

EAST LAKE SPECIFIC PLAN AMENDMENT NO. 11

Final Environmental Impact Report (Final EIR)

MITIGATION MONITORING AND REPORTING PROGRAM (MMRP)

Introduction

This document is the Mitigation Monitoring and Reporting Program (MMRP) for the East Lake Specific Plan Amendment No. 11 (SCH #2016111029). This MMRP has been prepared pursuant to Section 21081.6 of the California Public Resources Code, which requires public agencies to “adopt a reporting and 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.” A MMRP is required for the proposed project because the Environmental Impact Report (EIR) has identified mitigation measures to reduce potentially significant impacts.

Mitigation Monitoring and Reporting Program

As the lead agency, the City of Lake Elsinore will be responsible for monitoring compliance with all mitigation measures. Different departments within the City are responsible for aspects of the project. The MMRP identifies the department with the responsibility for ensuring the measure is completed; however, it is expected that one or more departments will coordinate efforts to ensure compliance.

The MMRP is presented in tabular form on the following pages. The components of the MMRP are described briefly below:

- **Mitigation Measure:** The mitigation measures are taken from the EIR, in the same order that they appear in the EIR.
- **Method of Verification:** Identifies the potential method(s) that will be used to confirm that each mitigation measure has been implemented.
- **Timing of Verification:** Identifies at which stage of the project the mitigation must be completed. The term construction includes (but is not limited to) site preparation, vegetation clearing, grading, excavation, and building activities.
- **Monitoring Responsibility:** Identifies the department within the City with responsibility for mitigation monitoring and other parties potentially needed to facilitate implementation.
- **Verification (Date and Initials):** Provides a contact who reviewed the mitigation measure and the date the measure was determined complete.

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Mitigation Monitoring and Reporting Program (MMRP)				
Mitigation Measure	Method(s) of Verification	Timing of Verification	Monitoring Responsibility	Verification (Date/Initials)
Aesthetics				
MM AES-1 Any lights used to illuminate the parking areas, driveways, and other exterior or interior areas of the Project, shall be designed and located so that direct lighting is confined to the subject property. The applicant/developer shall submit photometric lighting plans for each commercial, multi-family and recreational project. Directional lighting shall be a minimum intensity (wattage) of one foot-candle, or as otherwise necessary, for public safety.	Site plans	Prior to issuance of building permit	Applicant/ Developer, City of Lake Elsinore Community Development Department	
Air Quality				
MM AQ-1 Prior to approval of each new implementing development project within the East Lake Specific Plan, the applicant/developer shall demonstrate avoidance, to the extent possible, of significant impacts on air quality from construction activities through implementation of regulatory requirements and best management practices. Where project-specific analysis determines that air quality standards may be exceeded, mitigation measures that shall reduce the emissions to within air quality standards or to the greatest extent practicable shall be implemented. Project-specific analysis may be provided in the form of an air quality technical report, study, or memorandum. The mitigation measures shall include but not be limited to: Dust Control <ol style="list-style-type: none"> 1. Apply soil stabilizers according to manufacturers' specifications to inactive areas (previously graded areas inactive for ten days or more). 2. Prepare a high wind dust control plan and implement plan elements and terminate soil disturbance when winds (as instantaneous gust(s)) exceed 25 mph. 3. Stabilize previously disturbed areas if subsequent construction is delayed. 4. Water actively graded surfaces 3 times per day. 5. Cover all stock piles with tarps if left undisturbed for more than 72 hours. 6. Replace ground cover in disturbed areas as soon as feasible. 7. Provide water spray during loading and unloading of earthen materials. 8. Install wheel washers, shaker plates and gravel where vehicles enter and exit the 	Project specific analysis	Prior to approval of each new implementing development project	City of Lake Elsinore Community Development Department	

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<p>construction site onto paved roads or wash off trucks and any equipment leaving the site each trip.</p> <p>9. 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 carried to adjacent streets (recommend water sweepers with reclaimed water).</p> <p>10. All trucks hauling dirt, sand, soil, or other loose materials are to be covered.</p> <p>11. Appoint a construction relations officer to act as a community liaison concerning onsite construction activity including resolution of issues related to PM10 generation.</p> <p>Exhaust Emissions</p> <p>12. Require 90-day low-NOX tune-ups for off-road equipment.</p> <p>13. Limit allowable idling to 5 minutes for trucks and heavy equipment.</p> <p>14. Utilize equipment whose engines are equipped with diesel oxidation catalysts if available.</p> <p>15. Utilize diesel particulate filter on heavy equipment where feasible.</p> <p>16. Utilize Tier 4 off-road construction equipment. If Tier 4 off-road construction equipment is not available, require alternative fueled off-road equipment.</p> <p>17. Configure construction parking to minimize traffic interference.</p> <p>18. Use electricity from power poles rather than temporary diesel or gasoline power generators where connections are available.</p> <p>19. Provide temporary traffic controls when activities encroach on active roadways, such as a flag person, during all phases of construction to maintain smooth traffic flow.</p> <p>20. Schedule construction activities that affect traffic flow on the arterial system to off-peak hours to the extent practicable.</p> <p>21. Reroute construction trucks away from congested streets or sensitive receptor areas.</p> <p>22. Provide dedicated turn lanes for movement of construction trucks and equipment on- and off-site.</p> <p>23. Require the use of 2010 model year diesel haul trucks that conform to 2010 EPA truck standards or newer diesel haul trucks (e.g., material delivery trucks and soil import/export), and if 2010 model year or newer diesel haul trucks cannot be obtained, the City shall require use of trucks that meet EPA 2007 model year NOx emissions requirements. Example verification includes making this provision a part of the</p>				

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construction contractor's bid package, construction contract, or hauling permit.				
<p>MM AQ-2 Prior to approval of each new implementing development project within the East Lake Specific Plan that proposes new sensitive receptors and/or would be within 500 feet of sensitive receptors shall conduct an evaluation of human health risks and/or Localized Significance Threshold (LST) analysis to identify and reduce any potential health risks from construction and/or operation impacts to sensitive receptors. 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. LST analysis may be provided in the form of an air quality technical report, study, or memorandum. If the analysis demonstrates LST thresholds will not be exceeded, no additional mitigation shall be required. If the analysis demonstrates exceedance during temporary construction activities or long-term operations, additional mitigation measures shall be required through conditions of approval to reduce impacts to below thresholds. Additional measures may include but not be limited to the use of one or more of the following: reduced construction schedules, low-emitting construction equipment, particulate filters, temporary or permanent use of setbacks, screening, buffers and building ventilation filters.</p>	Project specific analysis of human health risks	Prior to approval of each new implementing development project	Applicant/ Developer, City of Lake Elsinore Community Development Department	
<p>MM AQ-3 Prior to issuance of a building permit for new implementing development projects within the East Lake Specific Plan, the applicant shall demonstrate that the following measures to conserve energy have been incorporated into building design:</p> <ol style="list-style-type: none"> 1. Submit plans demonstrating that any new residential buildings achieve 15% energy efficiency above 2016 Title 24 for projects after 2020. 2. Submit plans demonstrating that any new commercial buildings shall include the following green building design features: <ol style="list-style-type: none"> a. Low-E and ENERGY STAR windows where feasible; b. High-efficiency lighting systems and incorporate advanced lighting controls, such as auto shut-offs, timers, and motion sensors; c. High R-value wall and ceiling insulation; and, d. Use of fluorescent lighting and/or LED lighting. 	Building plans	Prior to issuance of building permit	Applicant/ Developer, City of Lake Elsinore Community Development Department	

