

SECTION 5.0 ENVIRONMENTAL ANALYSIS

5.1 Aesthetics

5.1.1 Introduction

Information and recommendations presented in this section were taken from the original East Lake Specific Plan Environmental Impact Report (EIR) [State Clearinghouse No. 92092027], and where appropriate, updated and/or augmented with information provided in the City's General Plan Update Program EIR and General Plan. These base documents were utilized to analyze the proposed Project land use changes and proposed backbone infrastructure improvements within Infrastructure Improvement Areas (IIAs) at a programmatic level. Future development proposed as part of future implementing development projects would require additional review for consistency with the findings and determinations made in this EIR.

The aesthetic quality of the proposed Specific Plan Area is determined by its visual character, consisting of elements such as natural and man-made features, elevations and topography, and prominent views of and from the site. In addition, surrounding urban and natural features comprise the visual setting within which the Project site takes on a given degree of importance.

Both natural and artificial landscape features contribute to perceived visual images and the aesthetic value of a view. The aesthetic value of a site or feature may be influenced by geologic, hydrologic, botanical, wildlife, recreational, cultural, and urban features associated with it, and can vary by season, weather or time of day. Judgments of visual quality must also be made based on a regional frame of reference, since the same landform or visual resource in different geographic areas could have different visual resource quality. For example, a small hill may be a significant visual element on a flat landscape but may have very little significance in mountainous terrain.

Evaluation of a project's landscape changes and its effects on visual quality is a highly subjective matter, open to many interpretations and personal preferences. As such, this report bases its analysis on significance thresholds identified in Appendix G of the State CEQA Guidelines, which address scenic vistas, scenic resources, visual character and quality of a site, and light and glare.

5.1.2 Existing Conditions

On-Site Visual Characteristics

The Project site is largely undeveloped, except for the Summerly and Serenity residential communities, The Links at Summerly Golf Course, the Lake Elsinore Motocross facility, Skylark Airport, and scattered development including multiple family residential enclaves along Lakeshore Drive. Some undeveloped land is vacant while large swaths are used as habitat preserves. Elevations onsite increase in grade from 1,240 feet above MSL at the lake edge, to 1,260 feet above MSL in the central portion of the site, to about 1,280 feet above MSL along Mission Trail. Immediately southwest of Planning Area 5 is a prominent dome formation known as Rome Hill. Also, a berm occurs within the Project site generally occurring between

Planning Areas 5 and 6 of the Project site. The Project site is located on a historical floodplain that has experienced periodic flooding and drying. Pondered water is present on the southwestern portion of the site in Planning Area 5, which is part of a wetland preservation/mitigation area developed as part of the Lake Elsinore Lake Management Project.

The surrounding views of the Project site from public locations consist mostly of views from roads that border the site and from the elevated roadway of Interstate 15. The site is also part of the larger view of the Elsinore Valley from nearby hillsides including from vista points along SR-74 (Ortega Highway).

Visual Characteristics of the Surrounding Area

The area surrounding the Project site includes Lake Elsinore to the west, a mixture of residential and commercial development with some vacant parcels to the north, east and south, and Diamond Stadium to the northeast.

Scenic Views

The Project is located in Elsinore Valley, and is thereby a component of natural scenic vistas viewed from across the region. The primary aesthetic resources of the Lake Elsinore area within Elsinore Valley are the lake and its shoreline, the surrounding rolling hills, and prominent ridgelines of several local mountain ranges as described below. Other features which contribute to the visual quality of the region include the natural vegetation associated with the open space areas on site and on undeveloped sites near the Project site, open space corridors including the San Jacinto River, Wasson Canyon, and Temescal Wash.

Views of the lake and adjacent hillsides from the south, east, and west of the Project site are minimal given the gentle, flat topography. Viewers from south and west of the Project site have views of Rome Hill, a prominent dome formation located at an elevation 1,446 feet above MSL, immediately southwest of Planning Area 5 within the Project site.

The mountain ranges surrounding the Elsinore basin include the Elsinore Mountains, a sub-range of the Santa Ana Mountains, which contain the Cleveland National Forest, and the Temescal Mountains. The Elsinore Mountains which border the Elsinore Valley and the City sphere of influence to the southwest, are regarded as a significant aesthetic resource. The mountains are oriented to the northeast and range in elevation from 1,600 to 3,000 feet above MSL.

