

SECTION 1.0 EXECUTIVE SUMMARY

1.1 Description of the Proposed Project

1.1.1 Project Location

The Project site is located in the City of Lake Elsinore (City) within the westernmost portion of Riverside County, California. Surrounding cities include Canyon Lake and Menifee to the east and Wildomar to the south. United States Forest Service lands within the Cleveland National Forest border the City to the west. Interstate 15 (I-15) provides north-south regional access to the City and the Ortega Highway - State Route 74 (SR-74) extends in a northeast to southeast direction through the City. The Project site is bounded on the west by the Lake (Lake Elsinore), on the east by Mission Trail and Corydon Road, on the north by Lakeshore Drive and Malaga Road, and on the south by undeveloped land and residential neighborhoods.

1.1.2 Project Description

East Lake Specific Plan Amendment No. 11

In order to be responsive to changing market conditions, evolving lifestyle preferences and the specific needs of potential developers of future implementing development projects, the East Lake Specific Plan Amendment Number 11 (ELSPA No. 11) incorporates flexibility of uses in the final mix and intensity of development. Such flexibility allows final decisions on uses and development intensity to be made as conditions change over time. This flexible approach is in the public's best interests in terms of the range of mixed-use recreational, commercial and housing opportunities proposed for the Project site.

As described below, the ELSPA No. 11 land use concept provides flexibility not only by providing for a range of possible uses, but also by allowing flexibility in how uses are mixed. Uses can be mixed either vertically or horizontally. For example, vertical mixed uses can locate residential or office uses over ground-floor commercial retail. Horizontal mixed-use can locate different uses adjacent to each other; for example, residential near an office building, and commercial retail and hotels near active recreational uses. In order to achieve this flexibility, the land use approach utilizes the following flexibility tools.

- **Land Use Designations:** The ELSPA No. 11 land use plan is made up of four land use designations and three land use overlays. The "Action Sports, Tourism, Commercial and Recreation" land use designation reflects the unique development potential of Planning Areas 2, 3, 6, and 8 due to their proximity to the Lake and the adjacent Diamond Specific Plan. In conjunction with the land use overlays, and the "Golf Course, Parks", "Residential Neighborhood" and "Preservation/Mitigation Areas" land use designations, the ELSPA No. 11 land use plan provides for a mix of sports and recreational uses, commercial uses, hotels, open space, residential, limited light-industrial and accessory light-industrial uses. Permitted uses in these categories are purposely broad to allow for a range of complementary uses.

- **Intensity of Development:** In order to facilitate a mix of land use types and opportunities, the intensity of an individual development may exceed the development targets within any Planning Area or Land Use Overlay so long as maximum development targets of the entire Project site (see Development Targets, below) is not exceeded. Under this approach, a variety of land use types and intensities are permitted within the Project site, and the location of specific uses can follow market demand. Individual residential project development density is considered “gross density,” calculated based on the number of units in the development divided by the total land area of the development.

Similar to residential density, non-residential development intensity (calculated as floor area ratio, or FAR) is permitted within the Project site so long as the maximum mixed-use, non-residential development targets contained in the ELSPA No. 11 are not exceeded. (see Development Targets, below). Under this approach, a variety of non-residential building floor area ratios are permitted anywhere within a Planning Area.

- **Development Targets:** The amount of development, or land use yield, which is allowed under the ELSPA No. 11 land use plan, is based on the development vision and design objectives of the Plan, and the area’s carrying capacity for development. Based on this vision, plan-wide development “targets” have been established for the Project, to be implemented through the land use designations and overlays. The development targets are listed below in Table 1-1.

Table 1-1. East Lake Specific Plan Development Targets

Land Use	Development Targets
Active Recreation 1 Uses ¹	1
Active Recreation 2 Uses ²	3
Action Sports 1 Uses ³	1
Action Sports 2 Uses ⁴	1
Outdoor Concert Venue (10,000 attendees maximum) ⁵	1
Commercial/Industrial	458,000 square feet
Golf Course (The Links at Summerly)	1
Hotels ⁶	4
Parks	36.4 acres
Preservation/Mitigation ⁷	815.18 835.0 acres minimum
Mixed Use Overlay	1,350 dwelling units
Residential Neighborhoods	2,290 dwelling units
Restaurants	67,500 square feet
NOTES:	
¹ Active Recreation 1 – More intense weekend trip generating land uses (e.g., baseball/field sports complex)	
² Active Recreation 2 – Includes less intense trip generating land uses (e.g., water park, cable ski park, hockey rink.	
³ Action Sports 1 – Motocross sports facility with up to 20,000 spectators per event.	
⁴ Action Sports 2 – Motorsports Race Track with minimum trip generation/parking needs.	
⁵ The Outdoor Concert Venue would share grounds with an Active Recreation 1 Use facility.	
⁶ Maximum of 540 rooms	
⁷ Preservation/Mitigation acreage is approximate. Actual acreage set aside for Preservation/Mitigation purposes may vary from listed amount.	

Land Use Allocation by Planning Area

Land use allocation within the Project site would be based on eight development areas or “Planning Areas,” which have been designated to provide further definition of the Land Use Plan. Furthermore, the Planning Areas were created to reflect logical clusters of integrated development.

Actual land uses developed in the Project site would not be determined until the site plan Design Review and/or subdivision stage for future implementing development projects, and may result in slight differences from the actual yield allocated to a particular Planning Area as presented below. Additionally, the conceptual land uses described below may also change as detailed site planning occurs. The use allocations (i.e., non-residential SF and number of dwelling units) described below are shown in Table 1-2, East Lake Specific Plan Development Targets by Planning Area. Some portions of the Project site have already been constructed, are under construction, or have entitlements already in place. These are noted in the discussion that follows in Section 3.5.4.

Table 1-2. East Lake Specific Plan Development Targets by Planning Area

Planning Area	Acres	Development Target
Planning Area 1	707.5	
Golf Course (The Links at Summerly)		1
Hotel ¹		1 (90 rooms)
Residential Neighborhood		1,979 dwelling units
Preservation/Mitigation ¹²		100.43 acres
Planning Area 2²	310.6	
Active Recreation 2 Uses ^{5,7}		0-1
Commercial/Industrial		290,000 sq.ft.
Hotel ¹		1 (150 rooms)
Residential with Mixed Use Overlay		600 dwelling units
Restaurants		30,000 sq.ft.
Planning Area 3³	603.7	
Active Recreation 1 Uses ^{4,6}		0-1
Active Recreation 2 Uses ^{5,7}		1-2
Commercial		100,000 sq.ft.
Hotel ¹		1 (150 rooms)
Restaurants		30,000 sq.ft.
Private Recreational Airport Facility Skylark Airport ⁶		1
Outdoor Concert Venue (10,000 attendees maximum) ^{6, 11}		0-1
Preservation/Mitigation ¹²		20.46 acres
Planning Area 4	98.2	
Residential Neighborhood		311 dwelling units
Park		1
Preservation/Mitigation ¹²		11.73 acres
Planning Area 5	422.6 433.6	
Preservation/Mitigation ¹²		422.6 433.6 acres
Planning Area 6	425.2 439.4	
Active Recreation 1 Uses ^{4,6,10}		0-1
Active Recreation 2 Uses ^{5,7,10}		0-1
Action Sports 1 Uses ^{6,8}		1
Action Sports 2 Uses ^{6,9}		1
Outdoor Concert Venue (10,000 attendees maximum) ^{6, 11}		0-1
Commercial		10,000 sq.ft.
Hotel ¹		1 (150 rooms)
Restaurants		7,500 sq.ft.
Preservation/Mitigation ¹²		70.18 84.38 acres
Planning Area 7	187.7	
Action Sports Uses		8.3 acres
Preservation/Mitigation ¹²		174.4 acres