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<ol style="list-style-type: none"> 3. Require acquisition of new ENERGY STAR qualified appliances and equipment. 4. Implement passive solar design strategies in new construction. Examples of passive solar strategies include orienting building to enhance sun access, designing narrow structures, and incorporating skylights and atria. 				
<p>MM AQ-4 Prior to issuance of a building permit for new commercial, multi-family residential and mixed-use implementing development projects within the East Lake Specific Plan, the applicant shall demonstrate on the landscaping plan that the following water and energy conservation measures have been incorporated:</p> <ol style="list-style-type: none"> 1. Participation in green waste collection and recycling programs for landscape maintenance with designated green waste collection and storage areas and use of vendors that provide green waste collection and recycling services during operation of future development project; 2. Use of landscaping with low water requirements in accordance with the City of Lake Elsinore’s Water Efficient Landscape Requirements Ordinance (Lake Elsinore Municipal Code Chapter 19.08); 3. Planting of trees or vegetation to shade buildings and thus reduce heating/cooling demand. 	Landscape plans	Prior to issuance of building permit	Applicant/ Developer, City of Lake Elsinore Community Development Department	
<p>MM AQ-5 Prior to issuance of a building permit for permit for new commercial, multi-family residential and mixed-use implementing development projects within the East Lake Specific Plan, the applicant shall provide an exhibit demonstrating that the following measures have been incorporated to reduce reliance on single occupancy vehicles subject to City Engineer review and approval. These provisions shall be made a ‘Condition of Approval’ on implementing development applications:</p> <ol style="list-style-type: none"> 1. Provide one or more secure dedicated shuttle drop-off point(s) and/or bus stop(s) at new Action Sports, Tourism, Commercial and Recreation facilities with connections to Malaga Drive, Lucerne Street or Cereal Street. Such areas should provide seating, signage, shelters and trash receptacles where spatially feasible. 2. 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; 	Building plans	Prior to issuance of building permit	Applicant/ Developer, City of Lake Elsinore Community Development Department	

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3. Off-street bicycle parking shall be distributed throughout the commercial areas of the East Lake Specific Plan and placed conveniently near building entrances without obstructing pedestrian movement.				
Biological Resources				
<p>MM BIO-1 For future implementing development projects within the Project site, the applicant will implement the following avoidance and protection measures to protect vegetation and wildlife.</p> <ul style="list-style-type: none"> • Prior to project implementation, a biologist will conduct a Worker Environmental Awareness Program (WEAP) which will describe the biological constraints of the particular project. Key personnel who will work within the project site will attend the WEAP prior to the commencement of construction activity. The WEAP will be administered to key personnel regarding the sensitive biological resources, restrictions, protection measures, and individual responsibilities associated with the construction. • Work area limits will be defined and respected. All construction/laydown areas will have their boundaries clearly flagged or marked before project implementation and all disturbances will be confined to the flagged areas. All project personnel will be instructed that their activities must be confined to locations within the flagged areas. Disturbance beyond the actual construction zone is prohibited without site-specific surveys. • Cleared or trimmed vegetation and woody debris will be disposed of in a legal manner at an approved disposal site. • If any wildlife is encountered during the course of project activities, said wildlife will be allowed to freely leave the area unharmed. • Wildlife will not be disturbed, captured, harassed, or handled. Animal nests, burrows and dens will not be disturbed without prior survey from a qualified biologist. • Active nests (nests with chicks or eggs) cannot be removed or disturbed. Inactive nests may be removed or disturbed by a qualified biologist. • To avoid impacts to wildlife, the applicant will comply with all litter and pollution laws and will institute a litter control program during the course of the construction activities. All contractors, subcontractors, and employees shall also obey these laws. Trash removal will reduce the attractiveness of the area to opportunistic predators such as coyotes, opossums, and common ravens. 	Natural Resources Protection Plan/weekly project summary	Prior to demolition, vegetation removal, or ground disturbance; during construction	Applicant/Developer Biologist, City of Lake Elsinore Community Development Department	

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<ul style="list-style-type: none"> Employees, contractors, and site visitors will be prohibited from collecting plants and wildlife unless under the direction of a qualified biologist for purposes of project implementation, relocation, or mitigation. 				
<p>MM BIO-2 In addition to the general measures mentioned above, each project is required to comply with the following standard construction BMPs found in Appendix C of the MSHCP.</p> <ul style="list-style-type: none"> Water pollution and erosion control plans shall be developed and implemented in accordance with RWQCB requirements. The footprint of disturbance shall be minimized to the maximum extent feasible. Access to sites shall be via preexisting access routes to the greatest extent possible. The upstream and downstream limits of projects disturbance plus lateral limits of disturbance on either side of the stream shall be clearly defined and marked in the field and reviewed by the biologist prior to initiation of work. Projects should be designed to avoid the placement of equipment and personnel within the stream channel or on sand and gravel bars, banks, and adjacent upland habitats used by target species of concern. Equipment storage, fueling, and staging areas shall be located on upland sites with minimal risks of direct drainage into riparian areas or other sensitive habitats. These designated areas shall be located in such a manner as to prevent any runoff from entering sensitive habitat. Necessary precautions shall be taken to prevent the release of cement or other toxic substances into surface waters. Project-related spills of hazardous materials shall be reported to appropriate entities including but not limited to applicable jurisdictional city, FWS, and CDFW, RWQCB and shall be cleaned up immediately and contaminated soils removed to approved disposal areas. The removal of native vegetation shall be avoided and minimized to the maximum extent practicable. Temporary impacts shall be returned to preexisting contours and revegetated with appropriate native species. Exotic species that prey upon or displace target species of concern should be permanently removed from the site to the extent feasible. 	Natural Resources Protection Plan/weekly project summary; SWPPP	Prior to demolition, vegetation removal, or ground disturbance; during construction	Applicant/Developer Biologist, City of Lake Elsinore Community Development Department	
<p>MM BIO-3 Mitigation for impacts to vegetation communities caused by development within the Project site will be achieved through compliance with MSHCP requirements as applicable. Each future implementing development project will go through the MSHCP approval</p>	Wildlife Agency Coordination;	Prior to vegetation removal or	Applicant/Developer Biologist, Wildlife Agencies, City of	

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process. Mitigation for impacts to sensitive vegetation communities associated with jurisdictional waters, riparian, riverine, or vernal pool resources may be satisfied through compensatory and/or preservation requirements described below under MM BIO-4 and MM BIO-8.	DBESP	ground disturbance	Lake Elsinore Community Development Department	
MM BIO-3a Prior to issuance of any grading permit, the project applicant of a future implementing development project shall complete systematic wildlife and sensitive plant surveys to document species occurrence. For sensitive species detected onsite, but not covered by the MSHCP, project specific mitigation measures will be included in future specific plan approvals to offset impacts. These measures shall include the preservation of appropriate natural open space areas in perpetuity via a conservation easement and provision of a non-wasting endowment to fund the long-term management by a CDFW-approved local conservation entity. Preservation of open space shall occur at a minimum 1:1 ratio.	Wildlife Agency Coordination DBESP	Prior to vegetation removal or ground disturbance	Applicant/Developer Biologist, Wildlife Agencies, City of Lake Elsinore Community Development Department	
MM BIO-4 Future implementing development projects within the ELSP will adhere to the MSHCP special status plant species requirements, which include the Narrow Endemic and Criteria Area Plant surveys (NEPSSA and CAPSSA respectively). All surveys will be performed during the time of year specified in the MSHCP. Per the MSHCP, either Equivalency Findings or a Determination of Biologically Equivalent or Superior Preservation (DBESP) will be prepared for each project on which a NEPSSA or CAPSSA species is found during surveys. If 90% of the area with long term conservation value to the NEPSSA or CAPSSA plant species on the project site can be avoided then an Equivalency Finding will be made. If impacts to more than 10% of the area with conservation value to the plant species is not avoided, then a DBESP will be prepared and provided to the Wildlife Agencies for review and approval.	Wildlife Agency Coordination DBESP	Prior to vegetation removal or ground disturbance	Applicant/Developer Biologist, Wildlife Agencies, City of Lake Elsinore Community Development Department	
MM BIO-4a Whenever more than 10% of the area with long term conservation value within a future implementing development project's footprint is affected by that future implementing development project's activities and the DBESP has been prepared and approved, if the mitigation strategy includes translocation and or seed collection with propagation to an on-site or off-site preserved property, the receiving property must be acceptable to the City and Wildlife Agencies. The property shall provide habitat characteristics suitable to support the plant species, including but not limited to: appropriate soils, elevation, hydrology and vegetation community. The property shall be conserved via recordation of a conservation easement or deed restriction in favor of a CDFW-due diligence approved local conservation entity to protect	Wildlife Agency Coordination; DBESP	Prior to vegetation removal or ground disturbance	Applicant/Developer Biologist, Wildlife Agencies, City of Lake Elsinore Community Development Department	

