permit.</p> | <p>Review and approval of Cultural Resources Treatment and Monitoring Agreement.</p> | <p>Community Development Department – Planning Division.</p> | <p>At least 30 days prior to seeking a grading permit.</p> |

| MITIGATION MEASURES | IMPLEMENTATION ACTION | MONITORING METHOD | RESPONSIBLE MONITORING PARTY | IMPLEMENTATION TIMING |
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| <p>during grading, excavation and ground disturbing activities; Project grading and development scheduling; terms of compensation; and, treatment and final disposition of any cultural resources, sacred sites, and human remains discovered on the site.</p> | | | | |
| <p>CR-3 Prior to issuance of any grading permit, the Project archaeologist shall file a pre-grading report with the City to document the proposed methodology for grading activity observation. Said methodology shall include the requirement for a qualified archaeological monitor to be present and to have the authority to stop and redirect grading activities. In accordance with the agreement required in CR-1, the archaeological monitor's authority to stop and redirect grading will be exercised in consultation with the retained Luiseño Native American monitor(s) in order to evaluate the significance of any archaeological resources discovered on the property. Tribal monitors shall be</p> | <p>Project-specific CEQA environmental analysis with incorporation of a mitigation measure into individual projects' conditions of approval which requires the submittal of a pre-grading report documenting the proposed methodology for grading activity observation.</p> | <p>Compliance with project-specific conditions of approval.</p> <p>Review and approval of pre-grading report.</p> | <p>Community Development Department – Planning Division.</p> <p>Community Development Department – Planning Division</p> | <p>Prior to approval of discretionary land use applications.</p> <p>Prior to the issuance of grading permits.</p> |

| MITIGATION MEASURES | IMPLEMENTATION ACTION | MONITORING METHOD | RESPONSIBLE MONITORING PARTY | IMPLEMENTATION TIMING |
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| <p>allowed to monitor all grading, excavation and ground breaking activities, and shall also have the authority to stop and redirect grading activities in consultation with the Project archaeologist.</p> | | | | |
| <p>CR-4 All artifacts discovered at the development site shall be inventoried and analyzed by the professional archaeologist. If any artifacts of Native American origin are discovered, all activities in the immediate vicinity of the find (within a 50-foot radius) shall stop and the Project proponent and Project archaeologist shall notify the Pechanga Band of Luiseño Indians and the Soboba Band of Luiseño Indians. A designated Native American observer from both the Pechanga Band of Luiseño Indians and the Soboba Band of Luiseño Indians shall be retained to help analyze the Native American artifacts for identification as everyday life and/or religious or sacred items, cultural affiliation, temporal placement, and function,</p> | <p>Project-specific CEQA environmental analysis with incorporation of a mitigation measure into individual projects' conditions of approval which requires that if inadvertent discoveries of subsurface archaeological/cultural resources are discovered during grading, the Developer, the project</p> | <p>Compliance with project-specific conditions of approval.</p> <p>Review and approval of a mitigation plan agreed upon by applicant-retained qualified archaeologist and Tribal Monitor.</p> | <p>Community Development Department – Planning Division.</p> <p>Community Development Department – Planning Division</p> | <p>Prior to approval of discretionary land use applications.</p> <p>Ongoing during project construction.</p> |

| MITIGATION MEASURES | IMPLEMENTATION ACTION | MONITORING METHOD | RESPONSIBLE MONITORING PARTY | IMPLEMENTATION TIMING |
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| <p>as deemed possible. The significance of Native American resources shall be evaluated in accordance with the provisions of CEQA and shall consider the religious beliefs, customs, and practices of the Luiseño tribes. All items found in association with Native American human remains shall be considered grave goods or sacred in origin and subject to special handling.</p> <p>The landowner shall relinquish ownership of all cultural resources Native American artifacts that cannot be avoided or relocated at the Project site shall be prepared in a manner for curation and the archaeological consultant shall deliver the materials to a federally-accredited curation facility such as University of California, Riverside Archaeological Research Unit (UCR-ARU), or the Western Science Center (formerly Western Center for Archaeology and Paleontology), within a reasonable amount of time. If more than one Native American Group is involved</p> | | | | |