Planning Area	Acres	Development Target
Planning Area 8	196.7	
Commercial		58,000 sq.ft.
Residential within Mixed Use Overlay		750 dwelling units
<p>NOTES:</p> <p>¹ Maximum total of 4 hotels with a maximum of 540 rooms. Each individual hotel may exceed the number of rooms identified; provided however that the total number of hotel rooms within the East Lake Specific Plan does not exceed 540 rooms.</p> <p>² If developed pursuant to the VTTM 34017 (Waterbury) Overlay, Planning Area 2 Development Target would be 2,229 dwelling units, up to 250,000 square feet of Commercial uses and up to 10,000 square feet of restaurants.</p> <p>³ If developed pursuant to the VTTM 34017 (Waterbury) Overlay, Planning Area 3 Development Target would be up to 75,000 square feet of Commercial uses, up to 20,000 square feet of restaurants, one hotel (maximum 150 rooms), one Active Recreation #1 and one Active Recreation #2 (or two Active Recreation #2 in place of the one Active Recreation #1 allocated for this Planning Area).</p> <p>⁴ Active Recreation 1 – Allows for uses with more intense weekend trip generating land uses (e.g., baseball/field sports complex)</p> <p>⁵ Active Recreation 2 – Includes less intense trip generating land uses (e.g., water park, cable ski park, hockey rink).</p> <p>⁶ Maximum of 1 of these facilities within ELSP.</p> <p>⁷ Maximum of 3 of these facilities within ELSP.</p> <p>⁸ Action Sports 1 – Motocross sports facility with up to 20,000 spectators per event.</p> <p>⁹ Action Sports 2 – Motorsports Race Track with minimum trip generation/parking needs.</p> <p>¹⁰ Either one Active Recreation #1 or one Active Recreation #2 facility is permitted in Planning Area 6.</p> <p>¹¹ The Outdoor Concert Venue would share grounds with an Active Recreation 1 Use facility.</p> <p>¹² All Preservation/Mitigation acreages are approximate totals. Actual acreage set aside for Preservation/Mitigation purposes may vary from listed totals.</p>		

1.1.3 Project Phasing and Infrastructure

Table 1-3, East Lake Specific Plan Phasing, shows the anticipated development of the Project site taking place in two phases. However, the two phases do not necessarily indicate the sequence in which the East Lake Specific Plan will build out. For example, development identified in Phase 2 may actually develop prior to or concurrently with development identified in Phase 1. Development will occur in response to market demands and in accordance with the installation of infrastructure necessary to serve the development, including but not limited to roadways, public utilities including sewer availability, and regional drainage facilities¹. These phases are briefly described as follows:

Phase 1: This phase includes that development within the Project site anticipated to be completed within five years (by July 1, 2022). This phase also includes design and construction of the backbone circulation system (the extension of Malaga Road/Sylvester Street, Lucerne Street and Cereal Street) and related infrastructure (water, sewer and dry utilities) and improvements to make an existing permeable earthen berm impermeable for better hydrologic control over the Back Basin and Lake levels. It is also

¹ Development proposals will be evaluated for potential environmental impacts in accordance with the provisions of Section 10.7.2 of the ELSPA No. 11.

expected that the 770-acre objective for the Multiple Species Habitat Conservation Plan (MSHCP) conservation in the Back-Basin would be achieved.

Phase 2: This phase reflects completion of all development targets within the Project site by 2040. Any Phase 1 development that is not completed during the five-year Phase 1 period would be completed as part of Phase 2.

In addition to the infrastructure improvements discussed above, the Project would also include additional offsite improvements related to connecting to and/or upgrading offsite utility and roadway infrastructure.

Table 1-3. East Lake Specific Plan Phasing

Planning Area	Acres	Development Target	
		Phase 1	Phase 2
Planning Area 1	707.5		
Golf Course (The Links at Summerly)		1	
Hotel ¹		1 (90 rooms)	
Residential Neighborhood		1,979 dwelling units	
Preservation/Mitigation ¹²		100.43 acres	
Planning Area 2²	310.6		
Active Recreation 2 Uses ^{5,7}		0-1	
Commercial/Industrial		43,500 sq.ft.	246,500 sq.ft.
Hotel ¹			1 (150 rooms)
Residential with Mixed Use Overlay		300 dwelling units	300 dwelling units
Restaurants		4,500 sq.ft.	25,500 sq.ft.
Planning Area 3³	603.7		
Active Recreation 1 Uses ^{4,6}		0-1	
Active Recreation 2 Uses ^{5,7}		0-1	1-2
Commercial		30,000 sq.ft.	70,000 sq.ft.
Hotel ¹			1 (150 rooms)
Restaurants ⁶		4,500 sq.ft.	25,500 sq.ft.
<u>Private Recreational Airport Facility</u> Skylark Airport ⁶		1	
Outdoor Concert Venue (10,000 attendees maximum) ^{6, 11}		0-1	
Preservation/Mitigation ¹²		20.46 acres	
Planning Area 4	98.2		
Residential Neighborhood		311 dwelling units	
Park		1	
Preservation/Mitigation ¹²		11.73 acres	
Planning Area 5	422.6433.6		
Preservation/Mitigation ¹²		422.6 433.6 acres	
Planning Area 6	425.2439.4		
Active Recreation 1 Uses ^{4,6,10}		0-1	
Active Recreation 2 Uses ^{5,7,10}		0-1	
Action Sports 1 Uses ^{6,8}		1	

Planning Area	Acres	Development Target	
		Phase 1	Phase 2
Action Sports 2 Uses ^{6,9}		1	
Outdoor Concert Venue (10,000 attendees maximum) ^{6,11}		0-1	
Commercial			10,000 sq.ft.
Hotel ¹			1 (150 rooms)
Restaurants			7,500 sq.ft.
Preservation/Mitigation ¹²		70.1884.4 acres	
Planning Area 7	187.7		
Action Sports Uses			8.3 acres
Preservation/Mitigation ¹²		174.4 acres	
Planning Area 8	196.7		
Commercial			58,000 sq.ft.
Residential within Mixed Use Overlay		325 dwelling units	425 dwelling units
<p>NOTES:</p> <p>¹ Maximum total of 4 hotels with a maximum of 540 rooms. Each individual hotel may exceed the number of rooms identified; provided however that the total number of hotel rooms within the East Lake Specific Plan does not exceed 540 rooms.</p> <p>² If developed pursuant to the VTTM 34017 (Waterbury) Overlay, Planning Area 2 Development Target would be: Phase 1 – 500 dwelling units, 37,500 sq.ft. of Commercial uses and 1,500 sq.ft. of restaurants; Phase 2 - 1,729 dwelling units, up to 212,500 square feet of Commercial uses and up to 8,500 square feet of restaurants.</p> <p>³ If developed pursuant to the VTTM 34017 (Waterbury) Overlay, Planning Area 3 Development Target would be: Phase 1 - 11,250 square feet of Commercial uses, 3,000 square feet of restaurants, one Active Recreation #1 and one Active Recreation #2 (or two Active Recreation #2 in place of the one Active Recreation #1 allocated for this Planning Area); Phase 2 – up to 63,750 square feet of Commercial uses, up to 17,000 square feet of restaurants, and one hotel (maximum 150 rooms).</p> <p>⁴ Active Recreation 1 – Allows for uses with more intense weekend trip generating land uses (e.g., baseball/field sports complex)</p> <p>⁵ Active Recreation 2 – Includes less intense trip generating land uses (e.g., water park, cable ski park, hockey rink).</p> <p>⁶ Maximum of 1 of these facilities within ELSP.</p> <p>⁷ Maximum of 3 of these facilities within ELSP.</p> <p>⁸ Action Sports 1 – Motocross sports facility with up to 20,000 spectators per event.</p> <p>⁹ Action Sports 2 – Motorsports Race Track with minimum trip generation/parking needs.</p> <p>¹⁰ Either one Active Recreation #1 or one Active Recreation #2 facility is permitted in Planning Area 6.</p> <p>¹¹ The Outdoor Concert Venue would share grounds with an Active Recreation 1 Use facility.</p> <p>¹² All Preservation/Mitigation acreages are approximate totals. Actual acreage set aside for Preservation/Mitigation purposes may vary from listed totals.</p>			

1.1.4 Project Objectives

As stated in the ELSPA No. 11, the following objectives provide a framework for the purpose and intent of the proposed Project.