Scenic Highways and Highway Views

Scenic views from the highways are an important part of the visual resources within Riverside County. The maintenance of areas with aesthetic value is desirable for residents and visitors, and promotes the county's overall economic viability through increased tourism. The California Department of Transportation currently identifies both Interstate 15 (I-15) and SR-74 as eligible for listing as state scenic highways, but they are not officially designated as such.

From publicly accessible viewpoints accessed from SR-74 at the top of the grade heading west towards Orange County which are oriented towards the east, the Project site generally appears as undeveloped

lakeshore entirely surrounded by existing residential and commercial land uses. Existing vegetation at the site is not readily discernible from viewpoints along SR-74 given the distance.

Interstate 15 passes within approximately one-half mile from the north and east sides of the Project site. In general, the Project site is visible from I-15 as relatively flat undeveloped land, except for the existing Summerly residential neighborhood and The Links at Summerly Golf Course in Planning Area 1; Serenity residential neighborhood in Planning Area 4; Lake Elsinore Motocross facility in Planning Area 2; Skylark Airport and minimal industrial development in Planning Area 3; and sparse residential development in Planning Area 8.

Interstate-15 is approximately 1,290 feet above MSL northeastern boundary of the site. Motorists travelling on I-15 are elevated above the level of the Project site and can see open space (grasses, shrubs, and some trees) interspersed with residential development and active sports-related facilities, such as skydiving and hang-gliding, motocross (Lake Elsinore Motocross facility) and an 18-hole golf course (The Links at Summerly Golf Course). The northernmost portion of the site above the San Jacinto River/flood control is mostly open space with several residences and scattered trees. Portions of the site are disturbed and are traversed by dirt roads. The lake is currently visible looking across the Project site from I-15, travelling north. Views of the lake from the highway travelling south are visible past the Railroad Canyon Road off-ramp.

Existing view sheds from Interstate 15, looking southwest toward the Project site, consist of:

- Foreground - Residential and commercial development immediate adjacent to the highway.
- Middleground - Project site consisting of flat, vacant, open space with mix of natural vegetation and bare ground, interspersed with residential and sports-related development. Unchannelized riverbed of the San Jacinto River. Dirt levee preceding views of the lake's eastern shoreline and Lake Elsinore.
- Background - Low-lying foothills and developed areas. Views of the Elsinore Mountains and the Cleveland National Forest.

Light and Glare

At present, the Project site is predominantly vacant land with residential development and sports-related facilities. Peripheral areas include residences and commercial development and Interstate 15. Large portions of the site are not lit with artificial lighting; with existing light sources limited to the residential developments within Planning Areas 1, 4, and 8. These existing residential developments produce low levels of light through street and structure lighting and vehicle lights. The existing Skylark Airport does not have a lighted runway. Similarly, The Links at Summerly Golf Course and Lake Elsinore Motocross facility do not operate after dark. Besides existing residential, the adjacent Diamond Stadium located outside of the Project site also produces intense lighting during games, concerts, and other nighttime operations. Evening fireworks shows also occur occasionally for special events at Diamond Stadium.

5.1.3 Regulatory Context

Aesthetic resources are generally regulated by local jurisdictions. However, one State regulatory program that could pertain to the Project's planning area, is the California Scenic Highway Program. There are no applicable federal regulations pertaining to the proposed Project.

State

California Scenic Highway Program

California's Scenic Highway Program was created by the legislature in 1963 to protect and enhance the natural scenic beauty of California highways and adjacent corridors. Sections 260 et seq. of the California Street and Highways Code govern the Scenic Highway Program. The State Scenic Highway System includes a list of highways that are either eligible for designation as scenic highways or are currently designated. These highways are identified in Section 263 of the Streets and Highways Code. A highway may be designated scenic depending upon how much of the natural landscape can be seen by travelers, the scenic quality of the landscape, and the extent to which development intrudes upon the traveler's enjoyment of the view. When a city or county nominates an eligible scenic highway for official designation, it must identify and define the scenic corridor of the highway. Scenic corridors consist of land that is visible from the highway right-of-way and is comprised primarily of scenic and natural features.

