

MITIGATION MONITORING AND REPORTING PROGRAM LAKESHORE DRIVE CONDOS PROJECT

The California Environmental Quality Act (CEQA) requires that when a public agency completes an environmental document which includes measures to mitigate or avoid significant environmental effects, the public agency must adopt a reporting or monitoring program. This requirement ensures that environmental impacts found to be significant will be mitigated. The reporting or monitoring program must be designed to ensure compliance during project implementation (Public Resources Code Section 21081.6).

In compliance with Public Resources Code Section 21081.6, the following Mitigation Monitoring and Reporting Checklist has been prepared for the Lakeshore Drive Condos Project. This Mitigation Monitoring and Reporting Checklist is intended to provide verification that applicable Plans, Programs, Policies, Conditions of Approval (COA), and mitigation as applicable to the proposed project are monitored and reported. Monitoring will include: (1) verification that each mitigation measure has been implemented, (2) recordation of the actions taken to implement each mitigation measure, and (3) retention of records in the Lakeshore Drive Condos Project file.

This Mitigation Monitoring and Reporting Program delineates responsibilities for monitoring the Program, but also allows the City of Lake Elsinore (City) flexibility and discretion in determining how best to monitor implementation. Monitoring procedures will vary according to the type of mitigation measure. Adequate monitoring consists of demonstrating that monitoring procedures took place and that mitigation measures were implemented.

Reporting consists of establishing a record that a mitigation measure is being implemented and generally involves the following steps:

- The City distributes reporting forms to the appropriate persons for verification of compliance.
- Departments/agencies with reporting responsibilities will review the Initial Study/CEQA Exemption, which provides general background information on the reasons for including specified mitigation measures.
- Problems or exceptions to compliance will be addressed to the City as appropriate.
- Periodic meetings may be held during project implementation to report on compliance of mitigation measures.
- Responsible parties provide the City with verification that monitoring has been conducted and ensure, as applicable, that mitigation measures have been implemented. Monitoring compliance may be documented through existing review and approval programs such as field inspection reports and plan review.
- The City prepares a reporting form periodically during the construction phase and an annual report summarizing project mitigation monitoring efforts.
- Appropriate mitigation measures will be included in construction documents and/or conditions of permits/approvals.

Minor changes to the Mitigation Monitoring and Reporting Program, if required, would be made in accordance with CEQA and would be permitted after further review and approval by the City. Such changes could include reassignment of monitoring and reporting responsibilities, program redesign to make any appropriate improvements, and/or modification, substitution or deletion of mitigation measures subject to conditions described in CEQA Guidelines Section 15162. No change will be permitted unless the Mitigation Monitoring and Reporting Program continues to satisfy the requirements of Public Resources Code Section 21081.6.

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Mitigation Measure	Monitoring Process	Monitoring Timing	Monitoring Responsibility	Date Completed
Air Quality				
PPP AQ-1: Rule 402. The construction plans shall include a note that the project is required to comply with the provisions of South Coast Air Quality Management District (SCAQMD) Rule 402. The project shall not discharge from any source whatsoever such quantities of air contaminants or other material which cause injury, detriment, nuisance, or annoyance to any considerable number of persons or to the public, or which endanger the comfort, repose, health or safety of any such persons or the public, or which cause, or have a natural tendency to cause, injury or damage to business or property.	In construction plans and specifications	Prior to issuance of a grading permit	Engineering Department, Community Development Department – Building & Safety Division	Date: _____
PPP AQ-2: Rule 403. The construction plans shall include a note that the project is required to comply with the provisions of South Coast Air Quality Management District (SCAQMD) Rule 403, which includes the following: <ul style="list-style-type: none"> • All clearing, grading, earth-moving, or excavation activities shall cease when winds exceed 25 mph per SCAQMD guidelines in order to limit fugitive dust emissions. • The contractor shall ensure that all disturbed unpaved roads and disturbed areas within the project are watered, with complete coverage of disturbed areas, at least 3 times daily during dry weather; preferably in the mid-morning, afternoon, and after work is done for the day. The contractor shall ensure that traffic speeds on unpaved roads and project site areas are reduced to 15 miles per hour or less.	In construction plans and specifications	Prior to issuance of a grading permit	Engineering Department, Community Development Department – Building & Safety Division	Date: _____
PPP AQ-3: Rule 1113. The construction plans shall include a note that the project is required to comply with the provisions of South Coast Air Quality Management District Rule (SCAQMD) Rule 1113. Only “Low-Volatile Organic Compounds” paints (no more than 50 gram/liter of VOC) and/or High Pressure Low Volume (HPLV) applications shall be used.	In construction plans and specifications	Prior to issuance of a grading permit	Engineering Department, Community Development Department – Building & Safety Division	Date: _____
PPP AQ-4: Rule 445. No wood burning devices shall be installed and any dwelling units consistent with SCAQMD Rule 445.	In construction plans and specifications	Prior to issuance of a building and occupancy permits	Engineering Department, Community Development Department – Building & Safety Division	Date: _____