1. Set forth a comprehensive development plan that implements the City of Lake Elsinore General Plan and achieves the City’s development goals for the East Lake area of the City.
2. Overhaul ELSP land uses, development regulations, circulation, drainage, and architectural guidelines in order to streamline development and make the ELSPA No. 11 document user-friendly.

3. Protect the natural resources in the Back Basin and maintain flood storage capacity.
4. Ensure that the City’s “Action Sports Capital of the World” activities and land uses have a permanent home in the City.
5. Stimulate private sector investment in the East Lake area.
6. Provide the necessary infrastructure to facilitate proposed land uses in the East Lake area, guided by a fiscally sound plan for funding the construction and ongoing maintenance of these infrastructure systems.
7. Maximize the advantages of the site’s location in terms of visibility and proximity to the Lake, State Route 74 and to Interstate 15.
8. Encourage action sports and related uses that benefit from and enhance the synergy of Diamond Stadium, The Links at Summerly Golf Course and skydiving activities.
9. Improve the housing stock by providing a residential component with a variety of residential product types and densities that are compatible with the City's economic mixed-use demand.
10. Increase City revenues by providing for a variety of actions sports, tourism, recreation, commercial and retail activities with the potential to generate substantial sales- and property-tax revenue.
11. Anticipate changing market demand and public need over time by providing flexibility in plan implementation and in development standards that would allow the East Lake Specific Plan to accommodate changing product designs and consumer preferences.
12. Provide for improved connectivity within the ELSPA No. 11 site and nearby destinations by extending Malaga Road/Sylvester Street, Cereal Street and Lucerne Street to Planning Area 6, and by incorporating gathering places, strong pedestrian connections, and linkages to surrounding city-wide trails and open space.

1.2 Areas of Controversy

The City prepared and distributed a Notice of Preparation (NOP) of an EIR on November 10, 2016 for a 30-day review period. The NOP was distributed to the State Clearinghouse Office of Planning and Research, public agencies, utility and service providers, Riverside County Clerk/Recorder, adjacent jurisdictions, and interested parties in the Project vicinity. The City received eleven (11) letters/e-mails with comments and (5) five comment cards during the December 1, 2016, scoping meeting. The NOP comments were used to establish the scope of the issues addressed in this EIR. Table 2-2 Areas of Potential Controversy presented in Section 2 Introduction provides more details on the interested individual, group or agency and comments received. A summary of issue areas from comments received and their respective Section where they are addressed in the EIR are as follows:

- Section 2.2, Scoping Comments and Public Participation;
- Section 5.2, Air Quality;
- Section 5.3, Biological Resources;
- Section 5.4, Cultural, Paleontological and Tribal Resources;
- Section 5.6, Greenhouse Gas Emissions;
- Section 5.7, Hazards and Hazardous Materials;

- Section 5.8, Hydrology and Water Quality;
- Section 5.9; Land Use;
- Section 5.12, Public Services
- Section 5.14, Transportation and Circulation;
- Section 5.15, Utilities;

1.3 Alternatives and Issues to be Resolved

1.3.1 Summary of Alternatives

CEQA requires that an EIR describe a range of reasonable alternatives to the Project, or to the location of the Project, which could feasibly attain the basic objectives of the Project, and to evaluate the comparative merits of the alternatives. Section 10 identifies potential alternatives to the proposed Project and evaluates each as required by CEQA. The criteria that were used to select those alternatives for detailed analysis and to screen others from further detailed consideration are also presented in Section 10. Several alternative development scenarios have been identified as a means of reducing potentially significant impacts associated with implementation of the proposed Project. These potentially feasible alternatives include:

Alternative(s) Considered and Rejected

- Alternative Site (Rejected Alternative)

Alternative(s) Considered for Analysis

- Alternative No. 1 – No Project (existing Adopted ELSP)
- Alternative No. 2 – Proposed Project with no development in Planning Area 6 (PA 6)

1.3.2 Environmentally Superior Alternative

CEQA also requires that the EIR identify the environmentally superior alternative among all of the alternatives considered, including the proposed Project. Based on the comparative analysis of alternatives provided in Section 7, the Alternative No. 2 – Proposed Project with no development in PA 6 would be considered environmentally superior in that its implementation would result in the least adverse environmental impacts compared to the other alternatives.

1.4 Impact Summary Table

Table 1-6 summarizes the significant adverse impacts of the proposed Project. The table also provides a summary of the potential impacts found to be less than significant, and which do not require mitigation. Each environmental resource area covered in the main text is summarized. Also, impacts found to be significant are listed along with the proposed mitigation measures. The residual impact after application of mitigation measures is also indicated for each significant impact.

Table 1-4 Summary of Impacts, Mitigation Measures and Level of Significance after Mitigation

Significance Threshold	Level of Significance Before Mitigation	Impact(s) and Mitigation	Level of Significance After Mitigation
Aesthetics			
<p>Threshold AES-A Have a substantial adverse effect on scenic vista.</p> <p>Threshold AES-B Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway.</p> <p>Threshold AES-C Substantially degrade the existing visual character or quality of the site and its surroundings.</p>	Less Than Significant	None	Not Applicable
<p>Threshold AES-D Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area.</p>	Potentially Significant	<p>Impact AES-1 The addition of night lighting for nighttime operations at The Links at Summerly Golf Course, Lake Elsinore Motocross facility and future sports-related facilities and for residential, commercial, hotel and other planned Project uses could produce substantial light and glare impacts to surrounding land uses.</p> <p><u>Mitigation Measure(s)</u></p> <p>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.</p>	Less Than Significant

Significance Threshold	Level of Significance Before Mitigation	Impact(s) and Mitigation	Level of Significance After Mitigation
Air Quality			
Threshold AQ-A Conflicts with or obstruct implementation of the applicable air quality plan.	Less Than Significant	None	Not Applicable
<p>Threshold AQ-B Violates any air quality standard or contributes substantially to an existing or projected air quality violation.</p> <p>SCAQMD Thresholds:</p> <ul style="list-style-type: none"> Project construction or operation emissions exceed any of the SCAQMD daily thresholds of significance in Table 5.2 4. Project construction or operation results in offsite ambient air pollutant concentrations that exceed any of the SCAQMD thresholds of significance shown in Table 5.2 4. <p>Threshold AQ-C Results in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state</p>	Potentially Significant	<p>Impact AQ-1 Individual and/or overlapping construction activity associated with future implementing development projects in the East Lake Specific Plan area may generate VOCs, NOX, CO, SOX, PM10, and/or PM2.5 emissions at levels above SCAQMD emissions standards and/or have temporary impacts on sensitive receptors.</p> <p><u>Mitigation Measure(s)</u></p> <p>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:</p> <p>Dust Control</p> <ol 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 elements and terminate soil disturbance when winds (as instantaneous gust(s)) exceed 25 mph. 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. 	Significant and Unavoidable Adverse Impact