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<p>sensitive plant species on the property in perpetuity. Alternatively, the land may be transferred in fee title to a CDFW approved local conservation entity. A management fund shall be established by the Applicant and will consist of an interest-bearing account with the amount of capital necessary to generate sufficient interest and/or income to fund all monitoring, management, and protection of the conservation area(s), including but not limited to, reasonable administrative overhead, biological monitoring, invasive species and trash removal, fencing and signage replacement and repair, law enforcement measures, long-term management reporting (as described below), and other actions designed to maintain and improve the habitat of the conserved land(s), in perpetuity. A Property Analysis Record, or substantially equivalent analysis, shall be conducted by the Applicant and approved by the City to determine the management needs and costs described above, which then will be used to calculate the capital needed for the management of the fund. This management fund shall be held and managed by a CDFW-approved local conservation entity. To protect the mitigation area(s), the Applicant shall place appropriate fencing and/or natural barriers and signage around the perimeter of each site. Except for uses appropriate to a habitat conservation area, the public shall not have access to the mitigation area(s), and no activities shall be permitted within the site, except maintenance of habitat, including the removal of nonnative plant species, trash, and debris, and the installation of native plant materials. Mitigation areas can include limited trails to allow passive use of the land, subject to CDFW and City approval. Prior to any ground disturbance, the Applicant shall prepare a Planting Plan (Plan) for sensitive plant species. The Plan shall require a replacement ratio of 1:1 by area, and ensure a minimum 90 percent survivorship at the end of a five-year monitoring period, which shall be verified by the monitoring biologist (minimum qualifications of the monitoring biologist are specified below). At a minimum, the five-year plan shall include the following information:</p> <ul style="list-style-type: none"> a) A description of the existing conditions of the receiver site(s), characterizing the suitability of the site(s) for the plant, and documenting the acreage of the site. b) A description of how the site will be preserved in perpetuity, e.g., conservation easement, deed restriction, etc., and the name of the CDFW-approved due diligence entity that will hold the easement/deed restriction, etc. c) Qualifications of the monitoring biologist: At a minimum, the monitoring biologist will possess a minimum of two-year's experience conducting habitat restoration projects in coastal sage scrub, chaparral and/or other native habitat in Riverside County, California. 				

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d) Receiver site preparation for transplanting. e) Goals for success. f) Schedule. g) Propagation techniques. h) Transplant and seedling installation methods. i) Plant spacing. j) Performance criteria for success, including provision for control of non-native and invasive species. k) Monitoring and reporting procedures for each of the five years of the monitoring period. l) Adaptive management strategies, including a contingency plan should the site fail to meet the specified success criteria. m) Maintenance requirements that will be reviewed and approved by the City. The Plan shall also ensure a mixture of both male and female plants (where appropriate).				
MM BIO-5 Most of the special status wildlife species with potential to occur within the Project site are covered under the MSHCP. Therefore, mitigation for potential impacts to special status wildlife species caused by development within the Project site will be achieved through compliance with MSHCP requirements. Each future implementing development project will go through the MSHCP approval process (including burrowing owl surveys and/or other focused species surveys as appropriate for each site/development, per MSHCP requirements).	Wildlife Agency Coordination; DBESP	Prior to vegetation removal or ground disturbance	Applicant/Developer Biologist, Wildlife Agencies, City of Lake Elsinore Community Development Department	
MM BIO-6 Unless impacts can be avoided, focused surveys conducted pursuant to Appendix E of the MSHCP, Summary of Species Survey Requirements shall be conducted to determine presence/absence of Riverside fairy shrimp within vernal pool habitat. If fairy shrimp are present, the City shall determine whether avoidance can be achieved. If not, and 90 percent of the occupied portions of the property that provide for long-term conservation value for the fairy shrimp shall be conserved consistent with the MSHCP.	Project-specific analysis and/or focused surveys	Prior to ground disturbance	Applicant/Developer Biologist, City of Lake Elsinore Community Development Department	
MM BIO-7 The following measures shall be performed by each respective applicant for future implementing development projects prior to clearing and grubbing within the Project site to avoid impacts to burrowing owl and other nesting birds:	Project-specific analysis and/or	Prior to clearing and grubbing	Applicant/Developer Biologist, City of Lake Elsinore Community	

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<ul style="list-style-type: none"> • Prior to the commencement of future implementing development project-related activities (including all ground-disturbing activities) during the nesting season of January 1 through September 1, a nesting bird survey shall be conducted by a qualified biologist not more than 72 hours prior to ground disturbance activities, to determine if active bird nests or nesting birds are present. If active nests are identified, the avian biologist will establish appropriate buffers around the nest (typically 500 feet for raptors and sensitive species, 200 feet for non-raptors/non-sensitive species). All work within these buffers will be halted until the nesting effort is finished (i.e. the juveniles are surviving independent from the nest). The on-site biologist will review and verify compliance with these nesting boundaries and will verify the nesting effort has finished. Work can resume within the buffer area when no other active nests are found. Alternatively, the qualified avian biologist may determine alternate appropriate buffer distances by referencing current species-specific standards, and taking into account the conservation status of the species, species-specific biology, and the nature of the planned disturbance (e.g., driving past a nest versus extensive grading). In either case, the qualified avian biologist shall develop a monitoring plan to ensure that the project complies with all rules and regulations pertaining to nesting birds. Upon completion of the survey and any follow-up construction avoidance management, a report shall be prepared and submitted to the City for mitigation monitoring compliance record keeping. If vegetation clearing is not completed within 72 hours of a negative survey during nesting season, the nesting survey must be repeated to confirm the absence of nesting birds. • Pre-construction presence/absence surveys for burrowing owl within the Project site where suitable habitat is present shall be conducted by a qualified biologist within 30 days prior to the commencement of ground disturbing activities. pursuant to California Department of Fish and Wildlife and MSHCP protocols (Section 6.3.2 of the MSHCP, <i>Additional Survey Needs and Procedures</i>). • If BUOW are found onsite, the Lead Agency shall notify the Wildlife Agencies and the Western Riverside County Regional Conservation Authority (RCA) to develop a conservation strategy including a Burrowing Owl Relocation Plan. If active burrowing owl burrows are detected during the breeding season, the qualified biologist will establish an appropriate buffer (typically a minimum 300 feet) and all work will be halted within the buffer until the biologist observes that nesting efforts have finished. Work can resume in the buffer when no other active burrowing owl burrows nests are found within the buffer area. • If active burrowing owl burrows are detected outside the breeding season or during the breeding season and its determined nesting activities have not begun, then passive and/or 	<p>focused surveys</p>		<p>Development Department</p>	

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active relocation may be approved with a Burrowing Owl Relocation Plan following consultation with the City of Lake Elsinore, the Wildlife Agencies and the RCA. Passive relocation, the installation of one-way doors, is not recommended unless suitable burrows are available within 100 meters of the closed burrows and the relocation area is protected through a long-term conservation mechanism (e.g., conservation easement). The installation of one-way doors may be installed as part of a passive relocation program. Burrowing owl burrows shall be excavated with hand tools by a qualified biologist when determined to be unoccupied, and back filled to ensure that animals do not re-enter the holes/dens. Upon completion of the survey and any follow-up construction avoidance management, a report shall be prepared and submitted to the City, the Wildlife Agencies and the RCA for mitigation monitoring compliance record keeping.				
MM BIO-8 To reduce the impact of domestic cats on special status species in the conservation areas, cat-proof barriers shall be erected between future implementing residential development projects and any conservation area that exists at the time of development. The barrier should consist of a minimum 8- foot tall fencing made of secure materials that cats cannot scale placed along the entire boundary adjacent to the conservation areas to prohibit movement of people and pets from residential and recreational areas into the conservation area. No section of the barrier should include clear panels or sections such as glass or plastic as these are a hazard to birds, which may fly into them and perish.	Wildlife Agency Coordination; DBESP; Regulatory Permits	Prior to or concurrently with Project implementation	Applicant/Developer Biologist, Wildlife Agencies, City of Lake Elsinore Community Development Department	
MM BIO-9 Mitigation for each future implementing development project will be completed prior to or concurrently with Project implementation, and will be consistent with the 770 Plan currently developed for the Back Basin. Impacts to Corps jurisdiction below elevation 1246' and CDFW jurisdiction below elevation 1265' shall be compensated for by the preservation of waters below elevation 1246' and/or below 1265' in the confines of the Back Basin or Lake Elsinore or other agency-approved mitigation, including a bank or in-lieu fee program. Appropriate mitigation shall be identified in discussion with USACE and CDFW during the respective regulatory permitting process as appropriate for each future implementing development project. Mitigation for non-elevation related impacts to jurisdictional features may be combined with mitigation for impacts to the elevation-bound jurisdictional lakebed due to the significant overlap in these areas in the acreage calculations in the previous sections.	Wildlife Agency Coordination; DBESP; Regulatory Permits	Prior to or concurrently with Project implementation	Applicant/Developer Biologist, Wildlife Agencies, City of Lake Elsinore Community Development Department	