| MITIGATION MEASURES | IMPLEMENTATION ACTION | MONITORING METHOD | RESPONSIBLE MONITORING PARTY | IMPLEMENTATION TIMING |
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| with the project and cannot come to an agreement as to the disposition of cultural materials, they shall be curated at the Western Science Center by default. | | | | |
| CR-5 All sacred sites, should they be encountered within the Project area, shall be avoided and preserved as the mitigation, if feasible. | Project-specific CEQA environmental analysis with incorporation of a mitigation measure into individual projects' conditions of approval which requires that all sacred sites, should they be encountered, shall be avoided and preserved, if feasible. | Compliance with project-specific conditions of approval | Community Development Department – Planning Division | Prior to approval of discretionary land use applications and ongoing during project construction. |
| CR-6 If inadvertent discoveries of subsurface archaeological/ cultural resources are discovered during grading, the Developer, the Project archaeologist, and the appropriate Tribe shall assess the significance of such resources and shall meet and confer regarding the mitigation for such resources. If the Developer and the Tribe cannot agree on the | Project-specific CEQA environmental analysis with incorporation of a mitigation measure into individual projects' conditions of approval which requires that if inadvertent | Compliance with project-specific conditions of approval. Review and approval of a mitigation plan | Community Development Department – Planning Division. Community Development | Prior to approval of discretionary land use applications. Ongoing during project construction. |

| MITIGATION MEASURES | IMPLEMENTATION ACTION | MONITORING METHOD | RESPONSIBLE MONITORING PARTY | IMPLEMENTATION TIMING |
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| <p>significance or the mitigation for such resources, these issues will be presented to the Community Development Director (CDD) for decision. The CDD shall make the determination based on the provisions of the California Environmental Quality Act with respect to archaeological resources and shall take into account the religious beliefs, customs and practices of the appropriate Tribe. Notwithstanding any other rights available under the law, the decision of the CDD shall be final.</p> | <p>discoveries of subsurface archaeological/ cultural resources are discovered during grading, the Developer, the project archaeologist, and the appropriate tribe shall assess the significance of such resources and shall meet and confer regarding the mitigation for such resources.</p> | <p>agreed upon by applicant-retained qualified archaeologist and Tribal Monitor.</p> | <p>Department – Planning Division</p> | |
| <p>CR-6a If human remains are encountered, California Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the Riverside County Coroner has made the necessary findings as to origin. Further, pursuant to California Public Resources Code Section 5097.98(b) remains shall be left in place and free from disturbance until a final decision as to the treatment and disposition has been made. If the Riverside County Coroner determines the remains to</p> | <p>Project-specific CEQA environmental analysis with incorporation of a mitigation measure into individual projects' conditions of approval which addresses the accidental discovery of human remains during project construction.</p> | <p>Compliance with project-specific conditions of approval.</p> | <p>Community Development Department – Planning Division</p> | <p>Prior to approval of discretionary land use applications.</p> |

| MITIGATION MEASURES | IMPLEMENTATION ACTION | MONITORING METHOD | RESPONSIBLE MONITORING PARTY | IMPLEMENTATION TIMING |
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| <p>be Native American, the coroner shall contact the Native American Heritage Commission within 24 hours. Subsequently, the Native American Heritage Commission shall identify the person or persons it believes to be the “most likely descendant.” The most likely descendant may then make recommendations, and engage in consultations concerning the treatment of the remains as provided in Public Resources Code 5097.98.</p> | <p>Applicant-retained qualified archaeologist to stop construction if human remains are encountered and to contact Riverside County Coroner.</p> | <p>Notification of discovery to Riverside County Coroner/Native American Heritage Commission</p> | <p>Qualified Archaeologist/Tribal Monitor</p> | <p>Ongoing during project construction.</p> |
| <p>CR-7 Prior to the approval of any implementing development Project or the issuance of any grading permit, that includes the Alberhill School site, the applicant shall provide to the City of Lake Elsinore an evaluation of the School House structure completed by a qualified architectural historian and a structural engineer to determine its historical significance and structural integrity. The report shall require the review and approval by the Community Development Department – Planning Division.</p> | <p>Project-specific CEQA environmental analysis with incorporation of a mitigation measure into individual projects’ conditions of approval for any implementing development Project that includes the Alberhill School site, of the requirement that the applicant shall provide to the</p> | <p>Compliance with project-specific conditions of approval.</p> <p>Review and approval of evaluation of the School House structure.</p> | <p>Community Development Department – Planning Division.</p> <p>Community Development Department – Planning Division</p> | <p>Prior to approval of discretionary land use applications.</p> <p>Prior to the issuance grading permit.</p> |