Significance Threshold	Level of Significance Before Mitigation	Impact(s) and Mitigation	Level of Significance After Mitigation
<p>ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors).</p> <p>Threshold AQ-D Exposes sensitive receptors to substantial pollutant concentrations.</p> <p>Applicable Threshold:</p> <ul style="list-style-type: none"> Project emissions expose the public to significant levels of TACs. 		<ol style="list-style-type: none"> 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 construction site onto paved roads or wash off trucks and any equipment leaving the site each trip. 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). 10. All trucks hauling dirt, sand, soil, or other loose materials are to be covered. 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>Exhaust Emissions</p> <ol style="list-style-type: none"> 12. Require 90-day low-NOX tune-ups for off-road equipment. 13. Limit allowable idling to 5 minutes for trucks and heavy equipment. 14. Utilize equipment whose engines are equipped with diesel oxidation catalysts if available. 15. Utilize diesel particulate filter on heavy equipment where feasible. 16. Utilize Tier 4 off-road construction equipment. If Tier 4 off-road construction equipment is not available, require alternative fueled off-road equipment. 17. Configure construction parking to minimize traffic interference. 18. Use electricity from power poles rather than temporary diesel or gasoline power generators where connections are available. 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. 20. Schedule construction activities that affect traffic flow on the arterial system to off-peak hours to the extent practicable. 21. Reroute construction trucks away from congested streets or sensitive receptor areas. 22. Provide dedicated turn lanes for movement of construction trucks and equipment on- and off-site. 23. Require the use of 2010 model year diesel haul trucks that conform to 2010 EPA 	

Significance Threshold	Level of Significance Before Mitigation	Impact(s) and Mitigation	Level of Significance After Mitigation
		<p><u>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 construction contractor’s bid package, construction contract, or hauling permit.</u></p> <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> <p>Impact AQ-2 Operations in the East Lake Specific Plan area at Year 2022 Phase I completion and Year 2040 Buildout completion would result in a significant increase in VOCs, NOX, CO, PM10, and/or PM2.5 emissions at levels above SCAQMD emissions standards. Pending ultimate siting of future development and nature of activities, increased criteria pollutants could have negative impacts on sensitive receptors if not properly mitigated.</p> <p>MM AQ-3 Prior to issuance of a building permit for new implementing development</p>	

Significance Threshold	Level of Significance Before Mitigation	Impact(s) and Mitigation	Level of Significance After Mitigation
		<p>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. <u>1.</u> Submit plans demonstrating that any new residential buildings shall exceed those California Title 24 energy efficiency requirements in effect at the time of building permit issuance. 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. <u>2.</u> Submit plans demonstrating that any new commercial buildings shall include the following green building design features: <ol style="list-style-type: none"> a. <u>a.</u> Utilize Low-E and ENERGY STAR windows where feasible; b. <u>b.</u> Install high-efficiency lighting systems and incorporate advanced lighting controls, such as auto shut-offs, timers, and motion sensors; c. <u>c.</u> Install high R-value wall and ceiling insulation; and, d. <u>d.</u> Incorporate use of low pressure sodium and/or fluorescent lighting and/or LED lighting where practicable. 3. <u>3.</u> Require acquisition of new ENERGY STAR qualified appliances and equipment. 4. <u>4.</u> 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. <u>1.</u> Participation in green waste collection and recycling programs for landscape maintenance with designated green waste collection and storage areas and use of /or identification of potential vendors that provide green waste collection and 	

Significance Threshold	Level of Significance Before Mitigation	Impact(s) and Mitigation	Level of Significance After Mitigation
		<p>recycling services <u>during operation of future development projects;</u></p> <ol style="list-style-type: none"> 2. <u>Require 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);</u> 3. <u>Planting of trees or vegetation to shade buildings and thus reduce heating/cooling demand.</u> <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; 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. 	
Threshold AQ-E Creates objectionable odors affecting a substantial number of people.	Less Than Significant	None	Not Applicable
Biological Resources			
Threshold BIO-A Have a substantial adverse effect, either directly or through habitat modifications, on any	Potentially Significant	Impact BIO-1 Construction activities related to future implementing development projects within the Project site including grading, vegetation removal, and/or demolition activities would result in potentially significant impacts to surrounding plant and wildlife	Less Than Significant

Significance Threshold	Level of Significance Before Mitigation	Impact(s) and Mitigation	Level of Significance After Mitigation
<p>species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service.</p>		<p>species including candidate, sensitive, and special status species.</p> <p>Impact BIO-2 Construction of future implementing development projects within the Project site would result in potentially significant impacts to vegetation communities of concern pursuant to the MSHCP.</p> <p>Impact BIO-3 Construction of future implementing development projects would result in potentially significant impacts to special status plant species during construction.</p> <p>Impact BIO-4 Construction of future implementing development projects including clearing, grubbing, and demolition activities maywould result in less than significant impacts to western snowy plover and other nesting birds in the Project site.</p> <p>Impact BIO-5 Construction of future implementing development projects including clearing, grubbing, and demolition activities would result in less than significant impacts to MSHCP-covered species as well as American white pelican, coast patch-nosed snake, and two-striped garter snake that might occur in portions of the Project site.</p> <p>Impact BIO-6 Operation of the Project would likely lead to increased encroachment in undeveloped portions of the Project site as well as reduced habitat for these species, which would result in less than significant impacts to special status plants and wildlife.</p> <p>Impact BIO-7 Operation of the Project, particularly the improvement of Malaga Road, may result in permanent direct impacts to Critical Habitat designated for Riverside Fairy Shrimp in the Project site, which would constitute a potentially significant impact.</p> <p><u>Mitigation Measure(s)</u></p> <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 	

Significance Threshold	Level of Significance Before Mitigation	Impact(s) and Mitigation	Level of Significance After Mitigation
		<p>administered to key personnel regarding the sensitive biological resources, restrictions, protection measures, and individual responsibilities associated with the construction.</p> <ul style="list-style-type: none"> • 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. • 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. 	

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		<ul style="list-style-type: none"> • 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. <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 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.</p> <p><u>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</u></p>	

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		<p><u>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.</u></p> <p>MM BIO-4 <u>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.</u></p> <p>MM BIO-4a <u>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 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-</u></p>	

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		<p><u>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:</u></p> <ul style="list-style-type: none"> <u>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.</u> <u>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.</u> <u>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.</u> <u>d. Receiver site preparation for transplanting.</u> <u>e. Goals for success.</u> <u>f. Schedule.</u> 	

Significance Threshold	Level of Significance Before Mitigation	Impact(s) and Mitigation	Level of Significance After Mitigation
		<p>g. <u>Propagation techniques.</u></p> <p>h. <u>Transplant and seedling installation methods.</u></p> <p>i. <u>Plant spacing.</u></p> <p>j. <u>Performance criteria for success, including provision for control of non-native and invasive species.</u></p> <p>k. <u>Monitoring and reporting procedures for each of the five years of the monitoring period.</u></p> <p>l. <u>Adaptive management strategies, including a contingency plan should the site fail to meet the specified success criteria.</u></p> <p>m. <u>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).</u></p> <p>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).</p> <p>MM BIO-6 Unless impacts can be avoided, focused surveys should be conducted pursuant to Appendix E of the MSHCP, Summary of Species Requirements shall be conducted to determine presence/absence of Riverside fairy shrimp within vernal pool habitat. <u>Infrastructure Improvement Areas.</u> If fairy shrimp are present, the City shall determine whether avoidance can be achieved. If not, <u>90 percent of the occupied portions of the property that provide for long term conservation value for the fairy shrimp shall be conserved</u> mitigation will be provided at a 2:1 ratio in the form of in-kind habitat replacement within the Back Basin, and consistent with the MSHCP.</p> <p>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:</p>	