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<p>MM BIO-9a Prior to issuance of any grading permit, the project applicant of each future implementing development project shall provide to the City of Lake Elsinore either of the following: Written correspondence from the California Department of Fish and Wildlife stating that notification under Section 1602 of the California Fish and Game Code is not required for the project; or a copy of a Department-executed Lake or Streambed Alteration Agreement, authorizing impacts to California Fish and Game Code, section 1602 resources associated with the project.</p>	Wildlife Agency Coordination; DBESP; Regulatory Permits	Prior to or concurrently with Project implementation	Applicant/Developer Biologist, Wildlife Agencies, City of Lake Elsinore Community Development Department	
<p>MM BIO-10 Mitigation for each future implementing development project will be completed prior to or concurrently with each project’s implementation (may require grading to occur to establish mitigation area) and will be consistent with the 770 Plan currently developed for the Back Basin as well as other requirements as described in Section 2.5.4.2 of ELSPA No. 11.</p> <p>Removal of tamarisk scrub vegetation and other woody invasive species (including <i>Arundo donax</i>) will be considered a benefit to the Back Basin and no mitigation will be required by the City provided the woody invasive species are eradicated in perpetuity. This means that development of a site that is graded, paved, etc. such that Tamarisk and any other woody invasive species cannot survive, does not need mitigation. If a portion of Tamarisk scrub or other woody invasive plant species remains on a project site, the project proponent will be required by the City to establish an endowment to remove/eradicate the woody invasive species in perpetuity. Impacts to riverine and riparian resources will be mitigated in the Back Basin, Lake Elsinore or other agency-approved mitigation bank or in-lieu fee program. Impacts to riparian resources will be compensated for at a minimum ratio of 2:1 preservation in the Back Basin, Lake Elsinore or other agency-approved mitigation bank or in-lieu fee program.</p>	Wildlife Agency Coordination; DBESP; Regulatory Permits	Prior to or concurrently with Project implementation	Applicant/Developer Biologist, Wildlife Agencies, City of Lake Elsinore Community Development Department	
Cultural, Paleontological and Tribal Resources				
<p>MM CUL-1 Prior to implementation of each implementing development project that shall occur in undisturbed native soils, an archaeological survey shall be conducted by a qualified archaeologist to document site conditions and any identified cultural resources. A survey shall not be required where ground disturbance is limited to invasive plant species removal or planting of native plant species, without the use of heavy equipment (e.g. scrapers or excavators), for enhancement or preservation of those sites or where documentation shows that prior disturbance greater than nine (9) feet in depth has occurred. Examples of adequate</p>	As-Builts”; geotechnical reports; or similar documents	Prior to implementation of each implementing development project that shall occur in	Applicant/Developer Archeologist, City of Lake Elsinore	

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<p>documentation include “As-Builts”, geotechnical reports, or similar documents reviewed by the Project’s archeologist and provided to the City with the grading permit application. Previous archeological surveys may be utilized provided they are no more than five years old at the time of submitting the grading permit application (survey age requirement based on period of time where site conditions and/or survey methodologies may have substantially changed; thus, warranting a new survey).</p> <p>If any site is confirmed to meet the eligibility criteria in Section 15064.5(a) (3) (A–D) in the State CEQA guidelines, consultation between the City of Lake Elsinore, the developer, the project archeologist, and the Pechanga Band of Luiseño Indians (Pechanga Band) and Soboba Band of Luiseño Indians (Soboba Band) will be initiated in order to determine specific disposition in compliance with Section 15126.4(b)(3) of the State CEQA Guidelines.</p>		undisturbed native soils		
<p>MM CUL-2 Cultural sites CA-RIV- 4648 and C-0180-001 located within Planning Area 6 are considered eligible for California Register of Historic Resources and should be avoided and preserved in place. If an implementing development project proposes to impact these resources, consultation between the City of Lake Elsinore, the developer, the project archeologist, and the Pechanga Band and Soboba Band (Tribes) will be initiated in order to determine whether in-place preservation, re-location and/or re-burial may be necessary. As well as to determine appropriate mitigation in compliance with Section 15126.4(b)(3) of the State CEQA Guidelines.</p>	Tribe consultation	Prior to or during Project Approval	Applicant/Developer Archaeologist, City of Lake Elsinore Community Development Department, Tribes	
<p>MM CUL-3 Prior to issuance of grading permit(s) for an implementing development project, a qualified archaeologist shall be retained to monitor all ground-disturbing activities. Previously disturbed soils or those areas where ground disturbance is limited to invasive plant species removal or planting of native plant species for enhancement or preservation of those sites, per MM CUL-1, shall not require archaeological monitoring.</p>	If required per MM CUL-1 - Archaeologist pre-grading report; Monitoring Log	Prior to the issuance of grading permit(s)	Applicant/Developer Archaeologist, Construction Manager(s), City of Lake Elsinore Community Development Department	
<p>MM CUL-4 Prior to the issuance of grading permit(s) and any earthmoving activities in those areas of the East Lake Specific Plan including off site project improvement areas, that</p>	If required per MM CUL-3 -	Prior to issuance of	Applicant/Developer Archaeologist, Tribal	

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Mitigation Measure	Method(s) of Verification	Timing of Verification	Monitoring Responsibility	Verification (Date/Initials)
require monitoring as described in MM CUL-3, the implementing development Project applicant shall retain a qualified professional archaeologist and qualified Luiseño Native American monitors from the Pechanga Band and the Soboba Band to monitor all ground disturbing activities in an effort to identify any unknown archaeological resources.	Archaeologist pre-grading report; Monitoring Log	grading permit(s) and during grading	Monitor(s), Construction Manager(s), City of Lake Elsinore Community Development Department	
MM CUL-5 At least 30 days prior to issuance of a grading permit for an implementing development project proposing work within undisturbed native soils, the Project Applicant shall contact both the Pechanga Band and the Soboba Band to notify each Tribe of grading; to provide a pre-grade report; and to coordinate with each Tribe to develop a Cultural Resources Treatment and Monitoring Agreement (Agreement). The Agreement shall address the treatment of known and discovered cultural resources, the designation, responsibilities, and participation of Native American Tribal monitors during grading, excavation and other ground disturbing activities within undisturbed native soils; project grading and development scheduling; terms of compensation for the monitors; and, treatment and final disposition of any cultural resources, sacred sites, and human remains discovered on the site. The Agreement shall incorporate the provisions set forth in MM CUL-7 and MM CUL-11. Ground disturbing activities within previously disturbed soils as described under measure MM CUL-1 may not require notification, monitoring or an Agreement, subject to verification by a qualified archaeologist, the Tribe(s), and the City.	If required per MM CUL-1 - Cultural Resources Treatment and Monitoring Agreement	30 days prior to issuance of a grading permit for an implementing development project proposing work within undisturbed native soils	Applicant/Developer Archaeologist, Tribal Monitor(s), Construction Manager(s), City of Lake Elsinore Community Development Department	
MM CUL-6 Prior to issuance of any grading permit, the implementing development Project archaeologist shall file a pre-grading report with the City to document the proposed methodology for grading activity observation. A pre-grading report shall not be required in previously disturbed soils or those areas where ground disturbance is limited to invasive plant species removal or planting of native plant species for enhancement or preservation of those sites, per MM CUL-1. If a pre-grading report is required, report 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 MM CUL-5, the archaeological monitor’s authority to stop and redirect grading will be exercised in consultation with the designated tribal monitor(s) assigned to the project by the Luiseño Tribe(s) in order to evaluate the significance of any archaeological resources discovered on the property. Tribal monitors shall be allowed to monitor all grading, excavation and ground breaking	If required per MM CUL-1 - Pre-grading report	Prior to issuance of grading permit(s)	Applicant/Developer Archaeologist, Tribal Monitor(s), Construction Manager(s), City of Lake Elsinore Community Development Department	