| MITIGATION MEASURES | IMPLEMENTATION ACTION | MONITORING METHOD | RESPONSIBLE MONITORING PARTY | IMPLEMENTATION TIMING |
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| <p>If the structure cannot be reasonably relocated because of its structural integrity, the structure will be closely replicated elsewhere on the project site to be used as a Home Owners Association/Community meeting facility. The replicated structure shall be constructed with as many materials from the original structure that can be reused.</p> <p>Prior to demolition of the original structure, the structure shall be fully documented following the HABS/HAER format. Site documentation includes archival quality large format, black and white photography, measured architectural drawings, and a detailed written historical and photographic log. These documents shall be housed at a suitable repository, determined by the City of Lake Elsinore.</p> | <p>City of Lake Elsinore an evaluation of the School House structure completed by a qualified architectural historian and a structural engineer to determine its historical significance and structural integrity and the requirements set forth in Mitigation Measure CR-7.</p> | | | |
| <p>CR-7a Prior to obtaining the first certificate of occupancy, the Developer shall present informational materials (i.e.</p> | <p>Project-specific CEQA environmental analysis with</p> | <p>Compliance with project-specific conditions of</p> | <p>Community Development Department –</p> | <p>Prior to approval of discretionary land use applications.</p> |

| MITIGATION MEASURES | IMPLEMENTATION ACTION | MONITORING METHOD | RESPONSIBLE MONITORING PARTY | IMPLEMENTATION TIMING |
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| <p>pamphlets, flyers, booklets, etc.) to educate prospective home buyers of the Historic Alberhill District to the Community Development Director or designee for review and approval. The materials shall include details of the past history and uses of the area including those other than mining, interesting photographs, and other information pertaining to the area. The Developer shall hire a qualified historian to professionally prepare the materials and shall consult with the local historic societies. Consultation with the Pechanga Tribe shall also occur prior to finalization of the materials to include available prehistoric information. Historic information shall also be included in trail signage and at least one of the following other sources: CC&R's, HOA notices, community flyers, park signage, and/or street names.</p> | <p>incorporation of a mitigation measure into individual projects' conditions of approval requiring that the Developer shall present informational materials (i.e. pamphlets, flyers, booklets, etc.) to educate prospective home buyers of the Historic Alberhill District to the Community Development Director or designee for review and approval</p> | <p>approval. Review and approval of informational materials (i.e. pamphlets, flyers, booklets, etc.) to educate prospective home buyers of the Historic Alberhill District</p> | <p>Planning Division. Community Development Department – Planning Division</p> | <p>Prior to the issuance first certificate of occupancy.</p> |
| <p>CR-8 Prior to the issuance of grading permits for each implementing development project, a qualified paleontologist shall be retained to</p> | <p>Project-specific CEQA environmental analysis with incorporation of a</p> | <p>Compliance with project-specific conditions of approval.</p> | <p>Community Development Department – Planning Division.</p> | <p>Prior to approval of discretionary land use applications.</p> |

| MITIGATION MEASURES | IMPLEMENTATION ACTION | MONITORING METHOD | RESPONSIBLE MONITORING PARTY | IMPLEMENTATION TIMING |
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| <p>prepare a Paleontological Resources Survey of the Project site to determine the site specific potential of finding paleontological resources within the Project site. If the approved Paleontological Resources Survey determines that it is unlikely that paleontological resources will be uncovered by earth-moving activities, grading and construction activities may proceed, subject to compliance with mitigation measures CR-1 through CR-7. However, if the approved Paleontological Resources Survey determines that it is likely that paleontological resources will be uncovered during earth-moving activities, a qualified paleontologist shall be retained to develop a Paleontological Resources Monitoring and Treatment Plan (PRMTP) for approval by the Community Development Director. Following Community Development Director approval of the PRMTP, grading and construction activities may</p> | <p>mitigation measure into individual projects' conditions of approval requiring the preparation of a Paleontological Resources Survey and Paleontological Resources Monitoring and Treatment Plan (PRMTP) for the project site.</p> | <p>Review and approval of a Paleontological Resources Survey and Paleontological Resources Monitoring and Treatment Plan (PRMTP).</p> | <p>Community Development Department – Planning Division</p> | <p>Prior to the issuance of grading permits.</p> |