Significance Threshold	Level of Significance Before Mitigation	Impact(s) and Mitigation	Level of Significance After Mitigation
		<ul style="list-style-type: none"> <p>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, the removal of potential nesting bird habitat will be conducted outside of the nesting season (February 1 to August 31) to the extent feasible. If grading or site disturbance is to occur between February 1 and August 31, a nesting bird survey shall be conducted by a qualified biologist within not more than 72 hours of prior to ground disturbance activities scheduled vegetation removal, to determine if active the presence of nests or nesting birds are present. If active nests are identified, the <u>avian biologist will establish appropriate buffers around the nest vegetation (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). a qualified biologist may determine that construction can be permitted within the buffer areas and would develop a monitoring plan to prevent any impacts while the nest continues to be active (eggs, chicks, etc.). 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.</u> 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.</p> <p>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. If active burrowing owl burrows are detected during the breeding season, all work within an appropriate buffer (typically a minimum 300 feet) of any active burrow will be halted until that nesting effort is finished. The on-site biologist will review and verify compliance with these</p> 	

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		<p>boundaries and will verify the nesting effort has finished. Work can resume in the buffer when no other active burrowing owl burrows nests are found within the buffer area.</p> <ul style="list-style-type: none"> • pursuant to California Department of Fish and Wildlife and MSHCP protocols (Section 6.3.2 of the MSHCP, <i>Additional Surveys 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 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 the 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. 	
<p>Threshold BIO-B Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations,</p>	<p>Potentially Significant</p>	<p>Impact BIO-8 Operation of the Project would result in the removal of a maximum of 6.08 acres of Southern Cottonwood Willow Riparian Forest from portions of the Project site, which would result in a potentially significant impact to this sensitive natural community.</p> <p><u>Mitigation Measure(s)</u></p>	<p>Less Than Significant</p>

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<p>or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service (including protections provided pursuant to Section 1600 et seq.).</p>		<p>MM BIO-4 (see above)</p>	
<p>Threshold BIO-C Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means.</p>	<p>Potentially Significant</p>	<p>Impact BIO-9 Operation of the Project would result in temporary and permanent impacts to Waters of the US, Waters of the State, and Riparian-Riverine resources from portions of the Project site, which would result in a potentially significant impact.</p> <p><u>Mitigation Measure(s)</u></p> <p>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.</p> <p>MM BIO-89 Mitigation for each future implementing development project will be completed prior to or concurrently with Project implementations and will be consistent with the 770-acre Plan currently in place developed for the Back Basin.</p> <p>Impacts to Corps jurisdiction below elevation 1246’ and CDFW jurisdiction below elevation 1265’ are recommended to be shall be compensated for by the preservation of waters below elevation 1246’ and/or 1265’ in the confines of the Back Basin or Lake Elsinore at a ratio to be negotiated with USACE and CDFW respectively during the regulatory permitting process for subsequent implementing development projects at a minimum 0.25:1 ratio, except for developed, ruderal, and/or tamarisk scrub areas which may require a lesser ratio pending review and approval of the Corps and CDFW during the regulatory permitting process minimum 0.25:1 ratio. Impacts to non-wetland WoUS and streambed WoS are recommended to shall be compensated for at a minimum ratio of 1:1 preservation in the</p>	

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		<p>Back Basin, Lake Elsinore or other agency-approved mitigation bank or in-lieu fee program within the MSHCP. Impacts to wetland and riparian waters recommended to <u>shall</u> 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 within the MSHCP. Mitigation for non-elevation related impacts to jurisdictional features may be combined with the elevation mitigation areas, due to the significant overlap in these areas in the acreage calculations in the previous sections.</p> <p><u>Tables 5.3-18 and 5.3-19 in Section 5.3 of this revised DEIR identify the anticipated minimum mitigation necessary for impacts within the Project site. Each subsequent implementing development project will be evaluated individually by each applicable regulatory agency to determine appropriate mitigation for the project’s impacts to jurisdictional resources, based on a case-by-case analysis of the function and value of impacted resources as compared to the function and value of mitigation proposed by the developer.</u></p> <p><u>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.</u></p> <p><u>MM BIO-910 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 acre mitigation agreement-Plan currently in place- <u>developed</u> for the Back Basin <u>as well as other requirements as described in Section 2.5.4.2 of ELSPA No. 11.</u></u></p> <p>Removal of tamarisk scrub will be considered a benefit to the Back Basin and no mitigation will be necessary- <u>required by the City</u> provided the Tamarisk is eradicated in perpetuity. This means that development of a site that is graded, paved, etc. such that Tamarisk cannot survive, does not need mitigation. If a portion of Tamarisk scrub remains on a project site, the project proponent will be required <u>by the City</u> to establish an endowment to</p>	

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		<p>remove/eradicate the Tamarisk 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 within the MSHCP. 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 within the MSHCP. [...]</p> <p><u>Tables 5.3-202 and 5.3-213 in Section 5.3 of the revised Draft EIR identify the anticipated minimum mitigation necessary for impacts within the Project site.</u></p>	
<p>Threshold BIO-D Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites.</p>	<p>Less Than Significant</p>	<p>Impact BIO-4 (see above)</p> <p><u>Mitigation Measure(s)</u></p> <p>MM BIO-5 (see above)</p> <p>MM BIO-6 (see above)</p> <p>MM BIO-7 (see above)</p>	<p>Less Than Significant</p>
<p>Threshold BIO-E Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance.</p>	<p>Less Than Significant</p>	<p>None</p>	<p>Not Applicable</p>
<p>Threshold BIO-F Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan.</p>	<p>Less Than Significant</p>	<p>None</p>	<p>Not Applicable</p>
<p>Cultural, Paleontological and</p>			

Significance Threshold	Level of Significance Before Mitigation	Impact(s) and Mitigation	Level of Significance After Mitigation
Tribal Resources			
<p>Threshold CUL-A Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5.</p> <p>Applicable Thresholds:</p> <p>National Register of Historic Places. Eligibility for inclusion in the National Register is determined by applying the criteria established by the National Park Service under the National Historic Preservation Act (NHPA; 36 CFR 60.4), as follows:</p> <p>The quality of significance in American history, architecture, archeology, engineering, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association, and:</p> <ul style="list-style-type: none"> a. that are associated with events that have made a significant contribution to the broad patterns of our history; or b. that are associated with the 	<p>Potentially Significant</p>	<p>Impact CUL-1 A potentially significant impact would occur if construction activities, specifically earthmoving activities such as grading and excavation, uncover a historical or archeological resource.</p> <p>Impact CUL-2 A potentially significant impact would occur if construction activities, specifically earthmoving activities such as grading and excavation, uncover a tribal cultural resource.</p> <p>Impact CUL-3 A potentially significant impact would occur if future development within the Project site were to impact local native plant species of importance to the Pechanga Band of Luiseño Indians and/or the Soboba Band of Luiseño Indians.</p> <p>Impact CUL-4 A potentially significant impact would occur if construction activities were to uncover human remains.</p> <p>Impact CUL-5 A potentially significant impact would occur if construction activities, specifically earthmoving activities such as grading and excavation, uncover a paleontological resource.</p> <p><u>Mitigation Measure(s)</u></p> <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 documentation include “As-Built”, 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</p>	<p>Less Than Significant</p>