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activities, and shall have the authority to stop and redirect grading activities in the immediate area of the find in order to evaluate the find and determine the appropriate next steps. Such evaluation shall include culturally appropriate temporary and permanent treatment pursuant to the Agreement, which may include avoidance of cultural resources, in-place preservation and/or reburial on the project property in an area that will not be subject to future disturbances for preservation in perpetuity. The reburial of any cultural resources shall occur at a location to be determined between the landowner and the Pechanga band and Soboba Band, the details of which will be addressed in the Agreement(s).				
<p>MM CUL-7 All artifacts discovered at the development site shall be inventoried and analyzed by the professional archaeologist and the Native American monitor(s) per the policies and procedures set forth in the Agreement required in MM CUL-5 for the implementing development project. In the event that archaeological resources and/or tribal cultural resources are unearthed, ground-disturbing activities shall be halted or diverted away from the vicinity of the find so that the find can be evaluated. A buffer area of at least 50 feet shall be established around the find where construction activities shall not be allowed to continue. Work shall be allowed to continue outside of the buffer area and will be monitored by additional monitors if needed. The significance of tribal cultural resources shall be evaluated in accordance with the provisions of CEQA and shall consider the tribal values, 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, including all archaeological artifacts and non-human remains that cannot be avoided or relocated at the Project site. Native American artifacts that cannot be avoided or relocated at the Project site shall be prepared in a manner for curation. These cultural resources shall be prepared in a manner for curation and the archaeological consultant shall deliver the materials to a qualified repository in Riverside County that meets federal standards per 36 CFR Part 79, and which shall be made available to all qualified researchers and tribal representatives. The collections and associated records shall be transferred, including title, to said curation facility to be accompanied by any payment of fees necessary for permanent curation. If more than one Native American Tribe or Band is involved with the project and cannot come to an agreement as to the disposition of Native American cultural resources, the resources shall be curated at the Western Science Center by default.</p>	Inventory and analysis of all artifacts found at development site by professional archaeologist	Prior and during project implementation	Applicant/Developer Archaeologist, Tribal Monitor(s), Construction Manager(s), City of Lake Elsinore Community Development Department	

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MM CUL-8 All sacred sites, should they be encountered within the Project site, shall be avoided and preserved as the mitigation, if feasible.	If required per MM CUL-1 - Pre-grading report	During Project Implementation	Applicant/Developer Archaeologist, Tribal Monitor(s), Construction Manager(s), City of Lake Elsinore Community Development Department	
MM CUL-9 If inadvertent discoveries of subsurface archaeological/tribal cultural resources are discovered during grading, the Developer, the Project archaeologist, and the Pechanga Band and the Soboba Band (Tribes) shall consult regarding the nature and significance of such discovered resources. The qualified archeologist, with assistance from the Tribes, shall make recommendations to the Lead Agency on the measures that shall be implemented to protect the discovered resources. In accordance with Section 15064.5 of the CEQA Guidelines, such measures may include but are not limited to avoidance, excavation of the finds, collection, evaluation of the materials, additional testing, relocation, and curation. Potentially significant prehistoric archaeological and Tribal Cultural Resources consist of but are not limited to stone, bone, fossils, wood, or shell artifacts or features, including hearths, structural remains, or historic dumpsites. Any previously undiscovered resources found during construction within the project area must be recorded on appropriate Department of Parks and Recreation (DPR) forms and evaluated for significance in terms of CEQA criteria, in consultation with the Tribes. If the Developer and the Tribes cannot agree on the 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 Tribes. Notwithstanding any other rights available under the law, the decision of the CDD shall be final.	Consultation with Pechanga Band and Soboba Band (Tribes) regarding discovered resources	During grading of the Project site	Applicant/Developer Archaeologist, Tribal Monitor(s), Construction Manager(s), City of Lake Elsinore Community Development Department	
MM CUL-10 Implementing development projects that are required to plant vegetation in onsite or offsite biological mitigation areas within the East Lake Specific Plan boundary by their CEQA or regulatory approvals shall incorporate local native plant species of importance to the Pechanga Band and Soboba Band within the planting palette of the preservation area, including	Consultation with Pechanga Band and Soboba Band	During grading of the Project site	Applicant/Developer Archaeologist, Tribal Monitor(s), Construction	

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but not limited to California sagebrush (<i>Artemisia californica</i>), white sage (<i>Salvia apiana</i>), laurel sumac (<i>Malosma laurina</i>), California buckwheat (<i>Eriogonum fasciculatum</i>), and/or coast prickly pear (<i>Opuntia littoralis</i>). Specific plant species and coverage shall be determined by the project biologist, landscape contractor or other qualified person approved by the City on a case-by case basis based on field conditions, soil types and hydrology to ensure plant survival.	(Tribes) regarding native plant species		Manager(s), City of Lake Elsinore Community Development Department	
MM CUL-11 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 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 within 48 hours, and engage in consultations concerning the treatment of the remains as provided in Public Resources Code 5097.98.	Contact Riverside County Coroner	During grading of the Project site	Applicant/Developer Archaeologist, Tribal Monitor(s), Construction Manager(s)	
MM CUL-12 Prior to the issuance of grading permits for each implementing development project that shall result in any ground disturbance within undisturbed native soils in highly sensitive paleontological areas (shown on 5.4-1 Paleontological Sensitivity Map of the Cultural and Paleontological Assessment as Ha) in Planning Area 7, Planning Area 8, and the very northeast corner of Planning Area 1, Planning Area 3, Planning Area 4, and the very southeast corner of Planning Area 5, a qualified paleontologist shall be retained to 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 MM CUL-1 through MM CUL-11. 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 proceed in compliance with the provisions of the	Paleontological Resources Survey; Paleontological Resources Monitoring and Treatment Plan	Prior to issuance of grading permit(s)	Applicant/Developer Paleontologist, City of Lake Elsinore Community Development Department	

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Mitigation Measure	Method(s) of Verification	Timing of Verification	Monitoring Responsibility	Verification (Date/Initials)
<p>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. Deep ground disturbance (8 feet b.g.s. or deeper) within undisturbed native soils in low to highly sensitive paleontological areas at-depth (shown on Figure 5.4-1 Paleontological Sensitivity Map as L or Hb) in Planning Area 2, Planning Area 6, or the remaining areas of Planning Area 1 and Planning Area 5 should be monitored part-time. Monitoring shall not be required where ground disturbance is limited to invasive plant species removal or planting of native plant species, without the use of heavy equipment (e.g. scrapers or excavators), for preservation of those sites or where documentation shows that prior disturbance greater than nine (9) feet in depth has occurred. Examples of adequate documentation include "As-Built", geotechnical reports, or similar documents reviewed by the Project's paleontologist and provided to the City with the grading permit application. Due to the small size of many of the fossil resources documented from nearby localities, any paleontological monitoring shall include regular collection and screening of sediment samples. The monitor shall work under the direct supervision of a qualified paleontologist (B.S. /B.A. in geology and/or paleontology with demonstrated competence in research, fieldwork, reporting, and curation). d. 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 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. e. 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 				

Mitigation Monitoring and Reporting Program (MMRP)				
Mitigation Measure	Method(s) of Verification	Timing of Verification	Monitoring Responsibility	Verification (Date/Initials)
<p>the significance of the fossil remains.</p> <p>f. At a qualified paleontologist’s or qualified designee’s 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>g. 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>h. 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>i. Any significant fossil remains 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>j. 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 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>				
Geology, Soils and Seismicity				
<p>MM GEO-1 Prior to approval of future implementing development projects within the East Lake Specific Plan (ELSP), a geotechnical engineering investigation shall be prepared by a California registered geologist or Certified engineering geologist and submitted to the Engineering Department. Said report shall contain the detailed soil, foundation, and seismic design parameters to be used in the project design.</p>	Geotechnical Engineering Investigation	Prior to future implementing development project approval	Applicant/Developer Geologist, City of Lake Elsinore Engineering Department	