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Final MND Mitigation Measure AQ-1: Prior to its approval, the City shall review any future tentative tract map and/or site plan to determine whether said tract map and/or site plan will result in any potential air quality impact, based on Air Quality District performance and threshold standards. If a potential air quality impact results, the applicant shall comply with City and Air Quality District measures to alleviate said impact.	In construction plans and specifications	Prior to Tentative Tract Map and/or Design Review Approval	Engineering Department, Community Development Department - Building & Safety Division	Date: _____
Biological Resources				
PPP BIO-1: Migratory Bird Treaty Act. Prior to issuance of grading or demolition permits that include vegetation and/or tree removal activities that will occur within the active breeding season for birds (February 1 through September 15), the project applicant (or their Construction Contractor) shall retain a qualified biologist (meaning a professional biologist that is familiar with local birds and their nesting behaviors) to conduct a nesting bird survey no more than 3 days prior to commencement of construction activities. The nesting survey shall include the project site and areas immediately adjacent to the site that could potentially be affected by project-related construction activities, such as noise, human activity, and dust, etc. If active nesting of birds is observed within 100 feet (ft) of the designated construction area prior to construction, the qualified biologist shall establish an appropriate buffer around the active nests (e.g., as much as 500 ft for raptors and 300 ft for non-raptors [subject to the recommendations of the qualified biologist]), and the buffer areas shall be avoided until the nests are no longer occupied and the juvenile birds can survive independently from the nests.	Pre-construction Survey	Prior to issuance of a grading permit	Qualified Biologist, Community Development Department Planning Division	Date: _____
PPP BIO-2: Tree Regulations. The trees shrubs and plants installed on public property shall conform to the regulations within Municipal Code Chapter 15.120.	In construction plans and specifications	Prior to issuance of permits building permits	Community Development Department - Planning Division	Date: _____
PPP BIO-3: MSHCP Fees. Prior to issuance of a grading permit, the applicant/developer shall pay the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) development mitigation fee in effect at the time the permits are issued.	Receipt of fees paid	Prior to issuance of a grading permit	Community Development Department Building & Safety Division	Date: _____

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Cultural Resources				
Final MND Mitigation Measure CUL-1: Throughout site grading, should any archaeological or historical artifacts be uncovered, work shall be halted and a cultural resources consultant shall be retained to assess the significance of the find and make recommendations to ensure that impacts to the uncovered artifact is alleviated to the greatest extent feasible. The applicant is required to comply with the recommendations of said consultant.	In construction plans and specifications	During excavation and grading	Project Applicant /Developer, Construction Contractor, Engineering Department, Community Development Department Planning Division	Date: _____
Energy				
PPP E-1. CalGreen Compliance. The project is required to comply with the CalGreen Building Code as included in the City's Municipal Code Section 15.32.010 to ensure efficient use of energy. CalGreen specifications are required to be incorporated into building plans as a condition of building permit approval.	Site design review	Prior to issuance of a building permit	Community Development Department Building & Safety Division	Date: _____
PPP E-2: Idling Regulations. The project is required to comply with California Air Resources Board (CARB) Rule 2485 (13 CCR, Chapter 10 Section 2485), Airborne Toxic Control Measure to Limit Diesel-Fueled Commercial Motor Vehicle Idling.	Site design review	Prior to issuance of a building permit	Project Applicant /Developer, Community Development Department Building & Safety Division	Date: _____
Geology and Soils				
PPP GEO-1: California Building Code. Prior to issuance of any construction permits, the project is required to demonstrate compliance with the California Building Code as included in the City's Municipal Code Title 15 to preclude significant adverse effects associated with seismic hazards. California Building Code related and geologist and/or civil engineer specifications for the project are required to be incorporated into grading plans and specifications as a condition of construction permit approval.	Site design review	Prior to issuance of a construction or building permit	Project Applicant /Developer, Engineering Department, Community Development Department Building & Safety Division	Date: _____