Significance Threshold	Level of Significance Before Mitigation	Impact(s) and Mitigation	Level of Significance After Mitigation
<p>c. lives of significant persons in our past; or that embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or d. that have yielded or may be likely to yield, information important in history or prehistory.</p> <p>California Register of Historical Resources. The California Register requires that sufficient time has passed since a resource’s period of significance to “obtain a scholarly perspective on the events or individuals associated with the resources.” (CCR 4852 [d][2]). The California Register also requires that a resource possess integrity. This is defined as the ability for the resource to convey its significance through</p>		<p>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> <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 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> <p>MM CUL-3 Prior to issuance of grading permits 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> <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 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.</p> <p>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</p>	

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<p>seven aspects: location, setting, design, materials, workmanship, feeling, and association.</p> <p>Eligibility for inclusion in the CR is determined by applying the following criteria:</p> <ul style="list-style-type: none"> a. it is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage; or b. it is associated with the lives of persons important in California's past; or c. it embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic value; or d. it has yielded or is likely to yield information important in prehistory or history. <p>Threshold CUL-B Cause a substantial adverse change in the significance of an archaeological resource</p>		<p>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.</p> <p>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 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> <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</p>	

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<p>pursuant to §15064.5.</p> <p>Threshold CUL-C Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature.</p> <p>Threshold CUL-D Disturb any human remains, including those interred outside of formal cemeteries.</p> <p>Threshold CUL-E Cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:</p> <p>a. Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or</p> <p>b. A resource determined by</p>		<p>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> <p>MM CUL-8 All sacred sites, should they be encountered within the Project site, shall be avoided and preserved as the mitigation, if feasible.</p> <p>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</p>	

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<p>the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.</p>		<p>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.</p> <p>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 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.</p> <p>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</p>	

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		<p>“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.</p> <p>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 approved PRMTP.</p> <p>The PRMTP shall include the following measures:</p> <ol 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 	

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		<p>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-Builts”, 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).</p> <ul style="list-style-type: none"> 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 the significance of the fossil remains. 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. 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. 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. i. Any significant fossil remains recovered in the field as a result of monitoring or by 	

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		<p>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>Threshold GEO-A Would the proposed project expose people or structures to potential substantial adverse effects, including the risk of loss, injury or death involving: i) rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault (Refer to Division of Mines and Geology Special Publication 42); ii) strong seismic ground shaking? iii)</p>	<p>Potentially Significant</p>	<p>Impact GEO-1 New structures proposed as part of a future implementing development project could expose new habitable structures and its occupants to harm resulting from potentially significant seismic-related and/or underlying geologic stability hazards, if such habitable structures are located within 50 feet of an active fault or if underlying geologic conditions are not evaluated and addressed based on site-specific geotechnical recommendations and current state and local building code laws and regulations.</p> <p><u>Mitigation Measure(s)</u></p> <p>MM GEO-1 Prior to approval of future implementing development projects within the ESLP, 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> <p>MM GEO-2 Grading plans for projects within the ESLP 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</p>	<p>Less Than Significant</p>

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<p>seismic-related ground failure, including liquefaction; and/or iv) landslides?</p> <p>Threshold GEO-B Would the proposed project be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the proposed project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?</p>		<p>recommendations and to confirm that the geotechnical conditions found are consistent with the findings of the investigation performed under MM GEO-1.</p> <p>MM GEO-3 Proposed structures in the ESLP 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.</p> <p>MM GEO-4 Prior to approval of future implementing development projects within the ESLP 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 Glen Ivy North 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.</p> <p>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 ESLP.</p> <p>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 ESLP.</p> <p>MM GEO-7 Prior to issuance of a grading permit for projects within the ESLP, documentation of slope stability shall be required when the type of fill material has been determined.</p> <p>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</p>	

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		<p>containing near surface, high-sulfate content soils for projects within the ESLP.</p> <p>MM GEO-9 Prior to tentative map approval for projects within the ESLP, the project geotechnical, civil, and structural engineers shall review seismic seiche design parameters and incorporate appropriate design standards into the site plan.</p>	
<p>Threshold GEO-C Would the proposed project result in substantial soil erosion or the loss of topsoil?</p>	<p>Potentially Significant</p>	<p>Impact GEO-2 Grading and construction activities could expose soils to potentially significant erosion problems from wind or rain if Best Management Practices (BMPs) are not implemented as part of the approved grading plan for future implementing development projects.</p> <p><u>Mitigation Measure(s)</u></p> <p>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:</p> <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: <ol 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. 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. 	<p>Less Than Significant</p>

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<p>Threshold GEO-D Would the proposed project be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?</p>	Potentially Significant	<p>Impact GEO-3 New structures proposed as part of a future implementing development project could expose new habitable structures and its occupants to harm resulting from potentially significant expansive and/or corrosive soils, if such soils are not remediated or if such habitable structures foundation systems are not constructed based on site-specific geotechnical recommendations and current state and local building code laws and regulations.</p> <p><u>Mitigation Measure(s)</u></p> <p>MM GEO-1 (see above)</p> <p>MM GEO-2 (see above)</p> <p>MM GEO-3 (see above)</p> <p>MM GEO-4 (see above)</p> <p>MM GEO-5 (see above)</p> <p>MM GEO-6 (see above)</p> <p>MM GEO-7 (see above)</p> <p>MM GEO-8 (see above)</p>	Less Than Significant
<p>Threshold GEO-E Would the proposed project have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?</p>	Less Than Significant	None	Not Applicable
<p>Greenhouse Gas Emissions</p>			
<p>Threshold GHG-A Generate</p>	Potentially	<p>Impact GHG-1 The Project would allow for new development at the Project site,</p>	Significant and

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<p>greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?</p> <p>Applicable Threshold:</p> <ul style="list-style-type: none"> The Project generates GHG emissions that, either directly or indirectly, exceed GHG per capita efficiency targets shown in Table 5.6 1; The Project results in a cumulatively considerable net increase if GHG emissions exceed the per capita efficiency targets shown in Table 5.6 1. 	<p>Significant</p>	<p>ultimately resulting in a future operational phase that may exceed the GHG target efficiency metric by approximately 9.3 Mton CO2e/SP in the year 2022 and by 11.5 Mton CO2e/SP in the year 2040. Future construction would also increase GHG emissions by an additional approximately 5% of the total estimated operational phase emissions, which may contribute to an exceedance of the target efficiency metric.</p> <p><u>Mitigation Measure(s)</u></p> <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 City of Lake Elsinore’s 2011 Climate Action Plan measures as follows following:</p> <ol style="list-style-type: none"> CAP Measure E-1.3, Energy Efficient Building Standards requires all development projects, after 2020, to achieve 15% energy efficiency above Title 24. Exceedance shall achieve Achieve 15% energy efficiency above Title 24, Part 6 for projects after 2018 and 25% energy efficiency above 2016 Title 24 for projects after 2020. CAP Measure E-4.2, Indoor Water Conservation Requirements requires all development projects, after 2020, to reduce indoor water consumption by 30%. Exceedance shall rReduce indoor water consumption by 30% for projects after 2018 and 35% for projects after 2020 above baseline identified in 2016 Title 24, Part 11. 	<p>Unavoidable Adverse Impact</p>
<p>Threshold GHG-B Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?</p>	<p>Less Than Significant</p>	<p>None</p>	<p>Not Applicable</p>
<p>Hazards and Hazardous Materials</p>			
<p>Threshold HAZ-A Create a significant hazard to the public or the environment through:</p>	<p>Potentially Significant</p>	<p>Impact HAZ-1 Construction workers could be exposed to asbestos containing materials and/or lead-based paint containing materials during the demolition of any structure</p>	<p>Less Than Significant</p>