The California Scenic Highway Program identifies both I-15 and SR-74 as eligible for listing as state scenic highways, but they are not officially designated. The status of a state scenic highway changes from "eligible" to "officially designated" when the local jurisdiction adopts a scenic corridor protection program, applies to the Caltrans for scenic highway approval, and receives notification from Caltrans that the highway has been designated as a scenic highway. Benefits include creating a positive image for a community, preserving and protecting environmental assets, and encouraging tourism. As an alternative to applying for state scenic highway designation, the City can petition Caltrans to take control of portions of the SR-74 corridor. This would give the City control over signage, landscaping, and traffic control. While the downside is that the City would be responsible for the maintenance cost of the highway, the benefits would be having control over beautification and other improvements for the corridor.

Local Regulations

City of Lake Elsinore General Plan (Adopted December 13, 2011)

The City of Lake Elsinore General Plan Chapter 4.8 (Aesthetics) identifies Lake Elsinore and its shoreline as a significant natural feature. In addition, this section contains policies pertaining to aesthetic goals, policies and implementation programs. The General Plan guides the pattern of development as a blueprint for the City's growth, including residential, commercial, and industrial uses, and is the mechanism by which the City's community character is preserved and enhanced. The current General Plan Land Use Plan characterizes the City as having several Specific Plans, with industrial and institutional designations along the I-15 Freeway, and commercial development surrounding Lake Elsinore to the northwest, northeast, and south. The existing General Plan has a small amount of land designated as open space/recreation. There are patches of low- to medium-density residential designations throughout the City.

City of Lake Elsinore Specific Plans

There are 20 approved specific plans in the City of Lake Elsinore. The purpose of the specific plans is to provide a more flexible, integrated, and detailed regulatory procedure than comes from the City Zoning Code. The specific plans are intended to encourage a creative approach to the use of land by mixing certain land uses, activities, and dwelling types; they are intended to enhance the appearance and livability of the community and maximize choices of environments.

City of Lake Elsinore Municipal Code – Title 17 (Zoning Code)

The City of Lake Elsinore’s Zoning Code (Title 17 of the Lake Elsinore Municipal Code) regulates the character and use of property throughout the various zones in the City. In addition to the standards set forth for each district, the zoning code designates overlay zones for specific purposes. Overlay zones that affect aesthetic and visual qualities include the Scenic Overlay Zone (Chapter 17.16), Lakeshore Overlay Zone (Chapter 17.20), Hillside Planned Development Overlay (Chapter 17.36), and Historic Downtown Elsinore Overlay District (Chapter 17.40).

Section 17.112.040 of the City’s Zoning Code provides that within non-residential development “[a]ll outdoor lighting fixtures in excess of 60 watts shall be oriented and shielded to prevent direct illumination above the horizontal plane passing through the luminaire and prevent any glare or direct illumination on adjacent properties or streets. Due to the City’s proximity to the Mount Palomar Observatory, the use of low pressure sodium lighting shall be encouraged”.

Section 17.148.110 of the City’s Zoning Code addresses potential light and glare issues within the City by providing that “Lighting shall be located and designed so as to preclude the direct glare of light shining onto adjacent property, streets, or into the sky above a horizontal plane passing through the luminaire.”

Southern California Edison Rule 20

Southern California Edison’s Rule 20 (Replacement of Overhead with Underground Electric Facilities) provides that Southern California Edison (SCE) will under defined conditions, at its expense, replace its existing overhead electric facilities with underground electric facilities along public streets and roads, and on public lands and private property across which SCE has obtained rights-of-way. SCE requires that the governing body of the affected city or county consult with SCE, hold public hearings, and determine that such undergrounding is in the public interest for one or more of four identified reasons. One of these four reasons is that the “street or road or right-of-way adjoins or passes through a civic area or public recreation area or an area of unusual scenic interest to the general public.” The governing body is also required to adopt an ordinance creating an underground district in which all existing overhead communication and electric distribution facilities shall be removed and placed underground and requiring that all future facilities be placed underground. Rule 20 also establishes the basis for determining SCE’s total annual budget for undergrounding within any city or the unincorporated area of any county.