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Final MND Mitigation Measure GEO-1: Prior to issuance of grading permit, the applicant shall prepare and submit the following to the City Engineer for review and approval: <ul style="list-style-type: none"> • Prepare final grading plan. All grading activities shall occur in accordance with guidelines contained within of the Uniform Building Code and City requirements. • Prepare erosion control plan. Said plan shall describe measures and City requirements to control onsite erosion. • Prepare final geologic and geotechnical reports. Said reports shall further evaluate soils conditions and discuss how project walls, foundations, drains, etc. will be supported. Reports shall also indicate ground surface acceleration from earth movement and recommend methods to ensure potential hazards will be alleviated to greatest extent feasible. All structures shall be constructed in accordance with the g-factors indicated in the final geotechnical report. Calculations for foundations, footings, and structural members to withstand anticipated g-factors shall also be submitted. 	Site design review	Prior to issuance of a grading, construction, and/or building permit	Project Applicant /Developer, Engineering Department, Community Development Department Building & Safety Division	Date: _____
Final MND Mitigation Measure GEO-2: To reduce erosion, the applicant shall implement the following: <ul style="list-style-type: none"> • Use sandbagging and temporary debris basins during construction. Erosion control shall be in place during the rainy season from November to March. • The site shall be cleared of all obstructions, miscellaneous trash, debris, and organic material. • All concentrated surface water entering the project site from offsite sources shall be collected and directed to a permanent drainage system. 	Site design review	Prior to issuance of a grading, construction, and/or building permit	Project Applicant /Developer, Engineering Department, Community Development Department Building & Safety Division	Date: _____
Final MND Mitigation Measure GEO-3: Building foundations and structures shall conform with appropriate and applicable structural requirements contained in the aforementioned final geologic and geotechnical reports, grading plan, Uniform Building Code, recommendations of the Structural Engineers Association of California, and Lake Elsinore Municipal Code.	Site design review	Prior to issuance of a construction, and/or building permit	Project Applicant /Developer, Engineering Department, Community Development Department Building & Safety Division	Date: _____
Final MND Mitigation Measure GEO-4: Grading and site preparation activities	Site design	Prior to	Project Applicant	Date: _____

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shall include the following: <ul style="list-style-type: none"> Site soils shall be compacted in accordance with City specifications in order to support foundations of proposed structures. Expansive soils shall not be placed at or near final grades unless special design and construction procedures to offset such soil conditions. To ensure slope stability, all designed slopes shall meet the minimum safety factor or 1.5 for static cases and 1.1 for pseudo static cases. Remove and replace all loose native soils with properly engineered and compacted fill soils during site grading. Foundations for new structures shall be founded within either bedrock or engineered and compacted fill soils. 	review	issuance of a grading, construction, and/or building permit	/Developer, Engineering Department, Community Development Department Building & Safety Division	
Hazards and Hazardous Materials				
PPP HAZ-1: Fire Code. The project shall conform to the California Fire Code (Title 24, California Code of Regulations, Part 9), as included in the City's Municipal Code Chapter 15.56, Fire Code. Specifically, Section 503 of the California Fire Code provides regulations related to emergency access.	Site design review	Prior to issuance of a building permit	Project Applicant /Developer, Community Development Department Building & Safety Division	Date: _____
Final MND Mitigation Measure HAZ-1: Prior to Design Review approval, the Fire Department shall review project plans and establish fire prevention measures. Applicant shall comply with said fire prevention measures.	Site design review	Prior to design review approval	Project Applicant /Developer, Community Development Department Building & Safety Division, and Fire Department	Date: _____
Hydrology and Water Quality				
PPP WQ-1: NPDES/SWP/PP. Prior to issuance of any grading or demolition permits, the applicant shall provide the City Building and Safety Department evidence of compliance with the NPDES (National Pollutant Discharge Elimination System) requirement to obtain a construction permit from the State Water Resource Control Board (SWRCB). The permit requirement applies to grading and construction sites of one acre or larger. The project applicant/proponent shall	Site design review	Prior to issuance of a grading or demolition permit	Project Applicant /Developer, Engineering Department	Date: _____