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MM GEO-2 Grading plans for projects within the ELSP shall include a grading monitoring and testing program under direction of a California registered geotechnical engineer and/or Certified engineering geologist to verify compliance with the geotechnical recommendations and to confirm that the geotechnical conditions found are consistent with the findings of the investigation performed under MM GEO-1.	Grading Plans; Monitoring and Testing Program	Prior to issuance of grading permit(s); during grading	Applicant/Developer Geologist, City of Lake Elsinore Engineering Department	
MM GEO-3 Proposed structures in the ELSP shall be designed in accordance with Uniform Building Code, local building codes, and site-specific ground motion parameters developed during subsequent site planning investigations, whichever has precedence.	Building Plans	Prior to issuance of building permit(s);	Applicant/Developer Engineer, City of Lake Elsinore Community Building Department	
MM GEO-4 Prior to approval of future implementing development projects within the ELSP and within areas enclosed by the State of California Special Studies maps, a fault hazards investigation shall be conducted by a geotechnical engineer to identify potential hazards onsite associated with the Wildomar fault and previously theorized buried en-echelon faults. The geotechnical engineer in coordination with the City shall make design and setback recommendations, where required. Pending results of the investigation, additional evaluation (e.g. fault trenching) may be required by the geotechnical engineer in coordination with the City to ensure engineering design and setback recommendations are site-appropriate.	Fault Hazards Investigation: City to verify engineering design and setback recommendations are site-appropriate	Prior to approval of future implementing development projects	Applicant/Developer Engineer or Geologist, City of Lake Elsinore Community Development Department, Geotechnical Engineer	
MM GEO-5 Due to the known or potential presence of active faults, potentially capable of surface rupture, structures for human occupation shall not be permitted within 50 feet of any capable faults or fault zones now documented or ultimately documented during further geologic/geophysical investigation of the site during the design of future implementing development projects within the ELSP.	Fault Hazards Investigation:	During design of future implementing development projects	Applicant/Developer Engineer or Geologist, City of Lake Elsinore Community Development Department	
MM GEO-6 Prior to approval of a future implementing development, a site-specific geotechnical subsurface investigation shall be conducted by a California registered geologist to determine design soil liquefaction parameters and provide specific recommendations for site grading and foundation design for projects within the ELSP.	Geotechnical subsurface investigation	Prior to approval of future implementing	Applicant/Developer Engineer or Geologist, City of Lake Elsinore	

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		development projects	Community Development Department	
MM GEO-7 Prior to issuance of a grading permit for projects within the ELSP, documentation of slope stability shall be required when the type of fill material has been determined.	Documentation of slope stability	Prior to issuance of a grading permit	Applicant/Developer Engineer or Geologist, City of Lake Elsinore Community Development Department	
MM GEO-8 Use of Sulphur resistant concrete (e.g. "Type V" or equivalent with fly ash) shall be required per Standard Specifications for Public Works Construction for areas containing near surface, high-sulfate content soils for projects within the ELSP.	Construction plans and specifications	During project implementation	City of Lake Elsinore Public Works Department	
MM GEO-9 Prior to tentative map approval for projects within the ELSP, the project geotechnical, civil, and structural engineers shall review seismic seiche design parameters and incorporate appropriate design standards into the site plan.	Verify Analysis of seismic seiche design parameters and incorporation of appropriate design standards into the site plan	Prior to tentative map approval	Applicant/Developer Engineer, City of Lake Elsinore Building or Engineering Department	
MM GEO-10 Prior to issuance of grading permits, Applicants shall submit a detailed grading plan, which shall at a minimum include the following information: <ol style="list-style-type: none"> 1. Preliminary quantity estimates for grading (i.e., cut and fill); 2. Designation of areas of temporary borrowing or depositing of material; 3. Techniques which will be utilized to prevent erosion and sedimentation during and after the grading process. Approved erosion and sedimentation control measures shall include but not be limited to: 	Grading Plan	Prior to issuance of grading permit(s)	Applicant/Developer, City of Lake Elsinore Community Development Department	

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<ul style="list-style-type: none"> a. measures to retain sediment on the site such as design and specifications for sediment detention basins and traps, and silt fences; b. measures to control surface runoff and erosion on the site such as applying mulches, stabilizers, and designs and specifications for diverters, dikes, and drains; and c. measures to enhance and restore groundcover on the site such as identifying types of seeds, fertilizer and application rates, type, location and extent of pre-existing undisturbed vegetation. <ul style="list-style-type: none"> 4. A schedule for the routine inspection, upkeep, and maintenance of all erosion control features shall be included. 5. Approximate timeframes for grading including identification of areas which may be graded during the higher probability rain months of January through March. 6. Final pad and roadway elevations. 				
Greenhouse Gas Emissions				
<p>MM GHG-1 Prior to issuance of a building permit for new implementing development projects within the East Lake Specific Plan, the applicant shall be required to demonstrate compliance with the following:</p> <ul style="list-style-type: none"> 1. Achieve 15% energy efficiency above 2016 Title 24, Part 6 for projects after 2018 and 25% energy efficiency above 2016 Title 24 for projects after 2020. 2. Reduce indoor water consumption by 30% for projects after 2018 and 35% for projects after 2020 above baseline identified in 2016 Title 24, Part 11. 	Building plans	Prior to issuance of a building permit for new implementing development projects	Applicant/Developer, City of Lake Elsinore Community Development Department	
Hazards and Hazardous Materials				
<p>MM HAZ-1 Testing for the presence and location(s) of asbestos containing materials and lead-based containing materials shall be performed by a professional service provider prior to issuance of a demolition permit for structures built prior to 1980. Any identified contaminated materials shall be removed, handled and processed per applicable health and safety code regulations.</p>	Test results where applicable	Prior to issuance of a demolition permit for structures built prior to 1980	Applicant/Developer, City of Lake Elsinore Community Development Department	

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MM HAZ-2 Assessor’s parcel number (APN) 37102007 shall be inspected by a professional service provider for staining or signs of hazardous materials or petroleum products by associated with an abandoned oil/gas well known as “Conklin-Walker 1”. Inspection and confirmation of the well’s abandonment as well as removal of any remaining equipment or improperly abandoned elements of the well shall be conducted in accordance with Division of Oil, Gas, and Geothermal Resources (DOGGR) requirements prior to issuance of a grading or building permit for the parcel.	Site inspection of abandoned oil/gas well	Prior to issuance of grading or building permits	Applicant/Developer professional service provider, City of Lake Elsinore Community Development Department	
MM HAZ-3 Relocation of the Skylark Airport and/or future implementing development projects within the ELSP and Skylark Airport Influence Area (as shown in Figure 5.7-1 Airport Influence Areas or as amended in the future) shall require a City plan check of the construction plans to confirm no tall equipment or construction activities would violate applicable requirements of the Federal Aviation Administration (FAA) regarding any encroachment into the airport’s navigable airspace in accordance with Federal Aviation Regulations (FAR) Part 77, or shall obtain encroachment approvals through Caltrans if such activities cannot avoid encroachment during airport operating ours.	City construction plan check to verify FAA or encroachment approvals	Prior to airport relocation or implementation of future implementing development project within Skylark Airport Influence Area	Applicant/Developer, City of Lake Elsinore Community Development Department and/or Caltrans or FAA	
MM HAZ-4 Relocation of the Skylark Airport and/or future implementing development projects within the East Lake Specific Plan and Skylark Airport Influence Area (as shown in Figure 5.7-1 Airport Influence Areas or as amended in the future) shall be evaluated for consistency with continued operations at the existing airport or relocated airport. The project applicant of each such development project shall comply with the applicable requirements of the Federal Aviation Administration (FAA) regarding any encroachment into the airport’s navigable airspace in accordance with Federal Aviation Regulations (FAR) Part 77 and demonstrate land use consistency with the Caltrans Airport Land Use Planning Handbook.	City construction plan check to verify FAA or encroachment approvals	Prior to airport relocation or implementation of future implementing development project within Skylark Airport Influence Area	Applicant/Developer, City of Lake Elsinore Community Development Department and/or Caltrans or FAA	
MM HAZ-5 As part of the approval process for a future implementing development project, projects shall be required to demonstrate their avoidance of significant impacts associated with wildfire hazards through implementation of Policies 4.1 through 4.3 of the Wildfire Hazards section of the Public Safety and Welfare chapter of the General Plan. (Ref. General Plan EIR Mitigation Measure MM Hazards 5). In addition, all fuel modification activities for future implementing development projects must be conducted in accordance with Section	Building plans; site plans; setbacks; fuel modification zones	Prior to issuance of a building permit	Applicant/Developer, Fire Department, City of Lake Elsinore Community Development	