City's General Plan Goals and Policies That Pertain to Aesthetics/Light and Glare (Certified/adopted December 13, 2011)

The intent of the GP's goals and policies pertaining to aesthetic and scenic resources is in part to ensure that development in the City and its Sphere of Influence protect the City-wide visual character from potentially significant impacts of build-out of the GP. The Goals and Policies and Implementation Programs are from the General Plan Section 3.3 - Aesthetics, pages 3.3-25 through 3.3-27 and the City's General Plan, certified/adopted December 13, 2011, Section 4.8 pages 4-71 through 4-95 and apply specifically to the Project. A detailed analysis of the proposed Project's consistency with the General Plan related to Aesthetics is provided below.

5.1.4 Thresholds of Significance

The thresholds of significance are used to determine whether the proposed Project would have a significant effect on views that may occur from publicly accessible viewpoints (e.g., parks, trails, open space areas, etc.), or those that adversely affect designated visual/aesthetic resources (e.g., ridgelines, open space, etc.). The following indicate that a project may be deemed to have a significant effect on the environment if the project is likely to:

Threshold AES-A *Have a substantial adverse effect on scenic vista.*

Threshold AES-B *Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway.*

Threshold AES-C *Substantially degrade the existing visual character or quality of the site and its surroundings.*

Threshold AES-D *Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area.*

5.1.5 Evaluation of Potential Impacts

Threshold AES-A *Have a substantial adverse effect on a scenic vista.*

CEQA requires the evaluation of impacts to public views, not private views. Chapter 4.8 (Aesthetics) of the City of Lake Elsinore General Plan, and Chapter 3.3 (Aesthetics) of the City of Lake Elsinore General Plan Program EIR contain Scenic Resource Photographs that identify scenic vistas within the city. According to General Plan Chapter 4.8 (Aesthetics) and Policy 12.1, scenic vistas in the city include Lake Elsinore, Cleveland National Forest, rugged hills, mountains, ridgelines, rocky outcroppings, streams, vacant land with native vegetation, and parks and trails.

Scenic vistas visible from the Project site would include distant views of the Cleveland National Forest to the south, Santa Ana Mountains to the southwest, and the higher elevation hills to the north and east of the Project site. Lake Elsinore is visible from portions of the site, but distance and elevation obscure views of the lake from much of the site.

For views of the site from viewpoints along SR-74 and other regional viewpoints of the Elsinore Valley, the character of the Project site would change from its current undeveloped character with scattered vegetation to a Project site with more residential, commercial, and active recreation uses than exist in the current condition; however, a minimum of 770 acres of the approximately 3,000-acre site would remain as preservation/mitigation areas. Although the Project would alter a portion of these views of the site and surrounding area, the Project would not result in a substantial degradation or change in character of those views when taking the substantial acreage of remaining preservation/mitigation areas and the surrounding urbanized context of the site into consideration.

Generally, building heights within the Project site would not exceed 35-45 feet maximum depending on the land use; however, up to four hotels could be built with maximum permitted height of up to 90 feet (six stories). Given the limited number and relatively small building height of these structures, it is not anticipated that any public scenic vistas viewing the lake, lakeshore, surrounding foothills, or the mountains would be obscured or degraded by such structures. However, further visual impact analysis may be warranted once future implementing development projects involving hotels are proposed within the Project site. Furthermore, because the design guidelines within the Specific Plan are required to be consistent with General Plan Goal 11 and its policies, views of the surrounding scenic mountains and higher elevation hills would not be obstructed by Project implementation. **Therefore, impacts would be less than significant.**

Threshold AES-B *Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway.*

According to the California Department of Transportation, the Project site is not located within a State Scenic Highway. However, one highway, the I-15 Freeway, located on the edge of the Project area, has been identified as an “eligible state scenic highway—not officially designated.” The City of Lake Elsinore General Plan contains no policies that require applying for official designation of Interstate 15 as a Scenic Highway in the vicinity of the Project site and there is no Corridor Protection Plan being proposed for this segment of Interstate 15. The I-15 Freeway is located approximately 0.5 mile north and east of the Project site and views of the natural features along the freeway corridor would not be impacted by the Project if it were designated as a Scenic Highway. In addition, there are no City landmarks or historic buildings with the Project site, nor are there scenic resources such as rock outcroppings or visually significant stands of trees. **Therefore, impacts would be less than significant.**