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comply by submitting a Notice of Intent (NOI) and by developing and implementing a Stormwater Pollution Prevention Plan (SWPPP) and a monitoring program and reporting plan for the construction site.				
PPP WQ-2: WQMP. Prior to the approval of the Grading Plan and issuance of Grading Permits a completed Water Quality Management Plan (WQMP) shall be prepared by the project applicant and submitted to and approved by the City Building and Safety Department. The WQMP shall identify all Post-Construction, Site Design, Source Control, and Treatment Control Best Management Practices (BMPs) that will be incorporated into the development project in order to minimize the adverse effects on receiving waters.	Site design review	Prior to issuance of a Building Permit	Project Applicant /Developer, Engineering Department	Date: _____
Final MND Mitigation Measure HWQ-1: Prior to issuance of grading permit, the applicant shall acquire a Notice of Intent from the Santa Ana Regional Water Quality Board, in accordance with the City's National Pollutant Discharge Elimination System (NPDES) permit and comply with appropriate NPDES and Best Management Practices regulations.	Site design review	Prior to issuance of a Grading Permit	Project Applicant /Developer, Engineering Department	Date: _____
Noise				
PPP N-1: Construction Hours. The project shall comply with Municipal Code Section 17.176.080, that prohibits construction activities between the hours of 7:00 p.m. and 7:00 a.m. or at any time on weekend or on holidays.	In construction plans and specifications, site inspection	During all construction activities	Project Applicant /Developer, Construction Contractor, Engineering Department, Community Development Department Building & Safety Division	Date: _____
COA N-1: The project construction plans and specifications and City construction permitting requirements shall require installation of the proposed 6-foot-high concrete masonry unit (cmu) wall along the northwest side of the project site that is adjacent to the preschool prior to the start of grading and other construction activities to minimize potential construction related disruption and ensure compliance with Municipal Code Section 17.176.080.F.	In construction plans, specifications, construction permits, and site inspection requirements	Prior to issuance of a Grading or Construction Permit	Project Applicant /Developer, Construction Contractor, Engineering Department, Community Development Department Building &	Date: _____

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COA N-2: The project construction plans and specifications and City construction permitting requirements shall require a 100-foot setback between stationary construction equipment and any off-site sensitive receptors, or installation of a temporary sound barrier between the stationary construction equipment and nearby sensitive receptors to minimize potential construction related disruption and ensure compliance with Municipal Code Section 17.176.080.F.	In construction plans, specifications, construction permits, and site inspection requirements	Prior to issuance of a Grading or Construction Permit	Project Applicant /Developer, Construction Contractor, Engineering Department, Community Development Department Building & Safety Division	Safety Division Date: _____
Final MND Mitigation Measure NOI-1: Prior to Design Review approval, the applicant shall show how proposed site plans will attenuate noise levels and show how the project complies with noise standards contained in the City's Noise Ordinance.	Site design review	Prior to issuance of a Building Permit	Project Applicant /Developer, Engineering Department, Community Development Department Building & Safety Division	Project Applicant /Developer, Engineering Department, Community Development Department Building & Safety Division Date: _____
Final MND Mitigation Measure NOI-2: The contractor shall ensure the following: <ul style="list-style-type: none"> • All construction and general maintenance activities, except in an emergency, shall be limited to the hours of 7:00 a.m. to 7:00 p.m. and prohibited on Sundays and all legally proclaimed holidays (Section 17.78.080.F.1 of City Municipal Code). • All construction shall comply with the noise ordinance performance standards where technically and economically feasible (Section 17.78.080.F.2). • All construction equipment shall use properly operating mufflers (Section 17.78.080.F.3). • All construction equipment shall be operated as far away from neighboring uses as possible. 	In construction plans and specifications, site inspection	During all construction activities	Project Applicant /Developer, Construction Contractor, Engineering Department, Community Development Department Building & Safety Division	Project Applicant /Developer, Construction Contractor, Engineering Department, Community Development Department Building & Safety Division Date: _____
Public Services and Recreation				
PPP PS-1: Schools Development Impact Fees. Prior to issuance of building	Receipt of fee	Prior to	Project Applicant	Date: _____