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6.4 Fuels Management of the MSHCP, where applicable.			Department	
Hydrology and Water Quality				
MM HWQ-1 Future implementing development projects requiring 401 Water Quality Certification and NPDES construction and stormwater permits, United States Army Corps of Engineers Section 404 permit, and California Department of Fish and Wildlife (CDFW) Section 1602 Streambed Alteration Agreement, shall obtain such permits prior to the issuance of City grading permits.	Obtain necessary permits	Prior to issuance of City grading permit(s)	Applicant/Developer, City of Lake Elsinore Community Development Department, RWQCB, USACE, CDFW	
MM HWQ-2 Prior to conducting any dredging in the Lake (Lake Elsinore) associated with future implementing development projects within the Project site, standard toxicity tests shall be conducted of sediments in potential dredge locations. Only locations that pass standard toxicity tests shall be dredged unless otherwise abated utilizing additional measures as approved by the United States Army Corps of Engineers.	Toxicity test results	Prior to dredging	Applicant/Developer professional service provider, City of Lake Elsinore Community Development Department, USACE	
MM HWQ-3 Prior to conducting any dredging in the Lake (Lake Elsinore) associated with future implementing development projects within the Project site, measures (including the use of silt curtains around dredge equipment) shall be taken to reduce turbidity impacts. The city shall review and approve any turbidity abatement measures developed by the Applicant and the United States Army Corps of Engineers prior to initiation of dredging.	Install turbidity abatement measures	Prior to dredging	Applicant/Developer professional service provider, City of Lake Elsinore Community Development Department, USACE	
MM HWQ-4 Prior to conducting any dredging in the Lake (Lake Elsinore) associated with future implementing development projects within the Project site, measures shall be taken to prevent any release of hydrocarbons into the Lake during routine dredging operations as well as uncontrolled accidental spillage of petroleum products into the Lake from dredging machinery. Such measures shall include the use of floating oil booms to collect any petroleum hydrocarbons	Install hydrocarbon abatement measures	Prior to dredging	Applicant/Developer professional service provider, City of Lake Elsinore Community	

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that might escape and to develop a dredging petroleum spill avoidance and contingency plan.			Development Department	
MM HWQ-5 All drainage facilities shall conform to the requirements and standards of the City of Lake Elsinore and the Riverside County Flood Control and Water Conservation District.	Building plans	Prior to issuance of building permit(s)	Applicant/Developer, City of Lake Elsinore Community Development Department	
MM HWQ-6 Prior to issuance of a grading permit for future implementing development projects proposing fill at elevation 1,260 MSL or below in the Project site, consistency shall be demonstrated with the HEC-5 analysis of the Outlet Channel design with a maximum of 100-year flood elevation of 1,263.3 feet MSL, an overflow weir height of 1,261 MSL and an operating Lake level of 1,240 MSL. Documentation showing consistency with the HEC-5 analysis shall be submitted to the USACE, EVMWD, RCFCD and WCD, and these agencies shall provide written approval of the adequacy of such documentation.	Written approval from USACE, EVMWD, RCFCD and WCD	Prior to issuance of grading permit for future implementing development project proposing fill at elevation 1,260 MSL or below	Applicant/Developer, City of Lake Elsinore Community Development Department	
MM HWQ-7 Prior to issuance of a grading permit for future implementing development projects proposing fill at elevation 1,260 MSL or below in the Project site, a copy of the grading plans shall be submitted to the USACE, the Bureau of Reclamation (as applicable), EVMWD, RCFCD and WCD for review and approval. The grading plans must demonstrate that 1) the flood storage capacity of 30,735 acre-feet is maintained, 2) adequate conveyance of the 45-100 year flood events is maintained, and 3) the hydrology necessary to sustain the 365-acre Wetlands Mitigation Area and the Wetland Areas are maintained pursuant to the specification of the Lake Management Plan, as applicable.	Written approval from USACE, Bureau of Reclamation (as applicable), EVMWD, RCFCD and WCD	Prior to issuance of grading permit for future implementing development project proposing fill at elevation 1,260 MSL or below	Applicant/Developer, City of Lake Elsinore Community Development Department	
MM HWQ-8 Prior to the issuance of a grading permit for projects below elevation 1260, approval shall be secured from the USACE that the Proposed Project complies with the conditions of Permit No. 88-00215-RRS and amendments thereto. Project shall also comply with	Written approval from USACE	Prior to issuance of grading permit	Applicant/Developer, City of Lake Elsinore Community	

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SARWQCB requirements as applicable.		for future implementing development project proposing fill at elevation 1,260 MSL or below	Development Department	
Noise				
<p>MM NOI-1 Prior to issuance of a grading permit or building permit for a future implementing development project in the East Lake Specific Plan, the applicant will submit to the City for review and approval, a Construction Management Plan (CMP) that will include measures to reduce construction-related noise. The CMP shall include:</p> <ul style="list-style-type: none"> a. Estimated number of working days, days of the week to be worked, and daily working hours for site preparation, grading and construction activities consistent with the Lake Elsinore Municipal Code. Additional allowable working time restrictions may be established by the City if activities will occur within 200 feet of sensitive receptors, last more than 10 working days, and/or be noise intensive; as deemed appropriate by the City Engineer’s review of the CMP. b. Require all fixed and mobile construction equipment be checked, by the contractor or designee, and logged weekly to verify proper tuning and operating mufflers. c. Require all stationary noise generating construction equipment, construction staging areas, and noise intensive activities such as metal stud and rebar cutting be located as far as practical, and shielded if possible, from existing residences, indicating such locations and shielding on the construction plans. d. If impulsive noise generation (e.g. pile driving or jack-hammering) is necessary within 200 feet of noise-sensitive users, a Project-specific noise study shall be required to determine additional measures such as special activity scheduling and/or need for the erection of temporary sound barriers to reduce impacts. e. Posted information onsite for contact in case of emergency or complaint. f. If a hauling permit is required, the contractor will verify with the City prior to hauling activities that no conflict with other projects utilizing portions of the same route, also 	Construction Management Plan; monitoring logs	Prior to issuance of grading permit(s) or building permit(s) for future implementing development project	Applicant/Developer, construction manager(s), City of Lake Elsinore Community Development Department	

Mitigation Monitoring and Reporting Program (MMRP)				
Mitigation Measure	Method(s) of Verification	Timing of Verification	Monitoring Responsibility	Verification (Date/Initials)
for hauling activities under another hauling permit, will occur.				
<p>MM NOI-2 As part of an application for a future implementing development project within the East Lake Specific Plan, a detailed acoustical study shall be submitted that evaluates existing and projected noise levels affecting 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. 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 measures shall provide sound level reductions so that future uses within the Project site are consistent with the CNEL levels identified in the Lake Elsinore General Plan and Lake Elsinore Municipal Code.</p>	Acoustical study; monitoring logs	Submit with application for a future implementing development project. Study approved prior to issuance of grading or building permit(s)	Applicant/Developer professional service provider, construction manager(s), City of Lake Elsinore Community Development Department	
<p>MM NOI-3 Prior to the approval of each future implementing development project within the East Lake Specific Plan, the applicant/developer shall submit a detailed acoustical study demonstrating that all 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 project specific design plans have incorporated adequate sound attenuation measures to achieve the applicable noise standards.</p>	Acoustical study	Prior to the approval of each future implementing development project	Applicant/Developer professional service provider, City of Lake Elsinore Community Development Department	
<p>MM NOI-4 Prior to the issuance of any building permits for future implementing residential development projects, the applicant shall incorporate appropriate buffering and/or sound 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 45 dBA for interior noise levels.</p>	Applicant to verify incorporation of buffering and/or sound	Prior to the issuance of building permits for future	Applicant/Developer professional service provider, City of Lake Elsinore Community Development	

Mitigation Monitoring and Reporting Program (MMRP)				
Mitigation Measure	Method(s) of Verification	Timing of Verification	Monitoring Responsibility	Verification (Date/Initials)
	attenuation	residential development projects	Department	
MM NOI-5 Prior to the issuance of building permits for future implementing commercial development projects, the applicant shall incorporate measures to minimize hours of operation and reduce exterior noise levels on on-offsite sensitive receptors resulting from on-site noise sources, such as Action Sports 1 and 2 operations, Active Recreation 1 and 2 operations, loading docks, speakerphones, music/live entertainment to 65 dBA CNEL 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 with issuance of a special event permit.	Applicant to verify measures to minimize hours of operation and reduction of exterior noise levels will be taken	Prior to the issuance of building permits for future commercial development projects	Applicant/Developer, City of Lake Elsinore Community Development Department	
MM NOI-6 For future implementing development projects in the East Lake Specific Plan with the potential to generate construction-related groundborne vibration (e.g., use of pile drivers, rock drills, and pavement breakers) within 100 feet or less of sensitive buildings, the City shall require the project applicant to submit a construction-related vibration avoidance, minimization and mitigation plan to the City prior to issuance of a demolition or grading permit. The mitigation plan shall depict the location of the construction equipment and activities and how the vibration from equipment and activities would be mitigated to minimize human annoyance and avoid damage to buildings. The City shall require binding implementation measures for the approved plan.	Construction-related vibration avoidance, minimization and mitigation plan	Prior to issuance of demolition or grading permit(s) for future implementing development projects proposing vibration-intensive activities within 100 feet of sensitive buildings	Applicant/Developer professional service provider, City of Lake Elsinore Community Development Department	
Transportation and Circulation				