Threshold AES-C *Substantially degrade the existing visual character or quality of the site and its surroundings.*

5.1.5.1 Construction Impacts

Implementation of the proposed Project would result in site preparation (e.g., grading, etc.) and construction activities that could have some short-term effects, which would temporarily change the character of the area; however, it is important to note that these potential effects are similar to those which are typical of similar development projects in the City that undergo development and

redevelopment. The effects of demolition and grading include removing existing vegetation and exposing a portion of the site to landform alteration associated with the use of heavy construction equipment and related activities. Other effects during the initial phase of development include dust generation associated with demolition, site grading and construction of the new structures that are proposed for the Project site. Construction staging areas, including earth stockpiling, storage of equipment and supplies, and related activities would contribute to a generally “disturbed” condition, which may be perceived as a potential visual impact.

Grading and construction of the individual phases for the Specific Plan would gradually alter the visual appearance of the property over a 20-30-year build-out period from a largely undeveloped state in the baseline condition to planned single-family and multi-family residential communities, hotels, commercial, sports-related facilities and a limited amount of industrial uses, with a minimum of 770 acres of the approximately 3,000-acre site remaining as preservation/mitigation areas.

While these activities may be unsightly during the site preparation and construction phases, they are not considered significant impacts because they are temporary in nature and would cease upon completion of the proposed construction program. Moreover, once grading and construction are completed, the character of the site would be consistent with that of the existing residential and commercial uses that surround the Project site. ***Therefore, no visual or aesthetic impact would occur as a result of Project implementation and no mitigation would be required*** related to these temporary visual impacts.

5.1.5.2 Operational Impacts

A project is generally considered to have a significant impact on visual character if it substantially changes the character of the project site such that it becomes visually incompatible or visually unexpected when viewed in the context of its surroundings. Long-term development would be permanent and would alter views of and within the site. Implementation of the Project would permanently alter the nature and appearance of the site; however, the Project would be compatible with surrounding development given the similar nature of proposed uses on the site as compared to existing uses of neighboring parcels.

The Resource Protection and Preservation Chapter, Aesthetics Section, Goals 11 and 12 of the General Plan protects the visual character of the City by minimizing activities, development, and landform modifications that could distract viewers from the City’s visual character. These goals and policies of the General Plan protect the citywide visual character from potentially significant impacts of buildout of the General Plan and, therefore, of the Project site.

All future implementing development projects within the Project site would be required to be consistent with the City of Lake Elsinore General Plan and, therefore, with the surrounding Specific Plan areas. In addition, the Project is consistent with General Plan Goal 11, Policies 11.1 and 11.4; and Goal 12, Policies 12.1 and 12.3.

Based on the above analysis, with compliance with the City of Lake Elsinore design and construction standards outlined in the Municipal Code and the ELSPA No. 11 guidelines, ***impacts would be less than significant.***

Threshold AES-D *Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area.*

5.1.5.3 Construction Impacts

Project construction would be restricted to the City's permitted construction hours which vary as to the time of day, days of the week, and the sensitivity of nearby receptors, but are generally prohibited between 7:00 p.m. and 7:00 a.m., or at any time on weekends or legal holidays. This would limit Project construction activities to occur primarily during the daytime without the need for temporary auxiliary lights for illuminating construction activities on the Project site. ***Therefore, no adverse light or glare impacts on adjacent properties or views would result from temporary construction activities and no mitigation is required.***

5.1.5.4 Operational Impacts

Buildout of the Project would modify the nighttime appearance of the area from a primarily vacant area to that of a lighted commercial/mixed-use community with large swaths of open space. The lighting and glare analysis within the General Plan considers the lighting impact of the Specific Plan as a whole. Future implementing development projects within the Project site would incorporate lighting to the extent necessary for safety and security, and to complement the architectural character of future buildings developed within the Specific Plan area.