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<ul style="list-style-type: none"> • Routine transport, use or disposal of hazardous materials; • A reasonable foreseeable upset and accident conditions involving the release of hazardous materials into the environment; and/or • Hazardous emissions or handling hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school. 		<p>constructed prior to 1980, resulting in a potentially significant health risk.</p> <p><u>Mitigation Measure(s)</u></p> <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>	
<p>Threshold HAZ-B Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment.</p>	Potentially Significant	<p>Impact HAZ-2 Construction workers and/or the natural environment could be exposed to hazardous materials and/or gas or petroleum containing materials associated with an abandoned oil/gas well known as “Conklin-Walker 1”, during project construction activities within assessor’s parcel number (APN) 37102007, resulting in a potentially significant health and/or environmental risk.</p> <p><u>Mitigation Measure(s)</u></p> <p>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.</p>	Less Than Significant

Significance Threshold	Level of Significance Before Mitigation	Impact(s) and Mitigation	Level of Significance After Mitigation
<p>Threshold HAZ-C Be located within an airport land use plan or, where such a plan has not been adopted, be within two miles of a public airport, public use airport or private airstrip and result in a safety hazard for people residing or working in the Project Area.</p>	<p>Potentially Significant</p>	<p>Impact HAZ-3 Use of tall construction equipment (e.g. cranes) within both the Project site and Skylark Airport’s Influence Area could pose a temporary hazard to airport operators and/or future residents, employees and patrons if placed within the airport’s navigable airspace.</p> <p>Impact HAZ-4 Relocation of the Skylark Airport within the Airport Overlay and/or new development located within both the Project site and Skylark Airport Influence Area could pose a hazard to airport operators and/or future residents, employees and patrons if such development places structures within the airport’s navigable airspace inconsistent with Federal Aviation Regulations (FAR) Part 77 or creates incompatible land uses inconsistent with Caltrans Airport Land Use Planning Handbook.</p> <p><u>Mitigation Measure(s)</u></p> <p>MM HAZ-3 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 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.</p> <p>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.</p>	<p>Less Than Significant</p>
<p>Threshold HAZ-D Impair implementation of or physically</p>	<p>Less Than</p>	<p>None</p>	<p>Not Applicable</p>

Significance Threshold	Level of Significance Before Mitigation	Impact(s) and Mitigation	Level of Significance After Mitigation
interfere with an adopted emergency response plan or emergency evacuation plan; and/or expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	Significant		
Threshold HAZ-E Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	Potentially Significant	<p>Impact HAZ-5 New development within the Project site that is in moderate to very high wildfire susceptibility zones identified in Figure 5.7-2 Wildfire Susceptibility could expose that development and its occupants to potentially significant risk of wildfires.</p> <p><u>Mitigation Measure(s)</u></p> <p>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). <u>In addition, all fuel modification activities for future implementing development projects must be conducted in accordance with Section 6.4 Fuels Management of the MSHCP, where applicable.</u></p>	Less Than Significant
Hydrology and Water Quality			
<p>Threshold HWQ-A Violate any water quality standards, waste discharge requirements.</p> <p>Threshold HWQ-C Substantially alter the existing drainage pattern of the site or area,</p>	Potentially Significant	<p>Impact HWQ- 1 Future implementing development projects consistent with the proposed Project would result in increased non-point source and point source contamination from common urban sources, construction activity, vehicle use and/or dredging. This pollution could have a potentially significant impact on surface and groundwater quality if not properly retained, treated and/or abated prior to release into the storm water system.</p>	Less Than Significant

Significance Threshold	Level of Significance Before Mitigation	Impact(s) and Mitigation	Level of Significance After Mitigation
<p>including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in substantial erosion or siltation on- or off-site.</p> <p>Threshold HWQ-E Create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff.</p> <p>Threshold HWQ-F Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects.</p> <p>Threshold HWQ-G Otherwise substantially degrade water quality.</p>		<p><u>Mitigation Measure(s)</u></p> <p>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 Section 1602 Streambed Alteration Agreement, shall obtain such permits prior to the issuance of City grading permits.</p> <p>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.</p> <p>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.</p> <p>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 that might escape and to develop a dredging petroleum spill avoidance and contingency plan.</p> <p>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.</p>	
<p>Threshold HWQ-B Substantially deplete groundwater supplies or interfere substantially with</p>	<p>Less Than Significant</p>	<p>None</p>	<p>Not Applicable</p>

Significance Threshold	Level of Significance Before Mitigation	Impact(s) and Mitigation	Level of Significance After Mitigation
groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted.			
<p>Threshold HWQ-D Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in flooding on- or off-site.</p> <p>Threshold HWQ-H Place within a 100-year flood hazard area structures that would impede or redirect flood flows.</p>	Potentially Significant	<p>Impact HWQ-2 Future development within the Project site and at elevations of 1,260 mean sea level (MSL) or below has the potential to alter flood storage volume capacity required by United States Army Corps of Engineers Lake Management 404 Permit (No. 88-00215-RRS), potentially resulting in on-site flooding and off-site flooding during periods of high lake levels.</p> <p><u>Mitigation Measure(s)</u></p> <p>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.</p> <p>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</p>	Less Than Significant

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Significance Threshold	Level of Significance Before Mitigation	Impact(s) and Mitigation	Level of Significance After Mitigation
		maintained pursuant to the specification of the Lake Management Plan, as applicable. 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 SARWQCB requirements as applicable.	
Threshold HWQ-I Expose people or structures to a significant risk of loss, injury, or death involving flooding, including flooding as a result of the failure of a levee or dam. Threshold HWQ-J Result in inundation by seiche, tsunami, or mudflow.	Less Than Significant	None	Not Applicable
Land Use and Planning			
Threshold LUP-A Would the Project physically divide an established community?	Less Than Significant	None	Not Applicable
Threshold LUP-B Would the Project conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the Project adopted for the purpose of avoiding or mitigating an environmental effect?	Less Than Significant	None	Not Applicable
Threshold LUP-C Would the Project conflict with any	Less Than Significant	None	Not Applicable

Significance Threshold	Level of Significance Before Mitigation	Impact(s) and Mitigation	Level of Significance After Mitigation
applicable habitat conservation plan or natural community conservation plan?			
Noise			
<p>Threshold NOI-A Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?</p> <p>Threshold NOI-C A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project.</p> <p>Threshold NOI-D A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project.</p>		<p>Impact NOI-1 Temporary exposure of persons to noise levels in excess of City standards and/or a potential substantial temporary increase in ambient noise levels may occur during future project construction activities within the East Lake Specific Plan, resulting in a temporary significant noise impact.</p> <p>Impact NOI-2 Temporary exposure of persons to noise levels in excess of City standards and/or a potential substantial temporary increase in ambient noise levels may occur during future project construction hauling and material delivery activities within the East Lake Specific Plan, potentially resulting in a temporary significant noise impact.</p> <p>Impact NOI-3 Future implementing development projects within the East Lake Specific Plan would generate additional traffic and associated traffic noise; potentially resulting in a 3 dB noise increase in areas that exceed General Plan noise standards or result in a 5 dB noise increase in other areas.</p> <p>Impact NOI-4 A potentially significant impact would occur if future noise sensitive land uses are sited within the 60 dB Ldn noise contour distances described in Table 5.10-20. A significant unavoidable impact would occur to existing sensitive uses within these noise contour distances if they remain during buildout of the East Lake Specific Plan.</p> <p>Impact NOI-5 Action Sports 1 and 2 racing facilities in Planning Area 6 and future Active Recreation 1 and 2 facilities in Planning Areas 2, 3 and/or 6 would increase ambient noise levels by 3 dB in areas that exceed General Plan noise standards and/or result in a 5 dB increase in other areas; thus, exceeding significance thresholds and potentially impacting sensitive uses.</p> <p><u>Mitigation Measure(s)</u></p> <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</p>	<p>Significant and Unavoidable Adverse Impact</p>