| MITIGATION MEASURES | IMPLEMENTATION ACTION | MONITORING METHOD | RESPONSIBLE MONITORING PARTY | IMPLEMENTATION TIMING |
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| <p>proceed in compliance with the provisions of the approved PRMTP.</p> <p>The PRMTP shall include the following measures:</p> <ul style="list-style-type: none"> a. Identification of those locations within the Project site where paleontological resources are likely to be uncovered during grading. b. A monitoring program specifying the procedures for the monitoring of grading activities by a qualified paleontologist. c. If fossil remains large enough to be seen are uncovered by earth-moving activities, a qualified paleontologist or qualified designee shall temporarily divert earth-moving activities around the fossil site until the remains have been evaluated for significance and, if | | | | |

| MITIGATION MEASURES | IMPLEMENTATION ACTION | MONITORING METHOD | RESPONSIBLE MONITORING PARTY | IMPLEMENTATION TIMING |
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| <p>appropriate, have been recovered; and, the paleontologist or qualified designee allows earth-moving activities to proceed through the site. If potentially significant resources are encountered, a letter of notification shall be provided in a timely manner to the Community Development Director, in addition to the report (described below) that is filed at completion of grading.</p> <p>d. If a qualified paleontologist or qualified designee is not present when fossil remains are uncovered by earth-moving activities, these activities shall be stopped and a qualified paleontologist or qualified designee shall be called to the site immediately to evaluate the significance of the fossil remains.</p> <p>e. At a qualified paleontologist's or qualified designee's</p> | | | | |

| MITIGATION MEASURES | IMPLEMENTATION ACTION | MONITORING METHOD | RESPONSIBLE MONITORING PARTY | IMPLEMENTATION TIMING |
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| <p>discretion and to reduce any construction delay, a construction worker shall assist in removing fossiliferous rock samples to an adjacent location for temporary stockpiling pending eventual transport to a laboratory facility for processing.</p> <p>f. A qualified paleontologist or qualified designee shall collect all significant identifiable fossil remains. All fossil sites shall be plotted on a topographic map of the Project site.</p> <p>g. If the qualified paleontologist or qualified designee determines that insufficient fossil remains have been found after fifty percent of earthmoving activities have been completed, monitoring can be reduced or discontinued.</p> <p>h. Any significant fossil remains</p> | | | | |

| MITIGATION MEASURES | IMPLEMENTATION ACTION | MONITORING METHOD | RESPONSIBLE MONITORING PARTY | IMPLEMENTATION TIMING |
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| <p>recovered in the field as a result of monitoring or by processing rock samples shall be prepared, identified, catalogued, curated, and accessioned into the fossil collections of the San Bernardino County Museum, or another museum repository complying with the Society of Vertebrate Paleontology standard guidelines. Accompanying specimen and site data, notes, maps, and photographs also shall be archived at the repository.</p> <p>i. Within 6 months following completion of the above tasks or prior to the issuance of occupancy permits, whichever comes first, a qualified paleontologist or qualified designee shall prepare a final report summarizing the results of the mitigation program and presenting an inventory and describing the scientific significance of any fossil</p> | | | | |

| MITIGATION MEASURES | IMPLEMENTATION ACTION | MONITORING METHOD | RESPONSIBLE MONITORING PARTY | IMPLEMENTATION TIMING |
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| <p>remains accessioned into the museum repository. The report shall be submitted to the Community Development Department – Planning Division and the museum repository. The report shall comply with the Society of Vertebrate Paleontology standard guidelines for assessing and mitigating impacts on paleontological resources</p> | | | | |
| 4.13 Retail and Fiscal Impact Analysis | | | | |
| No mitigation measures required. | | | | |