Additionally, street lighting would be incorporated along the roadways that are planned for development as part of the Project. Street lights would provide a safe and desirable level of illumination for both motorists and pedestrians without intruding into residential areas. The City of Lake Elsinore falls beyond the 30-mile radius but within the 45-mile radius of the Mount Palomar Observatory. This outer ring is identified as resulting in secondary impacts to the ability of researchers at the observatory to study the sky as a result of surrounding night-lighting.

All lighting within the Plan site is required to comply with the City of Lake Elsinore Municipal Code (LEMC), including the location and direction of light fixtures. All outdoor lighting fixtures in excess of 60 watts would be oriented and shielded to reduce glare or direct illumination onto adjacent properties or streets (LEMC Section 17.112.040). Future outdoor lighting shall be required to comply with all Mount Palomar Observatory related lighting standards adopted by the City of Lake Elsinore. Lighting fixtures would be carefully located, positioned, and shielded to minimize unwanted spillover and glare. Additionally, in general, building finishes should be nonreflective.

The Project proposes lighting design guidelines which would minimize light and glare. Currently, The Links at Summerly Golf Course and the Lake Elsinore Motocross facility do not have nighttime operating hours. If either facility, or any proposed sports-related facility, wished to add lighting for nighttime operations, this would be a significant source of light and glare impacts, due to the strength of lighting that would be required. Implementation of **MM AES-1** would ***reduce potential impacts to less than significant levels.***

No specific impacts related to glare are anticipated to result from Project operations. Should structures or materials be proposed as part of future implementing development projects within the Project site which might produce a significant glare impact, such projects may require subsequent environmental analysis.

Despite the measures discussed above, the Project would modify the nighttime sky creating an increased source of light and a potential new source of substantial light. However, with adherence to the City's lighting regulations, lighting design guidelines proposed by the Project, and implementation of Mitigation Measure **MM AES-1** discussed below, **impacts would be reduced to less than significant levels.**

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.*

5.1.6 General Plan Consistency Impacts

The City of Lake Elsinore Community Development Element includes various policies related to aesthetics. The applicable policies within this section and Project analysis are discussed in Table 5.1-1.

Table 5.1-1. Aesthetics General Plan Consistency Analysis

Goal/Policy #	Goal/Policy Text	Consistency Analysis
Goal RP 11	Provide and maintain a natural and built environment that is visually pleasing to City residents and visitors.	CONSISTENT. The Project provides standards and guidelines for attractive development. Development is encouraged to form strong visual and physical relationships with the Lake and mountains through the creation of view corridors and locating public areas adjacent to the Lake.
RP 11.1	For new developments and redevelopment, encourage the maintenance and incorporation of existing mature trees and other substantial vegetation on the site, whether naturally-occurring or planted, into the landscape design.	CONSISTENT. Where appropriate and feasible from biological and financial standpoints, existing mature trees and other substantial vegetation located on-site would be preserved through replanting or in-situ.
RP 11.2	Maintain and improve the quality of existing landscaping in parkways, parks, civic facilities, rights-of-ways, and other public open areas.	CONSISTENT. Existing landscaping in parkways and parks would be maintained and improved.

Goal/Policy #	Goal/Policy Text	Consistency Analysis
RP 11.3	Where appropriate, encourage new planting of native and/or non-invasive ornamental plants to enhance the scenic setting of public and private lands.	CONSISTENT. Development within the Project site would be encouraged to design landscaping with native and/or non-invasive plants particularly in close proximity to conservation areas. Landscape designs shall also include drought tolerant species and energy efficient irrigation.
RP 11.4	Incorporate the City's identification symbol into street signage, planters, benches, public buildings, City vehicles, streetscape furnishings, and other appropriate applications.	CONSISTENT. Development in the Project site would be encouraged to utilize the City's "Dream Extreme" logo or the City's "E" logo, wherever appropriate.
RP 11.6	Coordinate with agencies to screen, landscape and otherwise obscure or integrate public utility facilities, including electric power substations, domestic water and irrigation wells, switching and control facilities.	CONSISTENT. Developers in the Project site shall cooperate with the City in its efforts to meet this objective.
RP 11.7	Promote and facilitate the placement of public art that creates a unique setting and enhances a cultural and aesthetic character throughout the City.	CONSISTENT. Development in the Project site shall cooperate with the City in its efforts to meet this objective.
Goal RP 12	Preserve valued public views throughout the City.	CONSISTENT. The Project would form strong visual and physical relationships with the Lake and mountains through the creation of view corridors and locating public areas adjacent to the Lake.
RP 12.1	Encourage development designs and concepts that provide public views of Lake Elsinore and local ridgelines, through proper siting, building design and landscape design.	CONSISTENT. See consistency discussion for Goal RP 12.
RP 12.2	Encourage the dedication of open space in hillside development proposals to preserve and enhance view opportunities from	CONSISTENT. Although the Project site does not include hillsides, the Project vicinity