Mitigation Monitoring and Reporting Program (MMRP)				
Mitigation Measure	Method(s) of Verification	Timing of Verification	Monitoring Responsibility	Verification (Date/Initials)
<p>MM TC-1 Prior to issuance of a grading permit or building permit for each future implementing development project in the East Lake Specific Plan, the applicant/developer will submit to the City for review and approval, a Construction Management Plan (CMP) that will include measures to reduce construction-related traffic. The CMP shall include:</p> <ul style="list-style-type: none"> a. Control for any street closure, detour, or other disruption to traffic circulation; b. Routes that construction vehicles will utilize to access the site; c. Hours of construction traffic (not to occur during AM or PM peak hour); d. Off-site vehicles staging and parking areas; e. Proposed construction staging plan for the Project; f. Posted onsite information for contact in case of emergency or complaint; and, g. Hours of construction and traffic control during construction shall not interfere with ingress/egress to and from the residential, commercial and other land uses from each phase built and to be built-out. 	<p>Construction Management Plan; monitoring logs</p>	<p>Prior to issuance of a grading permit or building permit</p>	<p>Applicant/Developer professional service provider, City of Lake Elsinore Community Development Department</p>	
<p>MM TC-2 Future implementing development projects in the East Lake Specific Plan shall participate in the construction of on- and off-site intersection and street segment improvements through payment of City of Lake Elsinore fees, and participation in the Western Riverside County Transportation Uniform Mitigation Fees (TUMF) program. Improvements may include but not be limited to the construction of new intersection(s) and/or street segment(s), street widening, striping, and signalization. Where improvements listed below under Section ‘c.’, or other required improvements determined under Section ‘a.’ or ‘b.’, are not covered by these programs, mitigation shall be implemented through a fair-share contribution or as otherwise determined by the City Engineer. The future implementing development project’s responsibility for its portion of those improvements shall be in place prior to issuance of a building permit unless one or more of the following scenarios occurs:</p> <ul style="list-style-type: none"> a. A new traffic study is submitted and approved by the City’s Traffic Engineer demonstrating that the identified intersection improvement is no longer needed to maintain an acceptable LOS as determined by the City’s Traffic Engineer. (The City’s General Plan Update allows LOS E within the Ballpark District). b. If a programmed improvement is delayed, a new traffic study shall be submitted and approved by the City’s Traffic Engineer identifying improvements that shall reduce the project’s contribution to the impacted intersection, street segment or interchange. 	<p>Receipt payment of fees; construction plans; traffic study</p>	<p>Prior to issuance of building permits for development projects</p>	<p>Applicant/Developer, City of Lake Elsinore Community Development Department, City Engineer</p>	

Mitigation Monitoring and Reporting Program (MMRP)				
Mitigation Measure	Method(s) of Verification	Timing of Verification	Monitoring Responsibility	Verification (Date/Initials)
<p>c. Improvements shall be based on specific details provided in the Project’s TIA or new traffic study per section “a.” and “b.” above. Planned and recommended improvements are anticipated for the following facilities:</p> <p>Internal Roadway Intersections</p> <ul style="list-style-type: none"> • Diamond Drive at Olive Street – (TIA reference Intersection 25) • “A” Street at Olive Street – (TIA reference Intersection 26) • “A” Street at Victorian Lane – (TIA reference Intersection 27) • “A” Street at Cereal Street – (TIA reference Intersection 25) • Lucerne Street at Sylvester Street – (TIA reference Intersection 29) • Stoneman Street at Cereal Street – (TIA reference Intersection 30) <p>Internal Roadway Segments</p> <ul style="list-style-type: none"> • Sylvester Street, between Lucerne Street and Diamond Drive – (TIA reference Segment 27) • Lucerne Street, between Sylvester Street and Cereal Street – (TIA reference Segment 28) • Cereal Street, between Lucerne Street and Stoneman Street – (TIA reference Segment 29) • Cereal Street between Stoneman Street and Diamond Drive – (TIA reference Segment 30) • Diamond Drive, between Olive Street and Cereal Street – (TIA reference Segment 31) <p>External Roadway Intersections</p> <ul style="list-style-type: none"> • Railroad Canyon Road at Summerhill Road/Grape Street – (TIA reference Intersection 1) • Railroad Canyon Road at I-15 NB Ramps – (TIA reference Intersection 2) • Diamond Drive at I-15 SB Ramps – (TIA reference Intersection 3) • Diamond Drive at Auto Center Drive/Casino Drive – (TIA reference Intersection 4) • Lucerne Street at Lakeshore Drive – (TIA reference Intersection 5) • Diamond Drive at Lakeshore Drive/Mission Trail – (TIA reference Intersection 6) • Diamond Drive at Campbell Street – (TIA reference Intersection 7) 				

Mitigation Monitoring and Reporting Program (MMRP)				
Mitigation Measure	Method(s) of Verification	Timing of Verification	Monitoring Responsibility	Verification (Date/Initials)
<ul style="list-style-type: none"> • Mission Trail at Campbell Street – (TIA reference Intersection 8) • Diamond Drive at Malaga Road – (TIA reference Intersection 9) • Mission Trail at Malaga Road – (TIA reference Intersection 10) • Mission Trail at Olive Street – (TIA reference Intersection 11) • Mission Trail at Victorian Lane – (TIA reference Intersection 12) • Mission Trail at Lemon Street – (TIA reference Intersection 13) • Corydon Road at Cereal Street – (TIA reference Intersection 15) • Mission Trail at Bundy Canyon Road – (TIA reference Intersection 16) • Orange Street at Bundy Canyon Road – (TIA reference Intersection 17) • I-15 SB Ramps at Bundy Canyon Road – (TIA reference Intersection 18) • I-15 NB Ramps at Bundy Canyon Road – (TIA reference Intersection 19) • Corydon Road at Palomar Street – (TIA reference Intersection 20) • Mission Trail at Palomar Street – (TIA reference Intersection 21) • Stoneman Street at Grand Avenue – (TIA reference Intersection 22) • Corydon Road at Grand Avenue – (TIA reference Intersection 23) • Grape Street at I-15 NB Ramps – (TIA reference Intersection 24) <p>External Roadway Segments</p> <ul style="list-style-type: none"> • Lucerne Street, south of Lakeshore Drive – (TIA reference Segment 3) • Mission Trail, between Diamond Drive and Campbell Street– (TIA reference Segment 7) • Mission Trail, between Campbell Street and Malaga Road– (TIA reference Segment 8) • Mission Trail, between Malaga Road and Olive Street– (TIA reference Segment 12) • Olive Street, between Mission Trail and Grape Street– (TIA reference Segment 13) • Mission Trail, between Olive Street and Victorian Lane– (TIA reference Segment 14) • Mission Trail, between Victorian Lane and Lemon Street– (TIA reference Segment 15) • Corydon Road, between Mission Trail and Cereal Street– (TIA reference Segment 17) • Cereal Street, west of Corydon Road– (TIA reference Segment 18) • Bundy Canyon Road, between Mission Trail and I-15 SB Ramps– (TIA reference Segment 20) • Corydon Road, between Cereal Street and Palomar Street– (TIA reference Segment 21) • Stoneman Street, north of Grand Avenue– (TIA reference Segment 24) 				

Mitigation Monitoring and Reporting Program (MMRP)				
Mitigation Measure	Method(s) of Verification	Timing of Verification	Monitoring Responsibility	Verification (Date/Initials)
<ul style="list-style-type: none"> • Corydon Road, between Palomar Street and Grand Avenue– (TIA reference Segment 26) • Bundy Canyon Road, between Corydon Road and Mission Trail– (TIA reference Segment 32) <p>Caltrans Facilities</p> <ul style="list-style-type: none"> • I-15 Northbound Off-Ramp to Grape Street – (TIA reference 1) • I-15 Northbound On-Ramp from Grape Street – (TIA reference 2) • I-15 Southbound Off-Ramp to Railroad Canyon Road – (TIA reference 3) • I-15 Southbound On-Ramp from Railroad Canyon Road – (TIA reference 4) • I-15 Southbound from Railroad Canyon Road to Bundy Canyon Road – (TIA reference 5) • I-15 Southbound from Bundy Canyon Road to Baxter Road – (TIA reference 6) 				