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permit, the project shall pay applicable development fees levied by the Lake Elsinore Unified School District pursuant to the School Facilities Act (Senate Bill [SB] 50, Stats. 1998, c.407).	payment	issuance of building permit	/Developer, Community Development Department Building & Safety Division	
PPP PS-2: Park Fees. As a condition of the approval of a tentative map, the project shall pay applicable park related fees pursuant to Municipal Code 19.12.170.	Receipt of fee payment	Condition of approval of the tentative map	Project Applicant /Developer, Community Development Department Building & Safety Division	Date: _____
Final MND Mitigation Measure PS-1: Prior to issuance of building permit, the applicant is required to pay appropriate school, park, and library fees.	Receipt of fee payment	Prior to issuance of building permit	Project Applicant /Developer, Community Development Department Building & Safety Division	Date: _____
Final MND Mitigation Measure PS-2: Prior to any tentative tract map or Design Review approval, the applicant shall interface with the Fire and Police Departments to address and respond to any issues and concerns raised by the Fire and Police Departments, including emergency access.	Site design review	Prior to tentative tract map or design review approval	Project Applicant /Developer, Community Development Department Building & Safety Division, Fire Department, Police Department.	Date: _____
Final MND Mitigation Measure PS-3: Prior to Design Review approval, the applicant shall comply with the following fire mitigation: <ul style="list-style-type: none"> • The applicant shall participate in the Development Impact Fee Program as adopted by the City of Lake Elsinore. • All water mains and fire hydrants shall be constructed in accordance with Riverside County Ordinance No. 460 and/or No. 787.1. 	Site design review	Prior to design review approval	Project Applicant /Developer, Community Development Department Building & Safety Division	Date: _____

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<ul style="list-style-type: none"> • Prepare a Fire Protection/Vegetation Management Plan for Fire Department approval. • The Homeowner's Association shall be responsible for implementing the Fire Protection/Vegetation Management Plan. • The project shall provide an alternate or secondary access. 				
Transportation				
COA T-1: Prior to certificate of occupancies are granted, the project applicant shall provide a 9% fair share contribution for the improvements to the intersection of Lakeshore Drive and SR-74, and a 13% fair share contribution for the improvements to the intersection of Gunnerson Street and SR-74 to improve the function of the roadway system with implementation of the proposed project.	Receipt of fee payment	Prior to certificate of occupancies are granted	Project Applicant / Engineering Department	Date: _____
Final MND Mitigation Measure TR-1: Prior to approval of a Tentative Tract Map or Design Review application for the proposed attached residential product and/or neighborhood commercial uses, the applicant shall prepare traffic studies for the future attached residential product and commercial uses. The traffic studies shall address the following: <ul style="list-style-type: none"> • Project trip generation of the proposed attached residential product and neighborhood commercial uses. • Show that access and roadway improvements will be designed to comply with design criteria contained in the Caltrans Design Manual and other City requirements and standards. • Show that the Fire Department has reviewed and accepted plans for emergency access. • Show that the City's parking requirements have been satisfied. • Show compliance with the City's alternative transportation policies. 	Site design review	Prior to tentative tract map or design review approval	Project Applicant /Developer, Engineering Department, Community Development Department Building & Safety Division	Date: _____
Final MND Mitigation Measure TR-2: Prior to issuance of building permit, the applicant shall pay appropriate City traffic mitigation fees.	Site design review and receipt of fee payment	Prior to issuance of building permit	Project Applicant /Developer, Engineering Department, Community Development Department Building &	Date: _____

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			Safety Division	
Utilities and Service Systems				
Final MND Mitigation Measure UT-1: The applicant shall prepare a drainage plan, prior to approval of any tentative tract map or Design Review application, which describes those onsite and offsite drainage facilities that are necessary to service the proposed apartments and commercial uses. Locations, sizes, capacities, etc. of proposed drainage lines, channels, basins, etc. must be described and shown on said drainage plans. If appropriate, the Riverside County Flood Control District shall review and accept said drainage plan.	Site design review	Prior to tentative tract map or design review approval	Project Applicant /Developer, Engineering Department, Community Development Department Building & Safety Division	Date: _____
Final MND Mitigation Measure UT-2: The applicant must comply with construction and debris removal and recycling requirements and shall contract with the City's waste hauler/ franchisee for all bins and their removal in accordance with City Ordinance.	Site design review	Prior to tentative tract map or design review approval	Project Applicant /Developer, Community Development Department Building & Safety Division	Date: _____

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