Goal/Policy #	Goal/Policy Text	Consistency Analysis
	transportation corridors and surrounding development.	includes <u>will include</u> over 770 acres dedicated to open space.
RP 12.3	Encourage new development and redevelopment to incorporate views of Lake Elsinore from roadways and other public spaces that provide residents and tourists with scenic vistas to the water, marinas, and lakeshore activities.	CONSISTENT. The hotels proposed in several Planning Areas of the Project are limited to a maximum height of 45-feet, specifically to retain views of Lake Elsinore.
RP 12.4	Establish a series of community gateways and entry statements to promote the visual character of the Districts.	CONSISTENT. The Project encourages entry monumentation into the East Lake District. Furthermore, action sports venues shall incorporate the City's "Dream Extreme" logo where feasible.
Goal RP 13	Minimize activities, development, and landform modification that could distract viewers from the City's visual character.	CONSISTENT. Development standards within the Project site were included to improve the City's visual character.
RP 13.2	Discourage extractive uses or development that entails excessive light and glare visible from private and public viewpoints.	CONSISTENT. No extractive activities are proposed onsite. Attention to night lighting of other development activities shall be required so that excessive light and glare are shielded or otherwise minimized.
RP 13.3	Require grading plans for any hillside development to include specifications for revegetation and new planting to minimize hillside scarring.	CONSISTENT. Hillside grading is not anticipated to occur in the Project site, However, revegetation would be required where necessary during the review and approval of grading plans.

Based on the analysis provided in Table 5.1-1., the Project is consistent with the General Plan and ***no mitigation is required.***

5.1.7 Cumulative Impacts

The cumulative effect on scenic vistas from the proposed Project would be less than significant as scenic vistas would not be significantly affected from viewpoints within certain Project locations and adjacent roads.

Although the development of the proposed Project would partially obstruct views of scenic resources as described above, no scenic vistas would be completely obstructed from viewpoints afforded and changes to the existing character would be minimal. Compliance with the City's General Plan standards, and the City's Municipal Code standards, and the mitigation measure contained in this section of the EIR would ensure that the proposed Project in combination with other projects in the Project vicinity would not result in significant impacts upon scenic vistas, scenic resources, and visual character. As a result, the Project would result in ***a less than significant cumulative impact on local scenic vistas, scenic resources, and visual character.***

Cumulatively, more lighting would be introduced into the area by proposed future development associated with the Project and other reasonably foreseeable projects in the vicinity. As with past and currently proposed development, cumulative lighting-related impacts would be reduced through the adherence to applicable City lighting standards. ***Therefore, no cumulatively significant lighting impact would result from implementation of the proposed Project.***

5.1.8 Impacts and Mitigation Measures

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.*

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.*

5.1.9 Level of Significance after Mitigation

Implementation of the proposed Project over the projected 20-30-year buildout would change the visual appearance of the property's largely vacant land to a master planned mixture of residential, commercial, hotel and active sports uses that complements existing development and the City of Lake Elsinore's development plans as outlined in the General Plan Update. In addition, through compliance with the City of Lake Elsinore design, construction, and light and glare standards outlined in the Municipal Code and the ELSPA No. 11 guidelines, and implementation of Mitigation Measure **MM AES-1**, impacts from development of future implementing development projects within the Project site would be less than significant and consistent with the existing surrounding environment.

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