Significance Threshold	Level of Significance Before Mitigation	Impact(s) and Mitigation	Level of Significance After Mitigation
		<p>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 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</p>	

Significance Threshold	Level of Significance Before Mitigation	Impact(s) and Mitigation	Level of Significance After Mitigation
		<p>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> <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> <ul style="list-style-type: none"> a. The study shall be prepared by a City-approved acoustical expert, to the satisfaction of the Community Development Director; and, 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>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> <p>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.</p>	
Threshold NOI-B Exposure of persons to or generation of	Potentially	Impact NOI-6 The use of heavy construction equipment (e.g. large earth movers, bulldozers and pile-drivers) within 100 feet or less of sensitive buildings could produce	Less Than

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Significance Threshold	Level of Significance Before Mitigation	Impact(s) and Mitigation	Level of Significance After Mitigation
excessive groundborne vibration or groundborne noise levels.	Significant	<p>ground vibrations that could cause annoyance to people or damage to those existing structures.</p> <p><u>Mitigation Measure(s)</u></p> <p>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.</p>	Significant
<p>Threshold NOI-E For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the Project Area to excessive noise levels?</p> <p>Threshold NOI-F For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?</p>	Potentially Significant	<p>Impact NOI-7 Relocation of the Skylark Airport or the siting of new development near the existing Airport could expose people to excessive noise levels if proper setback distances from runway centerline (estimated at 500 feet minimum) are not maintained or if additional study and or measures such as sound shielding features cannot demonstrate compliance with City noise standards.</p> <p><u>Mitigation Measure(s)</u></p> <p>MM NOI-2 (see above)</p> <p>MM NOI-3 (see above)</p> <p>MM NOI-4 (see above)</p> <p>MM NOI-5 (see above)</p>	Less Than Significant

Significance Threshold	Level of Significance Before Mitigation	Impact(s) and Mitigation	Level of Significance After Mitigation
Population and Housing			
Threshold PH-A Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure).	Less Than Significant	None	Not Applicable
Threshold PH-A Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure).	Less Than Significant	None	Not Applicable
Public Services			
Threshold PS-A Have a substantial adverse physical impact associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other	Less Than Significant	None	Not Applicable

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Significance Threshold	Level of Significance Before Mitigation	Impact(s) and Mitigation	Level of Significance After Mitigation
performance objectives for any of the public services: Fire Protection; Police Protection; Schools; Other public facilities.			
Recreation			
<p>Threshold REC-A Would the proposed project increase the use of existing neighborhood and regional park or other public park facilities such that substantial physical deterioration of the facilities would occur or be accelerated?</p> <p>Threshold REC-B Does the proposed project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?</p>	Less Than Significant	None	Not Applicable
Transportation and Circulation			
<p>Threshold TC-A Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system.</p> <p>Threshold TC-B Conflict with an applicable congestion</p>	Potentially Significant	<p>Impact TC-1 Temporary disruptions in roadway and/or intersection levels of service may occur during future project construction hauling and material delivery activities within the East Lake Specific Plan, potentially resulting in a temporary significant traffic impact.</p> <p>Impact TC-2 The Project would indirectly result in an increase in traffic volumes associated with future development at the Project site, which may significantly impact the level of service at nine (9) intersections if not improved; two (2) additional intersections (Diamond Drive at Casino Drive/Auto Center Drive and Diamond Drive at Lakeshore Drive/Mission Trail) would be significantly impacted at Project Phase I and one (1)</p>	Significant and Unavoidable Adverse Impact

Significance Threshold	Level of Significance Before Mitigation	Impact(s) and Mitigation	Level of Significance After Mitigation
<p>management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways.</p>		<p>intersection (Diamond Drive at Casino Drive/Auto Center Drive) would remain significantly impacted at Project buildout, even with intersection improvements.</p> <p>Impact TC-3 The Project would indirectly result in an increase in traffic volumes associated with future development at the Project site, which may significantly impact the level of service along four (4) freeway segments (i.e. I-15 Northbound from Baxter Road to Bundy Canyon Road; I-15 Northbound from Bundy Canyon Road to Railroad Canyon Road; I-15 Southbound from Railroad Canyon Road to Bundy Canyon Road; I-15 Southbound from Bundy Canyon Road to Baxter Road) if not improved.</p> <p><u>Mitigation Measure(s)</u></p> <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>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</p>	

Significance Threshold	Level of Significance Before Mitigation	Impact(s) and Mitigation	Level of Significance After Mitigation
		<p>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> <ol 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. 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>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) 	

Significance Threshold	Level of Significance Before Mitigation	Impact(s) and Mitigation	Level of Significance After Mitigation
		<ul style="list-style-type: none"> • 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) • 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) 	

Significance Threshold	Level of Significance Before Mitigation	Impact(s) and Mitigation	Level of Significance After Mitigation
		<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) • 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) 	

Significance Threshold	Level of Significance Before Mitigation	Impact(s) and Mitigation	Level of Significance After Mitigation
		<ul style="list-style-type: none"> I-15 Southbound from Bundy Canyon Road to Baxter Road – (TIA reference 6) 	
Threshold TC-C Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	Potentially Significant	Impact HAZ-4 (see above) <u>Mitigation Measures</u> MM HAZ-4 (see above)	Less Than Significant
Threshold TC-D Substantially increase hazards due to a design feature (e. g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment).	Less Than Significant	None	Not Applicable
Threshold TC-E Result in inadequate emergency access.	Less Than Significant	None	Not Applicable
Threshold TC-F Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities.	Less Than Significant	None	Not Applicable
Utilities			
Threshold U-A Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board	Less Than Significant	None	Not Applicable

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Significance Threshold	Level of Significance Before Mitigation	Impact(s) and Mitigation	Level of Significance After Mitigation
<p>Threshold U-B Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects</p> <p>Threshold U-E Result in a determination by the wastewater treatment provider which serves or may serve the project that it does not have adequate capacity to serve the project’s projected demand in addition to the provider’s existing commitments</p>			
<p>Threshold U-C Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects</p>	Less Than Significant	None	Not Applicable
<p>Threshold U-D Require new or expanded entitlements in order to supply sufficient water to the project</p>	Less Than Significant	None	Not Applicable
<p>Threshold U-F Be served by a landfill that does not have sufficient permitted capacity to</p>	Less Than Significant	None	Not Applicable

Significance Threshold	Level of Significance Before Mitigation	Impact(s) and Mitigation	Level of Significance After Mitigation
accommodate the project's solid waste disposal needs Threshold U-G Fail to comply with federal, state, and local statutes and regulations related to solid waste			
Energy and Irretrievable Resources			
“wasteful, inefficient and unnecessary consumption of energy during the project construction, operation maintenance and/or removal that cannot be feasibly mitigated”	Less Than Significant	None	Not Applicable
Growth Inducing			
Threshold GI-A Would the proposed project result in the removal of an impediment to growth such as the establishment of an essential public service or the provision of new access to an area?	Less Than Significant	None	Not Applicable
Threshold GI-B Would the proposed Project result in economic expansion or growth such as changes in the revenue base or employment expansion?	Less Than Significant	None	Not Applicable

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Significance Threshold	Level of Significance Before Mitigation	Impact(s) and Mitigation	Level of Significance After Mitigation
Threshold GI-C Would the proposed project result in development or encroachment in an isolated or adjacent area of open space, as opposed to an infill type of project in an area that is already largely developed?	Less Than Significant	None	Not Applicable